

23718 W US HWY 27  
High Springs, Florida 32643



Telephone: (386) 454-1416  
Facsimile: (386) 454-2126  
Web: [highsprings.us](http://highsprings.us)

**CITY COMMISSION MEETING  
AGENDA  
23718 W US HWY 27**

**JANUARY 11, 2024**

**6:30 PM**

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**MAYOR KATHERINE WEITZ  
VICE MAYOR TRISTAN GRUNDER  
COMMISSIONER ANDREW MILLER  
COMMISSIONER BYRAN WILLIAMS**

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- (A) CALL TO ORDER AND ROLL CALL**
- (B) INVOCATION AND PLEDGE OF ALLEGIANCE**
- (C) APPROVAL OF AGENDA:**
- (D) APPROVAL OF CONSENT AGENDA:**
  - 1. MINUTES OF THE DECEMBER 14, 2023, COMMISSION MEETING**
- (E) SPECIAL PRESENTATIONS**
  - 1. ALACHUA COUNTY COMMUNITY REMEMBRANCE PROJECT, HIGH SPRINGS SUBCOMMITTEE TO PRESENT THE ALACHUA COUNTY DIGITAL BLACK HERITAGE TRAIL MAP**
- (F) UNFINISHED BUSINESS**
  - 1. DISCUSS, CONSIDER AND ACT ON ORDINANCE 2023-18, AN ORDINANCE OF THE CITY OF THE CITY OF HIGH SPRINGS, FLORIDA ADDING SECTIONS 74-6 THROUGH 74-8; SCHOOL ZONE SPEED INFRACTIONS; ADOPTING FINDINGS; PROVIDING FOR USE OF TRAFFIC INFRACTION DETECTORS IN ACCORDANCE WITH STATE LAW; PROVIDING FOR A LOCAL HEARING OFFICER.**
  - 2. DISCUSS, CONSIDER AND ACT ON PURCHASING THE PRIEST THEATRE.**
- (G) CITIZEN REQUESTS AND COMMENTS – FOR ISSUES NOT ON AGENDA (PLEASE STATE NAME FOR THE RECORD – LIMIT COMMENTS TO 5 MINUTES)**

**COMMISSIONER RESPONSE**

**(H) NEW BUSINESS**

- 1. DISCUSS, CONSIDER AND ACT ON FY 2022 CITY AUDIT. (JAMES MOORE & CO.)**
- 2. DISCUSS, CONSIDER AND ACT ON FY 2022 CRA AUDIT. (JAMES MOORE & CO.)**
- 3. UPDATE ON WASTEWATER TREATMENT PLANT PROJECT. (REQUESTED BY MAYOR)**
- 4. DISCUSS, CONSIDER AND ACT ON THE NEXT STEPS OF THE CITY MANAGER HIRING PROCESS.**

**(I) CITY ATTORNEY REPORT/UPDATE**

**(J) CITY MANAGER REPORT/UPDATE**

**(K) COMMISSION COMMENTS AND CONCERNS**

**(L) MOTION TO ADJOURN.**

PLEASE NOTE: PURSUANT TO SECTION 286.015, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, A PERSON TH DISABILITIES NEEDING ANY SPECIAL ACCOMMODATIONS TO PARTICIPATE CITY COMMISSION MEETINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK 23718 W US HWY 27, TELEPHONE (386) 454-1416.

# Consent Agenda

23718 W US HWY 27  
High Springs, Florida 32643



Telephone: (386) 454-1416  
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Web: [highsprings.gov](http://highsprings.gov)

**HIGH SPRINGS  
CITY COMMISSION MEETING  
DECEMBER 14, 2023  
CITY HALL**

**CALL TO ORDER AND ROLL CALL**

Mayor Weitz called the meeting to order at 6:30 p.m.

**ROLL CALL CITY COMMISSION:**

Mayor Katherine Weitz – Present  
Vice Mayor Tristan Grunder – Present  
Commissioner Andrew Miller- Present  
Commissioner Steve Tapanes – Present  
Commissioner Byran Williams – Present (arrived at  
6:47pm)

**STAFF PRESENT:**

Ashley Stathatos, City Manager  
Angela Stone, City Clerk  
Danielle Adams, City Attorney  
Jami Echeverri, Asst. City Clerk  
Kevin Mangan, PIO  
Antoine Sheppard, Chief of Police  
Kristyn Adkins, Planning Technician  
Thomas Henry, Public Works Director  
Kevin Pearson, Fire Captain  
Mike Vogel, Interim Fire Chief  
Allan Alligood, Building Official

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Damon Baudoin

Pledge of Allegiance

**APPROVAL OF AGENDA:**



Vice Mayor Grunder motioned to approve the agenda as presented.  
Commissioner Miller Second.  
Motion carried 4-0. (Commissioner Byran Williams)

## **APPROVAL OF CONSENT AGENDA:**

### **MINUTES OF THE NOVEMBER 16, 2023, COMMISSION MEETING**

Commissioner Miller Motioned to approve the Minutes of the November 16, 2023 Commission Meeting  
Commissioner Tapanes Seconded.  
Motioned carried 4-0 (Commissioner Williams not present)

### **MINUTES OF THE NOVEMBER 28, 2023, COMMISSION MEETING**

Commissioner Miller Motioned to approve the Minutes of the November 28th, 2023 Commission Meeting  
Commissioner Tapanes Seconded.  
Motioned carried 4-0 (Commissioner Williams not present)

## **(E) SPECIAL PRESENTATIONS**

### **RECOGNITION OF LOCAL TEACHERS (MAYOR)**

Mayor Weitz gave a speech on how wonderful teachers and teaching staff are and presented Ms. Sarah Rendek, and Elizabeth Treese with awards of recognition and thanks for their services as teachers/education professionals.

Santa Fe High School Principal Dr. Wright gave a speech on how incredible Mrs. Beth Treese is as a teacher at Santa Fe High School.

## **(F) UNFINISHED BUSINESS**

### **DISCUSS, CONSIDER AND ACT ON FY 2022/2023 BUDGET AMENDMENT. Ordinance (2023-17)**

City Manager Stathatos gave an explanation of the budget amendment and its requirements as per state statute.

City Attorney Adams read resolution 2023-17 by title only.  
Vice Mayor Grunder Motioned to approve Ordinance 2023-17 as read by title only.  
Commissioner Miller Seconded.

Mayor Katherine Weitz – Yes  
Vice Mayor Tristan Grunder – Yes  
Commissioner Andrew Miller- Yes

Commissioner Steve Tapanes – Yes  
Motioned carried 4-0 (Commissioner Williams not present)

**DISCUSS, CONSIDER AND ACT ON RESOLUTION 2023-U, A RESOLUTION AMENDING THE RATES CHARGED BY THE WATER SYSTEM.**

**Attorney Adams read resolution 2023-U by title only.**

**Vice Mayor Grunder Motioned to accept the water rates going up by CPI (approve Resolution 2023-U as read by title only.  
Seconded.**

Vice Mayor Tristan Grunder – Yes  
Commissioner Andrew Miller- Yes  
Commissioner Steve Tapanes – Yes  
Commissioner Williams – declined to vote.  
Mayor Katherine Weitz – Yes

**Resolution carried 4-0(Commissioner Williams Not voting)**

**DISCUSS, CONSIDER AND ACT ON RESOLUTION 2023-V, A RESOLUTION AMENDING THE RATES CHARGED BY THE SEWER SYSTEM.**

City Manager Stathatos gave a brief explanation of the resolution.  
Attorney Adams read Resolution 2023-V by title only

Vice Mayor Grunder motioned to approve Resolution 2023-V as read by title only.  
Commissioner Miller Seconded  
Commissioner Andrew Miller- Yes  
Commissioner Steve Tapanes – Yes  
Commissioner Byran Williams – Yes  
Mayor Katherine Weitz – Yes  
Vice Mayor Tristan Grunder – Yes  
**Resolution passed 5-0**

**DISCUSS, CONSIDER AND ACT ON RESOLUTION 2023-W, A RESOLUTION AMENDING THE RATES CHARGED BY THE SOLID WASTE SYSTEM.**

Attorney Adams advised that the resolution could be edited but to be very specific when making the motion for clarity and continuity.

Commissioner Tapanes motioned to approve the residential part of the solid waste increase and tabling the commercial until a later time.  
(No second)

Grunder motioned to approve the resolution as written but for staff to communicate with Wastepro to see if a negotiation could be had for a more favorable contract.

Williams Seconded.

Commissioner Steve Tapanes – Yes

Commissioner Byran Williams – Yes

Mayor Katherine Weitz – Yes

Vice Mayor Tristan Grunder – Yes

Commissioner Andrew Miller- Yes

Resolution passed 5-0

**(G) CITIZEN REQUESTS AND COMMENTS – FOR ISSUES NOT ON AGENDA (PLEASE STATE NAME FOR THE RECORD – LIMIT COMMENTS TO 5 MINUTES)**

Bruce Borders – thanked Mr. Thomas Henry, Chief Antoine Sheppard, and City staff for their work on the High Springs Christmas Parade.

Brad Riddle – Thanked Thomas for allowing him to tour the facilities and after seeing them he commended the Water plant is in excellent condition.

**COMMISSIONER RESPONSE:**

**(H) NEW BUSINESS**

**APPOINTMENT OF THE MEMBERS OF THE MAYOR’S YOUTH COUNCIL.**

Mayor Weitz gave a brief speech and explanation of the High Springs Mayor’s Youth Council

Annz Weitz, Samuel T. Nichol, Elijah Kellum, Leila Ceilley, Camden Treese, & Aiden Bloodsworth all applied and expressed follow up interest in becoming members of the High Springs Mayor’s Youth Council.

**Vice Mayor Grunder motioned to appoint Camden Treese and Leila Ceilley to the one-year term on the Mayor’s Youth Council ending November 2024.**

**Commissioner Miller Seconded**

**Motion Carried 5-0**

**Vice Mayor Grunder Motioned to appoint Sam Nichol, Anna Weitz, and Aiden Bloodsworth to the 2 year term ending in November 2025.**

**Commissioner Tapanes Second.**

**Motion Carried 5-0**

**Vice Mayor Grunder Motioned to appoint Elijah Kellum to the Alternate position on the Mayor’s Youth Council.**

**Commissioner Miller Seconded**

**Motion Carried 5-0**

**DISCUSS, CONSIDER AND ACT ON ORDINANCE 2023-18, AN ORDINANCE OF THE CITY OF THE CITY OF HIGH SPRINGS, FLORIDA ADDING SECTIONS 74-6 THROUGH 74-8; SCHOOL ZONE SPEED INFRACTIONS; ADOPTING FINDINGS; PROVIDING FOR USE OF TRAFFIC INFRACTION DETECTORS IN ACCORDANCE WITH STATE LAW; PROVIDING FOR A LOCAL HEARING OFFICER.**

Chief Sheppard gave a presentation and explanation of the proposed ordinance and that it has been pre-approved by the City Attorney.

Attorney Adams read Ordinance 2023-18 by title only.

**Vice Mayor motioned to approve Ordinance 2023-18 as read by title only  
Commissioner Williams Seconded.**

Commissioner Byran Williams – Yes  
Mayor Katherine Weitz – Yes  
Vice Mayor Tristan Grunder – Yes  
Commissioner Andrew Miller- Yes  
Commissioner Steve Tapanes – Yes  
**Ordinance Passes 5-0**

**DISCUSS, CONSIDER AND ACT ON SITE PLAN FOR LIFESPRING CHURCH.**

Mayor Weitz recused herself from voting for ethical reasons per state statute.  
City Manager Stathatos introduced Mr. Highland who gave an explanation of the edit to the project.  
Commissioner Tapanes motioned to approve the amended site plan for Lifespring Church.  
Commissioner Williams Seconded.  
**Motion Carried 4-0 (Mayor Weitz Recused from Voting)**

**DISCUSS, CONSIDER, AND ACT ON PUBLIC SAFETY RADIO SYSTEM USER AGREEMENT.**

Interim Chief Vogel gave an explanation of the proposed user agreement.  
Alachua County Fire Rescue Chief Theus explained how the county acquired and transformed the radio system and how it operates and functions.

Vice Mayor Grunder motioned to accept the Public Safety Radio System User Agreement with the Alachua County Radios  
Commissioner Miller Seconded  
Motion carried 5-0

**CITY ATTORNEY REPORT/UPDATE**

Danielle Adams advised the Commissioners on the changes to the new Form 6 required by elected officials starting next year.

**CITY MANAGER REPORT/UPDATE:**

**City Manager Stathatos recognized the new Pickleball Court and thanked the staff for their help. She thanked the Chamber and CRA for their support during the tree lighting and Christmas Parade.**

**COMMISSION COMMENTS AND CONCERNS**

**Commissioner Miller - thanked Drop Top Custom for the vehicle loaned to the commissioners for the Parade.**

**Commissioner Tapanes – thanked everyone for their help.**

**Commissioner Williams – hopes everyone has a peaceful and merry Christmas and he apologized for his tardiness.**

**Staff Update: Thomas Henry**

**Gave an update on the wells, generators, and gas line going in. He advised street bids will go out in January. In the daycare construction has begun and is under way. He gave an update on Parks' safety concerns.**

**VICE MAYOR:**

**Thanked everyone for their help in the parade and stated he enjoyed it. The Marine Cor. Hosted a car show Fundraiser at the Brewery and he was excited to participate as a judge.**

**MAYOR:**

**Mayor Weitz was excited about the meeting with the Senate regarding an Appropriations Grant for a new Police Station. Gave a kudos to City Clerk Stone for how she ran and handled the 2023 election. She gave a shoutout to the High Springs Community School EDP teacher and congratulated her on her retirement.**

**MOTION TO ADJOURN.**

**motioned to adjourn.**

**Mayor Weitz adjourned the meeting at 8:07pm.**

# **SPECIAL PRESENTATION**



## Commission Agenda Item Request Form

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**MEETING DATE:** January 11, 2024

**SUBJECT:** Alachua County Community Remembrance Project,  
Alachua County Digital Black Heritage Trail Map, Redesign of ACCRP's Website

**AGENDA SECTION:** Presentations

**DEPARTMENT:** City Manager's Office

**PREPARED BY:** Ashley Stathatos, City Manager

**RECOMMENDED ACTION:** Discussion & Consideration Only

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Ms. Veloria Kelly, Chair of the Alachua County Community Remembrance Project (ACCRP) High Springs Subcommittee, is presenting information on Phase I of the Alachua County Digital Black Heritage Trail Map and redesign of the ACCRP's website. This was completed in partnership with the University of Florida's Museum Studies Program. Several sites in High Springs have been included on the map, and plans are underway to include additional sites as well.

**REVIEWED BY CITY MANAGER:** Yes

**UNFINISHED  
BUSINESS  
ITEM #1**





## Commission Agenda Item Request Form

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**MEETING DATE:** January 11, 2024

**SUBJECT:**

**School Zone Speed Ordinance**

**AGENDA SECTION:**

**New Business**

**DEPARTMENT:**

**Police Department**

**PREPARED BY:**

**Chief Antoine Sheppard**

**RECOMMENDED ACTION:** Approval

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### Summary

This is the second reading for the school zone speed ordinance -the Florida legislature passed CS/CS/HB 657 during the 2023 Legislative Session, allowing automated speed detection in school zones.

The below correspondence/ordinance legally enables the City of High Springs to enact automated speed detection in the school zone of High Springs Community School – 19559 High Springs Main St, High Springs, Florida.

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**ATTACHMENTS:**

Ordinance

**REVIEWED BY CITY MANAGER:** Yes

# **Business Impact Estimate**

Proposed ordinance's title/reference:  
**ORDINANCE NUMBER 2023-18**

**AN ORDINANCE OF THE CITY OF THE CITY OF HIGH SPRINGS, FLORIDA ADDING SECTIONS 74-6 THROUGH 74-8; SCHOOL ZONE SPEED INFRACTIONS; ADOPTING FINDINGS; PROVIDING FOR USE OF TRAFFIC INFRACTION DETECTORS IN ACCORDANCE WITH STATE LAW; PROVIDING FOR A LOCAL HEARING OFFICER; REPEALING ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Ordinance 2023-18 is to implement an automated speed detection system program in the Municipal school zones in order to reduce speeding and benefit public safety.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

There is no direct compliance costs that businesses may reasonably incur.

There is no new charge or fee imposed by the proposed ordinance.

There is no anticipated regulatory costs associated with this ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Zero.

4. Additional information the governing body deems useful (if any):

The ordinance has no fiscal impact beyond that of the speed violator within the school zone

## **ORDINANCE NO. 2023-18**

**AN ORDINANCE OF THE CITY OF THE CITY OF HIGH SPRINGS, FLORIDA ADDING SECTIONS 74-6 THROUGH 74-8; SCHOOL ZONE SPEED INFRACTIONS; ADOPTING FINDINGS; PROVIDING FOR USE OF TRAFFIC INFRACTION DETECTORS IN ACCORDANCE WITH STATE LAW; PROVIDING FOR A LOCAL HEARING OFFICER; REPEALING ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Florida Legislature passed CS/CS/HB 657 during the 2023 Legislative Session, amending certain provisions of State law governing the use of automated Speed Detection Systems (SDS) in School Zones; and

**WHEREAS**, CS/CS/HB 657 became law on June 1, 2023, resulting in Law of Florida 2023-174 taking effect on July 1, 2023 and codified at s 316.003, F.S., 316.008, F.S., and 316.0776, F.S.; and

**WHEREAS**, speeding in School Zones presents a threat to the health and safety of the public and in particular the children in this City; and

**WHEREAS**, consistent with s. 316.008(c), in consideration of this program the City has considered traffic data at a public hearing demonstrating a significant safety need; and

**WHEREAS**, the City Commission of the City of High Springs wishes to implement an automated SDS program in school zones in order to reduce speeding and benefit public safety;

**NOW THEREFORE, BE IT ORDAINED BY THE PEOPLE OF HIGH SPRINGS, FLORIDA, as follows:**

**SECTION 1. Recitals Adopted.** The foregoing findings are true and correct and are made a part hereof and incorporated herein by reference.

### **SECTION 2.**

**(a). Use of Automated Speed Detection Systems Pursuant to State Law.** The City of

High Springs hereby elects to commence the use of Automated Speed Detection Systems in school zones within its jurisdiction in accordance with the provisions of State law, including Chapter 316, Florida Statutes. The City Authorizes the placement of SDS within Municipal School Zones, in accordance with Chapter 316, Florida Statutes.

**(b). Collection of Use of Incidental Video.** In order to provide fair and even enforcement of school zone speed, the City prefers video-based enforcement over “still-photograph” enforcement for the dual purposes of reducing camera obstructions and for the benefit of having lane-specific video, which may be used for determining civil or criminal liability for incidents captured incidental to speed enforcement, in accordance with s. 316.1896(15)(a), Laws of Florida 2023-174.

**SECTION 3. Amendment of City Code.** Sections 74-6 through 74-8 of the City Code are hereby added:

**Sec. 74-6. Use of Automated Speed Detection Systems (SDS) Pursuant to Chapter 316, Florida Statutes.**

The City of High Springs shall utilize Automated Speed Detection Systems (SDS) consistent with and pursuant to all applicable provisions of State law in order to detect, process and penalize speeding in school zones under the Florida Uniform Traffic Control Law. The use of SDS shall be deemed a supplemental means of enforcing the Florida Uniform Traffic Control Law and nothing herein shall be construed or operate to preclude the enforcement of the Florida Uniform Traffic Control Law by any other means provided by law.

**Sec. 74-7. Designation of Local Hearing Officers.**

Local Hearing Officers from the Special Magistrate are hereby designated to

conduct hearings requested by alleged violators wishing to contest a notice of violation detected by SDS in accordance with Chapter 316, Florida Statutes.

**Sec 74-8. Determination of Safety Need.**

Automated Speed Detection Systems are authorized for use at the following locations, based upon the Commission's finding that the school zone where a speed detection system is to be placed or installed constitutes a heightened safety risk that warrants additional enforcement measures:

High Springs Community School

(This list may be expanded by a Further Ordinance).

**SECTION 4. Repeal of Conflicting Ordinances.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 5. Severability.** If any word, sentence, clause, phrase, or provision of this Ordinance, for any reason, is held to be unconstitutional, void, or invalid, the validity of the remainder of this Ordinance shall not be affected thereby.

**SECTION 6. Effective Date.** This Ordinance shall become effective immediately upon its passage.

**SECTION 7. Adoption by Reference.** Chapter 316, Florida Statutes provisions for SDS are hereby incorporated by Reference.

DONE THE FIRST READING, by the City Commission of the City of High Springs, Florida, at a regular meeting, this 14<sup>th</sup> day of December, 2023.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of High Springs, Florida, by the City Clerk of the City of High Springs, Florida on the 28th day of December, 2023.

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of High Springs, Florida, at a regular meeting, this 11th day of January, 2024.

**BY THE MAYOR OF THE CITY OF HIGH SPRINGS, FLORIDA**

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Katherine Weitz, Mayor

**ATTEST, BY THE CLERK OF THE  
CITY COMMISSION OF THE CITY OF  
HIGH SPRINGS, FLORIDA:**

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Angela Stone, City Clerk

**APPROVED AS TO FORM AND  
LEGALITY:**

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S. Scott Walker, City Attorney

**UNFINISHED  
BUSINESS  
ITEM #2**





## Commission Agenda Item Request Form

**MEETING DATE:** January 11, 2024

**SUBJECT:** Alachua County Community Remembrance Project,  
Alachua County Digital Black Heritage Trail Map, Redesign of ACCRP's Website

**AGENDA SECTION:** Presentations

**DEPARTMENT:** City Manager's Office

**PREPARED BY:** Ashley Stathatos, City Manager

**RECOMMENDED ACTION:** Discussion & Consideration Only

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The Priest Theater is a historic building located at 18575 NW 237<sup>th</sup> Street. The lot it is situated on is .28 acres or 12,197 square feet. The building is 4,100 square feet consisting of a large auditorium seating approximately 240 people, stage, backstage area, mezzanine, movie screen, projection room, concession stand/lobby, restrooms and storage areas.

Two appraisals have been performed on the Priest Theatre. One appraisal was completed on June 1, 2021. This appraisal estimated the market value of the Priest Theatre to be \$325,000. A second appraisal was completed on August 29, 2023. This appraisal estimated the market value of the Priest Theatre to be \$310,000 and the Library District Parcel next to the property to be \$9,000. (If the City Commission decides to move forward with the project, staff would like to approach the County to see if they would donate the parcel.) Janet Alligood provided estimates of the interior contents. They include a Barco projector, digital sound system and roll down screen for \$30,000, a Simplex projector for \$7,500 and other miscellaneous items. The total of all the interior items is estimated to be \$45,400.

If the City Commission decides to move forward, an offer needs to be made on the property, contracts and closing documents written, reviewed and approved, and the property closed on.

**STAFF RECOMMENDATION:** Direct Staff to Make an Offer on the Property

**REVIEWED BY CITY MANAGER:** Yes

**PROPERTY**

**PRIEST THEATRE**

**18575 NORTHWEST 237<sup>TH</sup> STREET**

**HIGH SPRINGS, ALACHUA COUNTY, FLORIDA 32643**

**DATE OF VALUATION: AUGUST 22, 2023**

# Emerson

## Appraisal

Emerson Appraisal Company, Inc.  
Appraisers • Consultants • Market Analysts

Don Emerson, Jr., MAI, SRA  
CERT. GEN. RZ101

Charles Emerson  
CERT. GEN. RZ236

William Emerson, MAI  
CERT. GEN. RZ248

August 29, 2023

Ms. Ashley Stathatos  
City Manager  
CITY OF HIGH SPRINGS, FLORIDA  
13728 Northwest US Highway 27  
High Springs, FL 32643

RE: APPRAISAL OF THE PRIEST THEATRE PROPERTY, 18575 NORTHWEST 237<sup>TH</sup> STREET,  
HIGH SPRINGS, ALACHUA COUNTY, FLORIDA 32643.

Dear Ms. Stathatos:

According to your request, I have completed an appraisal of the above property, which is more fully located and described in the body of this appraisal report. This appraisal analysis is made and communicated using the "Appraisal Report" option consistent with the Uniform Standards of Professional Appraisal Practice (USPAP).

As part of the analysis, I personally viewed the property and the property is appraised as a whole owned in fee simple interest. The subject property is the Priest Theatre located in the downtown area of High Springs. This is an older theater building containing about 6,335± square feet of gross building area that was built in 1910 and, currently, is in overall fair to poor condition. The theater building is situated on a 0.394± acre parcel of land and the appraisal also includes the small adjoining library district parcel containing 0.037± acres. Separate value estimates are provided for the theater parcel and library parcel. The appraisal analysis provides a market value for the property in its "as is" condition as the most recent date of viewing on August 22, 2023. The value estimate is for the real estate only and does not include any equipment, furniture, fixtures and/or any business goodwill/value. The value estimate does include all built-in mechanical systems. The analysis is made contingent upon a Special Appraisal Assumption relating to 1) survey/title search information, as well as, the General Assumptions and Limiting Conditions and Appraisal Certification.

As a result of my investigation and data collected to support the estimates of value, in my opinion, the property has estimated fee simple values as follows:

**Estimated Market Value – Priest Theatre Parcel** **\$310,000.00**  
**("As Is" Condition, August 22, 2023)**

**Estimated Market Value – Library District Parcel** **\$9,000.00**  
**("As Is" Condition, October 22, 2023)**

Further information relating to the subject property, the appraisal process and analysis applied is presented in the enclosed appraisal and related attachments.

If I can be of any further assistance, please feel free to call.

Sincerely,



William Emerson, MAI  
State Certified General Real Estate Appraiser RZ248

WE/jp  
Attachments

2023-085  
Priest Theatre

## Property Summary and Appraisal Conclusions



Property	Priest Theatre 18575 NW 237th Street High Springs, Florida 32643
<u>Apparent Owner:</u> Theatre Parcel	Bobby Sheffield and Janice Sheffield, husband and wife, 50% interest and Archie Alan Alligood and Janet Sheffield Alligood, husband and wife, 50% interest all as joint tenants with right of survivorship.
Library Parcel	Alachua County Library District
Tax Code No.:	00633-000-000 Theatre Parcel 00634-000-000 Library Parcel 00634-001-000 Library Parcel
Flood Data:	12001C0105D Effective Date: 6/16/2006 Zone X - Area of minimal flood hazard
Current Use:	Theatre use (closed)
Land Area:	0.430 Acres± 18,750 SF+/-
Building Area (GBA):	5,035 SF± Ground floor only 6,335 SF± Including mezzanine
Building Year Built:	1910
Condition:	Fair-poor (Overall fair condition with portions in poor condition)
Site B/L Ratio:	29.4% Ground floor only
Zoning:	C-2 Commercial
Land Use Plan:	Mixed Use
Land Use Jurisdiction:	City of High Springs
<u>Highest and Best Use:</u>	
As Vacant:	Retail sales, office and/or service use
As Improved:	Theater and/or retail use

### Appraisal Conclusions:

#### **Priest Movie Theatre Parcel**

<b>Estimated Market Value</b>	<b>\$310,000</b>
<b>( "As Is" Condition)</b>	
Date of Value	8/22/2023
Property Interest Appraised	Fee Simple
Marketing/Exposure Time	3-12 Months

#### **Library District Parcel of Land**

<b>Estimated Market Value</b>	<b>\$9,000</b>
<b>( "As Is" Condition)</b>	
Date of Value	8/22/2023
Property Interest Appraised	Fee Simple

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### **ADDENDA**

Market Sales Data Sheets  
Deeds/Legal Description  
Tax Roll Data  
Zoning Information  
Appraiser Qualifications: William Emerson, MAI  
Gainesville/Alachua County Area Analysis  
Paul Stresing Associates Report

## APPRAISAL DATA AND SCOPE OF WORK

### Problem Identification:

#### Subject Property:

The subject property is the Priest Theatre building located at 18575 Northwest 237<sup>th</sup> Street, High Springs, Alachua County, Florida 32643.

#### Existing Use of Real Estate as of Date of Value:

Movie/theater facility.

#### Use of Real Estate Reflected in the Appraisal:

Movie/theater facility and/or use as a retail/commercial building.

#### Relevant Characteristics:

The subject property is the Priest Theatre Building located in the downtown area of High Springs at 18575 Northwest 237<sup>th</sup> Street. The property is located about one half block southwest of the intersection of US Highway 27 and Main Street in the immediate downtown area of High Springs. This is an existing theater building built in 1910 that has been renovated/remodeled several times over its life and, currently, is an overall fair to poor condition. The appraisal includes the theater building on about 17,150± square feet of land area, together with a separate Library District Parcel containing about 1,600± square feet of land area. Separate value estimates are provided for each parcel. The appraisal analysis provides a fee simple market value estimate for the real estate only and does not include any equipment, furniture, fixtures and/or any business goodwill/value.

The appraisal has been completed contingent upon a Special Appraisal Assumption regarding 1) survey/title search information, as well as, the General Assumptions and Limiting Conditions and Appraisal Certification. See the Special Appraisal Assumptions section of this report for a more detailed description. The "as is" market value is as of the most recent date of viewing of the property on August 22, 2023.

Date of Report: August 29, 2023

Effective Date of Appraisal  
(Date of Value): "As Is": August 22, 2023

Date(s) of Viewing: August 22, 2023

#### Client:

City of High Springs, Florida, c/o Ms. Ashley Stathatos, City Manager.

#### Intended User:

City of High Springs, Florida. There are no other intended users.

#### Intended Use of Report:

Assist the client and intended users in establishing a current "as is" market value for the property to facilitate a business decision. There are no other intended uses.

## APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

### Property Interest Appraised:

Fee simple interest. The appraisal analysis does not consider mortgages or any past due taxes, associations fees or other obligations (if any). The value estimate does not include any furniture, fixtures, equipment and/or any business goodwill/value. However, the value estimate does include all built-in mechanical systems.

### Type and Definition of Value:

The "type" of value estimated in this report is market value. The definition of market value is as follows:

#### Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and each acting in what they consider their own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The definition of market value used is from Federal Register "12", CFR Part 34 and is the typical definition of market value used for most appraisal assignments and for lending purposes.

### Assignment Conditions:

This assignment is made considering Special Appraisal Assumptions relating to hypothetical conditions and/or extraordinary assumptions, as described in the report. No hypothetical assumptions are made for the appraisal analysis. An extraordinary assumption is made relating to 1) survey/title search information. Also, the appraisal is made contingent upon the enclosed General Assumptions and Limiting Conditions and Appraisal Certification.

### Appraisal Solution:

The appraisal solution for the subject property considers all applicable methods or approaches in estimating market value for the subject property and no restrictions have been placed on the scope of work by the client. The type of appraisal analysis applied and report type are described in the following scope of work information.



## APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

### Property Identification Scope:

#### Extent Property is Identified:

- Physical      At time of appraisal, the physical property description was based upon available public records data for the legal description or other information provided by the property owner/client, together with a viewing of the property.
- Legal          The legal description is from available public records data sources for the subject property primarily provided by the Alachua County Property Appraiser's Office. No documentation relating to the legal description, a current land survey or title search information was available. (See Special Appraisal Assumption 1.)
- Economic      Current economic conditions, to the extent possible, are considered for the market value estimate for the subject property. However, given the recent Coronavirus issues in the United States, what affect future economic conditions may have on real property marketability and value conclusions is uncertain at the current time. Inherently the appraisal analysis could vary depending upon the duration and effects caused by the Coronavirus pandemic in the United States.

#### Extent Property Viewed:

William Emerson, MAI, performed an interior and exterior viewing of the property on August 22, 2023.

#### Type of Appraisal Analysis Applied:

The appraisal solution identified application of the Income and Sales Comparison Approaches in estimating market value for the subject property. In addition, the Direct Land Sales Comparison Approach was applied in estimating the land value for the subject property.

#### Type and Extent of Data Researched:

##### Type of Data:

Market data was collected sufficient to support the approaches to value used in the appraisal solution above. This includes physical data relating to land, buildings and mechanical systems through a viewing of the property and other available information sources. Research was conducted as to the applicable tax data, zoning and land use information, flood zone data, area demographics, current market trends, income/expense data, leases, comparable listing data, sales and rentals as appropriate for the approaches applied in the analysis. This includes sufficient information to support the approaches to values applied and the conclusions and opinions of the appraiser.

##### Time Frame:

This appraisal provides a current value conclusion for the subject property. To the extent possible, the most recent and relevant data is included in the analysis as deemed essential to support the value conclusions. Typically, this is a subset of available sales data in the area of the subject property that is the most applicable and/or pertinent to the valuation solution at hand.

## APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

### Geographical Scope:

The subject theater property is located in the older downtown section of the City of High Springs. The geographical scope of coverage considers the subject neighborhood as well as competing retail and commercial districts in other areas of Alachua County. This geographical scope of coverage is consistent with the size, magnitude and other property characteristics of the subject real estate.

### Level of Confirmation and/or Verification:

All sales information in this appraisal has been confirmed as a minimum from public record sources. In many cases, market sales have been confirmed by public record sources, a principle to the transaction, sales agent or other verification in addition to public records information. All rental information is confirmed by an owner, leasing agent or other source believed to be reliable. Any cost, income and expense data provided by the client and/or property owner is assumed to be accurate as provided and no attempt was made by the appraiser to "audit" or otherwise verify accuracy of information provided. The appraiser or other associates with Emerson Appraisal Company have made cursory exterior viewings of most sales and/or rental properties included in the analysis. However, some properties may have been viewed through information collected from MLS data, online photographs or other data sources without a field viewing.

### Report Format/Scope:

This communication is an "Appraisal Report" transmitted using the appraisal report criteria of USPAP. The report provides a summary of the data and analysis considered by the appraiser. This appraisal is transmitted using the "Appraisal Report" criteria of USPAP and is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file for this assignment and is incorporated by reference. Further, the information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

### Scope of Work Acceptability:

The above scope of work and defined research and analysis, in the opinion of the appraiser, will develop credible assignment results given the character of the property, the intended use and other aspects of scope of work defined above. Also, the appraiser(s) have the appropriate knowledge and experience to complete the appraisal assignment competently, consistent with the competency provisions of USPAP.

## AREA DATA

Alachua County is located in the approximate center of the State of Florida, midway between the Atlantic Ocean and the Gulf of Mexico, and midway between Miami and Pensacola. It is 72 miles southwest of Jacksonville, 100 miles northeast of Tampa/St. Petersburg and 143 miles southeast of Tallahassee, the state capitol. Gainesville is located in approximately the center of Alachua County and is the largest city and county seat and home to the University of Florida, Santa Fe College and UF Health Regional Medical Center. Alachua County has a 2020 Census population of about 278,468 people and is the natural retail center for an eight county area in North Central Florida along the I-75 corridor. The 2025 estimate is 283,035 persons. The continuous support of the University of Florida, UF Health Regional Medical Center, Santa Fe College and numerous other state funded agencies has contributed greatly to the stability and growth of the economic base in the Gainesville/Alachua County area with over 47 percent of the local employment in the governmental sector. This governmental influx of funds has enabled Alachua County to continue growing economically, even during mild downward trends and recessions in the national economy. For a more detailed description of the Alachua County area, including demographics, see the "Alachua County Area Analysis Information" in the addenda of the appraisal report.

## NEIGHBORHOOD DATA

The subject property is the Priest Theatre located in downtown area of High Springs along Northwest 237<sup>th</sup> Street. This location is part of the downtown historic district, which surrounds the intersection of Main Street and North 1<sup>st</sup> Avenue (US Highway 27). Many of the buildings in this area date back to the early 20<sup>th</sup> century when High Springs was a major railroad junction. Most of the modern retail stores and commercial facilities within the community are now located along US Highway 441, which runs east to northwest several blocks to the north of the subject's location. Most of the traffic on Main Street is local in character; whereas, North 1<sup>st</sup> Avenue is also known as US Highway 27 and has a substantial regional traffic count.

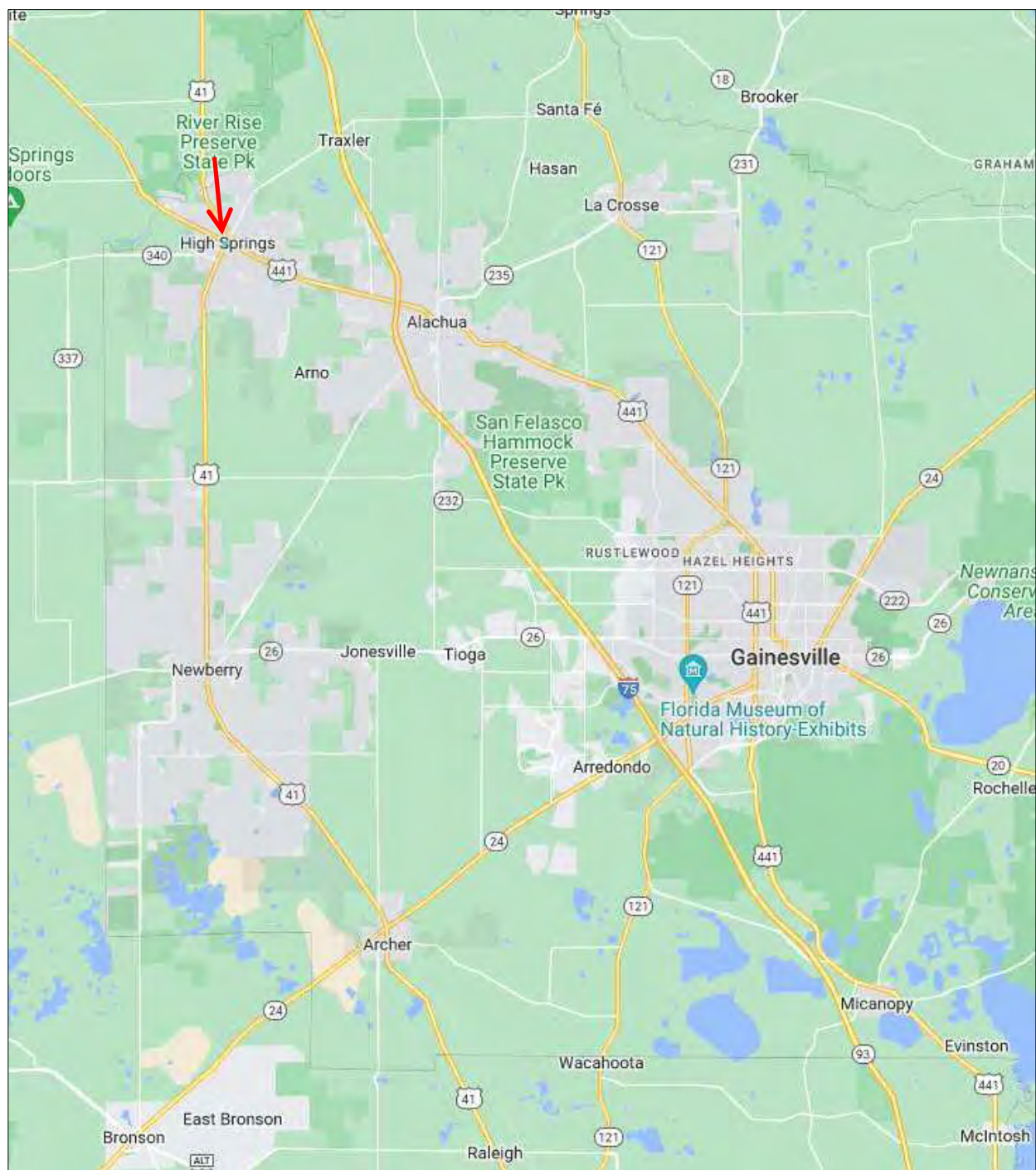
The traffic count along Main Street south of US Highway 441 and north of 1<sup>st</sup> Avenue is about 7,400 cars per day. US Highway 27 (1<sup>st</sup> Avenue) has a traffic count of about 10,000 cars per day and US Highway 441 west of Main Street has a traffic count of about 12,300 cars per day.

High Springs is a small residential community with a 2021 population of 6,415± persons. High Springs supports local oriented retail trade and small industries and is also a primary bedroom community for the City of Gainesville. The City of Gainesville is the county seat and the largest city in Alachua County and supports the University of Florida, together with several large regional medical facilities and other employment centers.

High Springs has access to Gainesville via US Highway 441 to the southeast, which connects to Interstate 75 providing good access to regional transportation for north and south access in Alachua County, as well as, North Florida. US Highway 441 is a four lane divided highway, which is a main thoroughfare for Alachua County and North Florida. The City of High Springs has two main commercial thoroughfares, which generally consist of US Highway 27/41 extending north and south through town, together with US Highway 441, which generally extends east and west through the northern quadrant of High Springs. Also, there are some commercial and industrial uses west of town along US Highway 27/41.

The City of High Springs is serviced by central water utilities and the city installed a central sewer system in about 2004. However, central sewer is not available in all areas of the city.

High Springs is predominantly a rural residential community that supports a relatively wide range of single family homes. Lower end homes start in a range around \$100,000, with custom homes on average as high as \$600,000 within the High Springs area. Also, there are larger acreage parcels in immediate proximity to the city, which support typical agricultural activities. There has been new single family residential development in all sectors of the city over the past 20 years with the new central sewer system allowing for densities from one to four units per acre supporting typical single family detached subdivisions. Most of the newer projects are at the lower price points for the Alachua County market supporting homes in the \$250,000 to \$350,000 price range.



## Location Map





## NEIGHBORHOOD DATA (CONT'D)

Most of the commercial growth has been between High Springs and the City of Alachua along US Highway 441 predominately for freestanding commercial outlets that are typically owner occupied. The High Springs Shopping Center (Winn Dixie and Dollar General) is the only neighborhood shopping center in High Springs and is located along US Highway 441 in North High Springs, but there are some freestanding commercial buildings ranging as large as 20,000 square feet in size. The only other neighborhood oriented grocery outlets are in the City of Newberry to the south or the City of Alachua to the southeast. The City of Alachua is located about five miles southeast of High Springs.

There is a Publix Shopping Center in the City of Alachua, which has increased commercial traffic in the area. Regional shopping is provided at the City of Gainesville by the Oaks Mall Regional Shopping Center, together with other big box retail outlets predominantly along the I-75 corridor situated at Northwest 39<sup>th</sup> Avenue, Newberry Road or Archer Road.

## APPARENT OWNER AND RECENT SALES HISTORY

Based upon information from the Alachua County tax records, the subject Priest Theatre Property is described as a separate Alachua County tax code parcel, with the Library District Property described as two Alachua County tax code parcels. The theater property is owned by Bobby Sheffield and Janice Sheffield, husband and wife, 50 percent interest and Archie Alan Alligood and Janet Sheffield Alligood, husband and wife, 50 percent interest, all as joint tenants with right of survivorship. The current owners appear to have acquired title to the property in two Warranty Deeds, with the majority of the property acquired in a Warranty Deed dated June 18, 2015 and recorded in Official Record Book 4358, Page 2349 of the public records of Alachua County, Florida. This was a related parties transaction with nominal documentary stamps placed on the deed indicating nominal consideration for the property. The remaining portion of the site was acquired in a Warranty Deed dated November 12, 2020 and was between Mitchell Edward Sands, grantor, and the current owners of the property, grantee, and was for a narrow 5 foot wide strip of land along the north side of the building. The small Library District Parcel of land is described as Alachua County Tax Code Parcels 00634-000-000 and 00634-001-000. Based upon the Alachua County tax information, this site appears to be a narrow 20 foot wide by 80 foot lot located just northwest of the theater building. This was the location of the old city of High Springs library, which is owned by the Alachua County Library District. The description for this property is taken from the Alachua County tax records.

Based on a review of the Alachua County Property Appraiser's Records, it appears that there have been no other sales transactions concerning the property within the last three years. As of the date of appraisal, I am not aware of any other sales and/or listing agreements concerning the subject property within the last three years. However, I have not been provided with a detailed title search, which may reveal other transactions and/or encumbrances for the property.

## LEGAL DESCRIPTION

The legal description of the subject property is taken from the available Alachua County tax records, including the most recent Warranty Deeds of record. In addition, an older land survey was provided for the appraisal analysis, which gives overall property dimensions for the subject property. This land survey was prepared by Mark D. Duren and Associates, Inc., of Lake City, Florida (File 20-473, October 21, 2020).

The legal description for the theater parcel portion of the subject property is taken from the most recent Warranty Deeds of record, including Official Record Book 4358, Page 2349 and Official Record Book 4872, Page 1940 of the public records of Alachua County, Florida, copies of which are included in the addenda of the appraisal report. The legal description for the Library District Parcel is taken from the Alachua County tax records, with the configuration of this parcel estimated from the available "Land Survey" (see the "Land Survey), a copy of which is included in the property description section of the appraisal report.

See the Warranty Deeds in the addenda of the appraisal report and tax information for a more detailed description.

## ZONING INFORMATION

Based upon information from Alachua County Public Records data sources and available High Springs public zoning information, the subject property is currently zoned "C2" (Commercial) and is designated for "Mixed Use" purposes on the City of High Springs Comprehensive Land Use Plan. The "C2" category is intended for single family, multiple family, general retail, commercial, office and service activities. Businesses in this category require location convenient to automotive and pedestrian traffic. The list of uses permitted in the "C2" category is shown on the "Land Use Table" in the addenda of the report under the "C2" column. Generally, this zoning category allows for a variety of residential and commercial uses.





## Zoning Map





**Land Use Map**

## TAX DATA

The subject property is currently assessed as three separate individual Alachua County Tax Code Parcels for the 2022 tax year. The property has current assessed value and taxes, as shown on the following "Assessed Value and Taxes Table". As shown, the property has a current assessed value of \$120,168, with real estate taxes of \$2,469. The property has total real estate taxes and fees for the 2022 tax year of about \$2,939. Typically, the county applies a 4 percent discount for early payment in November of the tax year and the discounted tax amount for the subject property is about \$2,820 (rounded).

See the following "Assessed Value and Taxes Table" and the tax information sheets in the addenda of the appraisal report.

### **Priest Theatre Assessed Value and Taxes**

Tax Parcel	Parcel	Assessed Value - 2022			Deferred	Assessed	2022 Taxes
		Land	Improvements	Total			
<b>Current Assessment and Taxes</b>							
00633-000-000	Theatre Parcel	\$60,000	\$51,668	\$111,668	\$0	\$111,668	\$2,468.84
00634-000-000	Library Parcel	\$6,000	\$0	\$6,000	\$0	\$6,000	\$0.00
00634-001-000	Library Parcel	\$2,500	\$0	\$2,500	\$0	\$2,500	\$0.00
Total		\$68,500	\$51,668	\$120,168		\$120,168	\$2,468.84
Add: Assessments							
Solid Waste Fee - County							\$20.47
Fire Assessment - City							\$450.00
Total Tax - Due March 2023							\$2,939.31
Less: Discount for early payment 4% - November 2022							\$117.57
Total Tax - Due November 2022							\$2,821.74
Rounded							\$2,820

Note: Library parcel is tax exempt because it is owned by the Alachua County Library District.

## PROPERTY DESCRIPTION

The subject property is the Priest Theatre Building, which consists of a one story commercial building with mezzanine, oriented towards movie theater use. The property is located at 18575 Northwest 237<sup>th</sup> Street, which is just south of US Highway 27 and northwest of Main Street in the heart of the downtown area. The property consists of the theater parcel, which makes up the majority of the overall site, together with a small parcel of land owned by the Alachua County Library District. Separate value estimates are provided for each of these parcels in the appraisal report. These are both inside lots with direct frontage and access provided by Northwest 237<sup>th</sup> Street and with rear access provided by dirt road access through the center of the block to the rear of the theater property. Northwest 237<sup>th</sup> Street is a two lane paved city street with angled car parking in front of the Priest Theatre.



## Priest Theatre – High Springs, FL (8/22/2023)



Front view



NW 237<sup>th</sup> Street facing SW



NW 237<sup>th</sup> Street facing NE



Front view



South side view



North side view

Photographs Page 1 of 4



## Priest Theatre – High Springs, FL (8/22/2023)



Rear view



South vacant land/lot



Library District strip of land



Sewer connection SW corner of building



Possible underground tank NE corner of site



Area behind building facing north

Photographs Page 2 of 4



## Priest Theatre – High Springs, FL (8/22/2023)



Area behind building facing south



Lobby area



Lobby area



Theatre access hallway



Theatre facing screen



Theatre facing access hallway

Photographs Page 3 of 4

## Priest Theatre – High Springs, FL (8/22/2023)



Theatre



Theatre



Stage area



Stairs from lobby to mezzanine area



Mezzanine rea



Movie projector room

Photographs Page 4 of 4

# Priest Theatre

## Property Summary Table

### Property

Priest Theatre	Tax Parcel:	00633-000-000	Theatre Parcel
18575 NW 237th Street		00634-000-000	Library Parcel
High Springs, Florida 32643		00634-001-000	Library Parcel

### Site Characteristics

Site Area	Theatre Parcel	17,150	SF± or	0.394	Acres ±
(Approx.)	Library Parcel	1,600	SF± or	0.037	Acres ±
	Total	18,750	SF± or	0.430	Acres ±

Parking: No on site parking - City public parking long street

Building Area	Ground Floor	5,035	SF±
	Total GBA	6,335	SF± (including mezzanine)
Building to Land Area Ratio		29.4%	1st Floor/Theatre Parcel only

Flood Map: 12001C0105D Zone X - Area of minimal flood hazard  
 Effective Date: June 16,2006

### Building Characteristics

Occupancy	Theatre				
	Single-tenant				
Year Built	1910	Original construction			
Condition	Fair-poor				
	(Overall fair condition with portions in poor condition)				
Building Area - GBA		SF	%	Year Built	Age-Yrs.
Theatre Building	1st Floor	5,035	100.0%	1910	113
	Total	5,035	100.0%		113
Other:					
Mezzanine		1,300			

Note: GBA = Gross Building Area ; Site and Building area are approximate

# Priest Theatre Improvement Summary Table

Description		Improvement Data
Property Type:		Commercial building
Current/Former Use:		Theater
Location:		18575 NW 237th Street
Neighborhood:		Downtown High Springs
Construction Type:		Class C- Masonry and wood frame
Gross building area	First Floor	5,035
	Mezzanine	<u>1,300</u>
	Total	6,335
Building Stories		1 with mezzanine area
Story Height:		24"+/- feet
Quality/Design:		Average/Average
Designed Occupancy:		Theatre Use
Condition		Fair-poor (Overall fair condition with portions in poor condition)
Year Built:		1910
Age: years	Economic Life	60
	Actual- Avg.	113
	Effective	40
	Remaining Economic Life	20
	Note:	Remaining economic life can be extended with repairs and/or renovation/remodeling
<u>Exterior/Structure:</u>		
	Foundation	Masonry footers/concrete for wall supports
	Floor Structure	Mix of concrete slab and wood frame
	Walls	Masonry/Brick
	Roof	Shed design with built up membrane roof cover (fair-poor condition).
	Facade	Unfinished brick along front with stucco finish on sides and rear of building
	Windows	None - front doors glass
	HVAC	Central HVAC - electric ; 2 zones one for the lobby area and the other for the theatre. Both of which appear to be older systems..
<u>Interior:</u>		
	Floors	Mix of hardwood, concrete, ceramic tile and resilient tile
	Partitions	Wood frame with plaster finish/painted brick
	Ceilings	Painted plaster in lobby and exposed ceiling system in theatre
	Lighting	Ceiling and wall mounted
	Fire Sprinkler system	No
	Fire alarm system	No
<u>Utilities:</u>		Connected to city water, sanitary sewer and electric service
<u>Site Improvements:</u>		Sidewalk, utility connections and landscaping
<u>Other features:</u>		This is the Priest Theatre property consisting of an older commercial building containing about 5,035+/- square feet of ground floor area together with a Mezzanine of about 1,300+/- square feet. The building was built in 1910 and currently is in overall fair to poor condition and in need of repairs/renovation. The interior is oriented with a front entrance lobby with concessions counter and restrooms with the majority of the interior being a theatre with stadium seating of about 240 seats. Other features include the stage area behind the movie screen and a mezzanine area access by a staircase off of the lobby.



## Estimated Repairs/Renovation Cost - Theatre vs Retail Building Use

Paul Stresing Associates, Inc. Assessment Report (4/5/2021)

Appraiser recommended for  
continued Theatre use

Appraiser recommended for  
regular retail/commercial  
building use

Level 1		Low	High	Average	Low	High	Average	Low	High	Average
1	Emergency Exit enhancements	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
2	Life Safety exits signage and detector	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
3	Misc. wood floor repair	\$1,500	\$2,500	\$2,000	\$1,500	\$2,500	\$2,000	\$0	\$0	\$0
4	Exit alcove reconfiguration	\$2,500	\$3,000	\$2,750	\$2,500	\$3,000	\$2,750	\$0	\$0	\$0
	Total	\$8,000	\$9,500	\$8,750	\$8,000	\$9,500	\$8,750	\$4,000	\$4,000	\$4,000
Level 2		Low	High	Average	Low	High	Average	Low	High	Average
1	Fire and voice evacuation system,	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$0	\$0	\$0
2	Thinning out seats and griding bolts	\$750	\$750	\$750	\$750	\$750	\$750	\$0	\$0	\$0
3	Stage ceiling and mezzanine wood replacement	\$3,000	\$3,500	\$3,250	\$3,000	\$3,500	\$3,250	\$0	\$0	\$0
4a	Mezzanine door at base of stairs	\$1,200	\$1,500	\$1,350	\$1,200	\$1,500	\$1,350	\$0	\$0	\$0
4b	Mezzanine egress window/door and escape stairs	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$0	\$0	\$0
5	HVAC replacement	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
6	Minor electrical upgrades	\$5,000	\$6,000	\$5,500	\$5,000	\$6,000	\$5,500	\$5,000	\$6,000	\$5,500
7a	Exterior handicap accessibility ramp	\$50,000	\$55,000	\$52,500	\$50,000	\$55,000	\$52,500	\$0	\$0	\$0
7b	Handicap lift, landing, wall cut-in and electrical	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$0	\$0	\$0
8	Freestanding bathroom building	\$350,000	\$400,000	\$375,000	\$0	\$0	\$0	\$0	\$0	\$0
	Total	\$614,950	\$671,750	\$643,350	\$264,950	\$271,750	\$268,350	\$65,000	\$66,000	\$65,500
Level 3		Low	High	Average	Low	High	Average	Low	High	Average
1	Front of stage north exist alcove removal or reconfigure	\$2,500	\$3,500	\$3,000	\$2,500	\$3,500	\$3,000	\$0	\$0	\$0
2	Installation of gutter and downspout system	\$2,200	\$2,500	\$2,350	\$2,200	\$2,500	\$2,350	\$2,200	\$2,500	\$2,350
3	Handicap push button door access	\$3,200	\$4,200	\$3,700	\$3,200	\$4,200	\$3,700	\$0	\$0	\$0
	Total	\$7,900	\$10,200	\$9,050	\$7,900	\$10,200	\$9,050	\$2,200	\$2,500	\$2,350
Level 4		Low	High	Average	Low	High	Average	Low	High	Average
1	Front marquess replacement	\$50,000	\$90,000	\$70,000	\$0	\$0	\$0	\$0	\$0	\$0
2	Dumpster screen wall and gate	\$75,000	\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0
	Total	\$125,000	\$165,000	\$145,000	\$0	\$0	\$0	\$0	\$0	\$0
Level 5		Low	High	Average	Low	High	Average	Low	High	Average
3	Reroofing of building	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
4	Misc. interior steel ceiling beam maintenance	\$3,000	\$4,000	\$3,500	\$3,000	\$4,000	\$3,500	\$3,000	\$4,000	\$3,500
5	Misc. Painting/maintenance	\$3,000	\$5,000	\$4,000	\$3,000	\$5,000	\$4,000	\$3,000	\$5,000	\$4,000
	Total	\$81,000	\$84,000	\$82,500	\$81,000	\$84,000	\$82,500	\$81,000	\$84,000	\$82,500
<b>Appraiser Adjustments</b>										
1	Demolish interior lobby, theatre seating and stage, rebuild/new interior restrooms to create one story retail space.	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000	\$90,000	\$85,000
<b>Total Levels 1-5 + Appraiser Adjustments</b>		<b>\$836,850</b>	<b>\$940,450</b>	<b>\$888,650</b>	<b>\$361,850</b>	<b>\$375,450</b>	<b>\$368,650</b>	<b>\$232,200</b>	<b>\$246,500</b>	<b>\$239,350</b>
<b>Estimated cost increase 4/2021 to 8/2023</b>										
	1.215 Cost Increase factor (21.5% increase)	\$1,016,773	\$1,142,647	\$1,079,710	\$439,648	\$456,172	\$447,910	\$282,123	\$299,498	\$290,810
<b>Rounded</b>		<b>\$1,020,000</b>	<b>\$1,140,000</b>	<b>\$1,080,000</b>	<b>\$440,000</b>	<b>\$460,000</b>	<b>\$450,000</b>	<b>\$280,000</b>	<b>\$300,000</b>	<b>\$290,000</b>
<b>Per SF</b>	<b>5,035 SF</b>	<b>\$202.58</b>	<b>\$226.42</b>	<b>\$214.50</b>	<b>\$87.39</b>	<b>\$91.36</b>	<b>\$89.37</b>	<b>\$55.61</b>	<b>\$59.58</b>	<b>\$57.60</b>



## Tax Parcel Map





**Aerial Photograph 1**





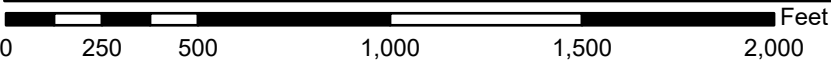
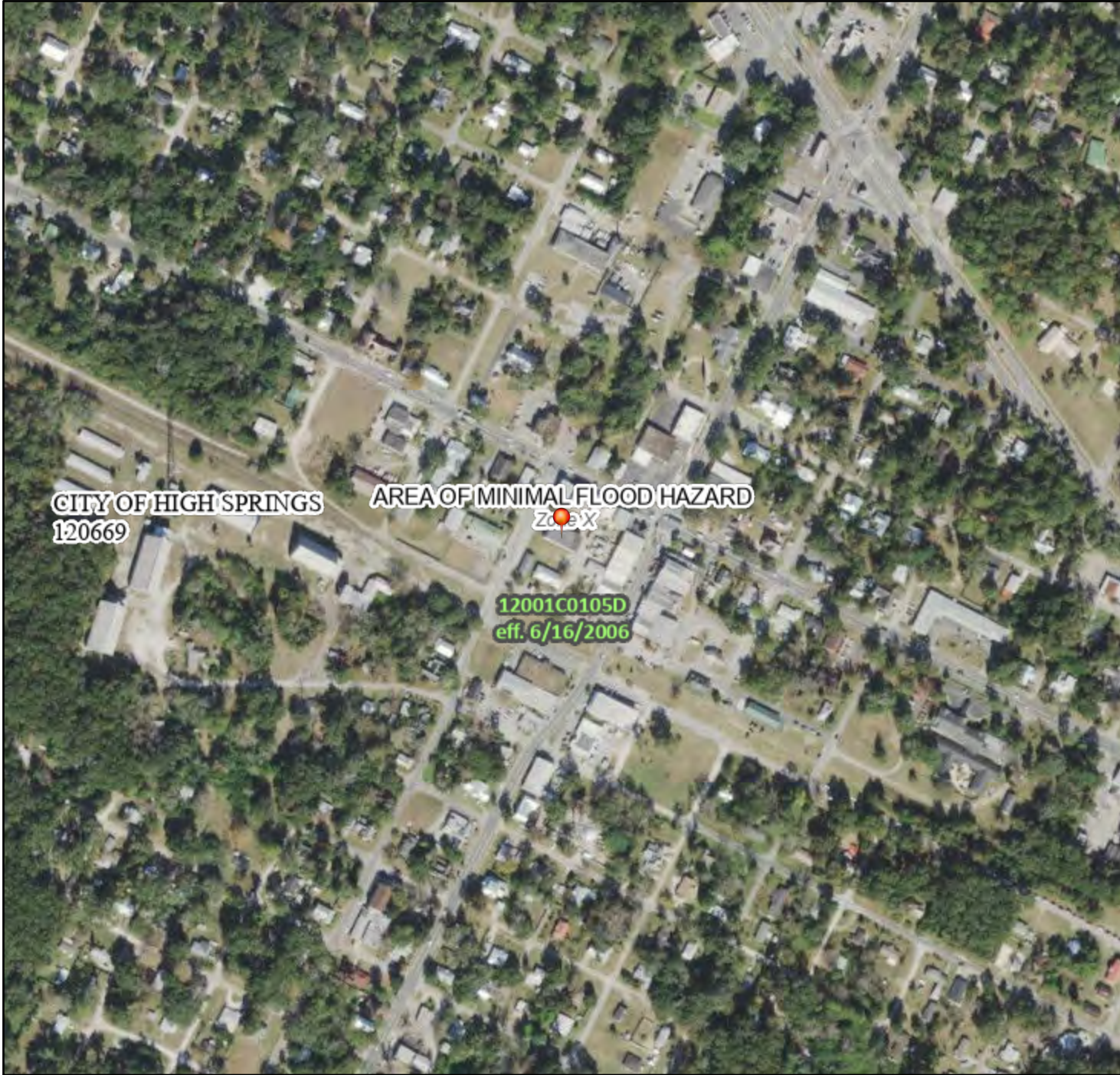
**Aerial Photograph 2**



# National Flood Hazard Layer FIRMMette



82°36'11"W 29°49'52"N



1:6,000

82°35'34"W 29°49'21"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/10/2023 at 10:16 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



BOUNDARY SURVEY  
IN SECTION 3,  
TOWNSHIP 8 SOUTH,  
RANGE 17 EAST.  
ALACHUA COUNTY, FLA.

DESCRIPTION:  
THE NORTH 25 FEET OF LOT 7 AND LOT 8 LESS THE NORTH 25 FEET  
OF THE WEST 80 FEET OF LOT 8, BLOCK 15, G.E. FOSTER'S ADDITION  
TO HIGH SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF AS  
RECORDED IN PLAT BOOK A, PAGE 6, PUBLIC RECORDS OF ALACHUA  
COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE RECORD TITLE BOUNDARIES OF THIS PARCEL TO THE BEST OF MY ABILITY TO INTERPRET AND LOCATE SAID BOUNDARIES BASED ON THE EVIDENCE OF PRIOR SURVEYS AND RECORDS PROVIDED TO OR OTHERWISE OBTAINED BY THIS OFFICE.
2. BEARINGS BASED ON A BEARING OF N.30°00'00"E. FOR THE WEST LINE OF BLOCK 15 USING MONUMENTS FOUND AT THE SW CORNER OF LOT 7 AND THE NW CORNER OF LOT 8. THE BEARING IS TAKEN FROM DEED RECORDED IN ORB 2591, PAGE 724, PARCEL "A".
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED JUNE 16, 2006, COMMUNITY PANEL NO. 12001C0105D.
4. NO EASEMENT FOR UTILITY AND/OR DRAINAGE IS SHOWN ON THIS LOT IN RECORDS IN THE POSSESSION OF THIS OFFICE.
5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
6. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
7. "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
8. CLOSURE OF FIELD SURVEY IS 1/40,868. BOUNDARY AND CONTROL MONUMENTS CAN BE EXPECTED TO HAVE BEEN MEASURED TO APPROXIMATELY THAT RATIO OF PRECISION. BUILDINGS AND SIMILAR IMPROVEMENTS ARE LOCATED WITHIN ± 0.2 FEET OF THE ACTUAL LOCATION UNLESS OTHERWISE NOTED. OTHER IMPROVEMENTS SUCH AS UTILITY POLES, SEPTIC TANKS, TREES, INTERIOR FENCES, ETC. ARE NORMALLY WITHIN ± 0.5 FEET UNLESS OTHERWISE NOTED.
9. EXCEPTION IS MADE HEREON REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, AND/OR TITLE CONFLICTS OF RECORD, IF ANY, NOT PROVIDED BY THE CLIENT OR HIS AGENTS OR DISCOVERED BY THIS OFFICE. AN EFFORT HAS BEEN MADE IN GOOD FAITH TO SHOW PHYSICAL EVIDENCE OF EASEMENTS, OCCUPATION AND USE BY OTHER PARTIES, HOWEVER PHYSICAL CONDITIONS ON THE PARCEL MAY HAVE PREVENTED DISCOVERY OF ALL SUCH EVIDENCE.
10. CERTIFIED TO:  
LIVING COVENANT CHURCH, INC.  
BOBBY SHEFFIELD  
JANICE SHEFFIELD  
ARCHIE ALAN ALLIGOOD  
JANET SHEFFIELD ALLIGOOD  
KELLEY B. JONES, ATTORNEY AT LAW  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ENCROACHMENT NOTE:

THE NORTHERLY SIDE OF THE BUILDING ENCROACHES INTO THE NORTH 25 FEET OF LOT 8 AS SHOWN HEREON AND ON THE PRIOR SURVEY OF THIS PARCEL BY ALACHUA COUNTY LAND SURVEYORS, INC. DATED NOVEMBER 15, 1984. THE NORTH 25 FEET OF THE WEST 80 FEET OF LOT 8 IS "LESSED" OUT OF THE CAPTIONED PROPERTY. THE NORTH 20 FEET OF THE NORTH 25 FEET OF THE WEST 80 FEET OF LOT 8 IS OWNED BY THE CITY OF HIGH SPRINGS. THE RECORDED DEEDS OF THE TOWN OF HIGH SPRINGS AND THE SHEFFIELDS, ET AL, LEAVE A 5 FOOT WIDE STRIP BETWEEN THOSE LANDS AS DESCRIBED. THE 5 FOOT WIDE STRIP IS SHOWN IN A SATISFACTION OF MORTGAGE BETWEEN BARNETT BANK OF ALACHUA COUNTY, N.A. AND MITCHELL EDWARD SANDS, RECORDED IN ORB 1629, PAGE 2811, DATED JULY 8, 1986. THE ENCROACHMENT OF THE BUILDING IS INTO THIS 5 FOOT WIDE STRIP.

MITCHELL EDWARD SANDS DEEDED THE CURRENT CAPTIONED LANDS TO BOBBY SHEFFIELD AND JANICE SHEFFIELD JUNE 30, 1986 IN ORB 1629, PAGE 2813. THE DEED DOES NOT INCLUDE THE 5 FOOT WIDE STRIP.

I FEEL THAT THE STRIP SHOULD HAVE BEEN INCLUDED IN THE TRANSFERRED LANDS BECAUSE IT WAS OBVIOUS FROM THE 1984 SURVEY BY ALACHUA COUNTY LAND SURVEYORS, INC. THAT THE BUILDING ENCROACHED INTO THE NORTH 25 FEET OF LOT 8. IT APPEARS TO ME THAT AT SOME POINT, MR. SANDS HAD ACQUIRED THE STRIP TO REMEDY THE ENCROACHMENT, HOWEVER, IT WAS NOT INCLUDED IN THE TRANSACTION BETWEEN SANDS AND SHEFFIELD, PROBABLY DUE TO A SIMPLE OVERSIGHT IN THE PREPARING OF THE DOCUMENT.

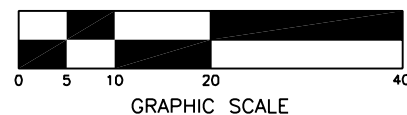
I DO NOT HAVE ANY DOCUMENTS INDICATING HOW MR. SANDS ORIGINALLY OBTAINED THE STRIP. THE ONLY REFERENCE PROVIDED TO ME IS THE ABOVE REFERENCED SATISFACTION OF MORTGAGE.

SYMBOL LEGEND

O.R.I. OFFICIAL RECORD INSTRUMENT  
■ CONCRETE MONUMENT FOUND  
□ CONCRETE MONUMENT SET, LS 4708  
● IRON PIN OR PIPE FOUND  
○ 5/8" IRON ROD SET, LS 4708  
—x— WIRE FENCE  
—e— ELECTRIC UTILITY LINE (OVERHEAD)  
—UGE— UNDERGROUND ELECTRIC SERVICE  
—ctv— CABLE TV LINE (OVERHEAD)  
—s— CHAIN LINK FENCE  
—w— WOODEN FENCE  
CMP CORRUGATED METAL PIPE  
RCP REINFORCED CONCRETE PIPE  
LS LAND SURVEYOR  
LB LICENSED BUSINESS  
ORB OFFICIAL RECORD BOOK  
PRM PERMANENT REFERENCE MONUMENT  
PCP PERMANENT CONTROL POINT  
● UTILITY POLE  
R/W RIGHT-OF-WAY  
NO ID. NO IDENTIFICATION  
FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION  
C.M. CENTERLINE  
C.M. CONCRETE MONUMENT  
I.R. IRON ROD  
I.P. IRON PIPE  
"SRD" STATE ROAD DEPARTMENT

EXTRA ABBREVIATION:

(F) FIELD, AS IN "FIELD MEASUREMENT".  
(D) DEED, AS IN "DEED DIMENSION".  
(P) PLAT, AS IN "PLAT DIMENSION".  
(R) RECORD, AS IN "RECORD DIMENSION".  
(C) RECORD, AS IN "CALCULATED DIMENSION".



SIGNING SURVEYOR:  
MARK D. DUREN, LS 4708  
1604 SW SISTERS WELCOME ROAD  
LAKE CITY, FL. 32025

SIGNED: \_\_\_\_\_  
MARK D. DUREN, LS 4708

MARK D. DUREN AND  
ASSOCIATES, INC.

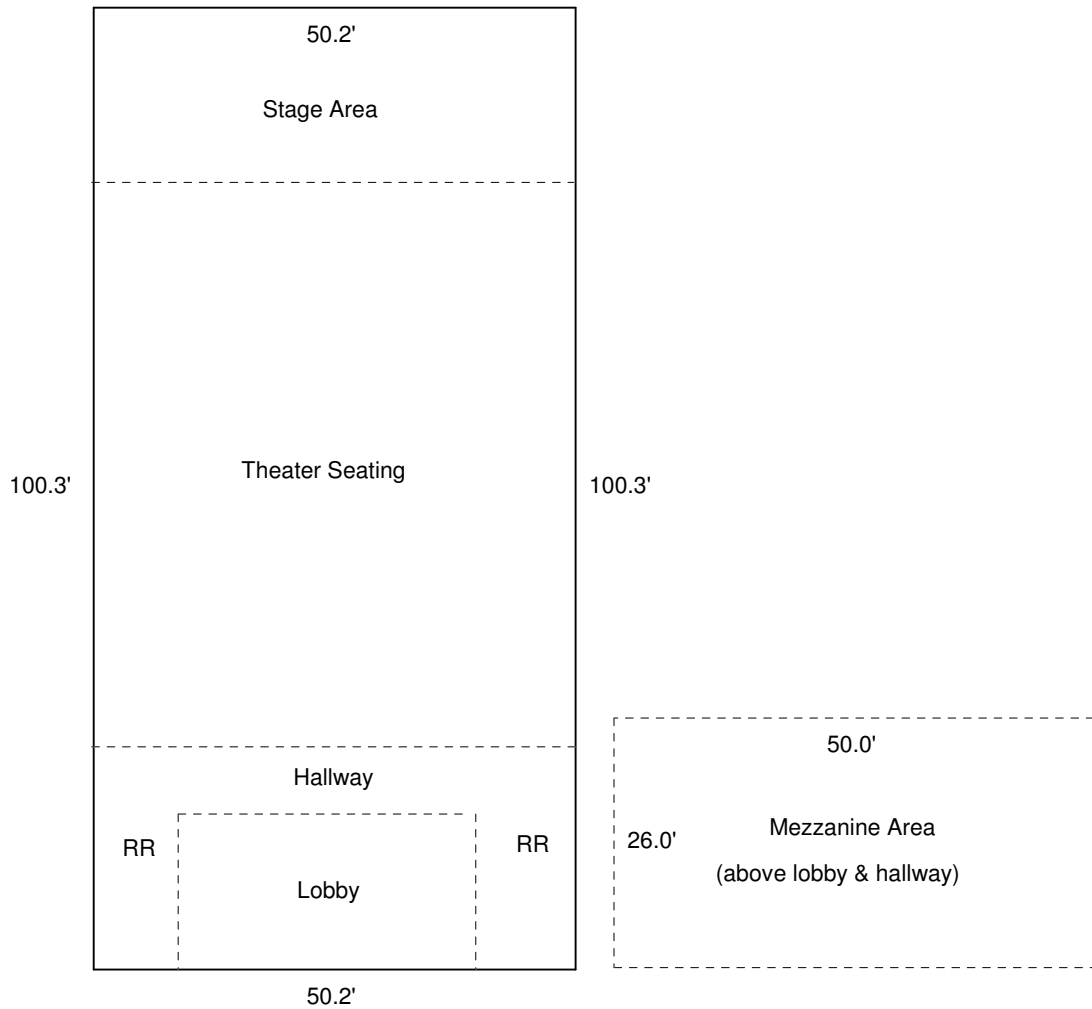
LB 7620  
1604 SW SISTERS WELCOME ROAD  
LAKE CITY, FLA. 32025  
(386) 758-9831 OFFICE  
(386) 758-8010 FAX

FIELD SURVEY DATE: OCTOBER 21, 2020  
DATE DRAWN: OCTOBER 28, 2020  
FOR: LIVING COVENANT CHURCH, INC.

FIELD BOOK: 251 PAGE: 12  
DRAWN BY: M. DUREN  
WO# 20-473

# Building Sketch

Priest Theatre  
18575 NW 237th Street  
High Springs, FL 32643



## SKETCH CALCULATIONS

### Misc. Area

#### Mezzanine

$$A1 : 50.0 \times 26.0 =$$

1300.0

**1300.0**

**Total Misc. Area**

**1300.0**

### Building Area

#### Building Area

$$A2 : 50.2 \times 100.3 =$$

5035.1

**5035.1**

**Total Building Area**

**5035.1**

## PROPERTY DESCRIPTION (CONT'D)

For the appraisal analysis, I was provided with a "Land Survey" prepared by Mark D. Duren and Associates, Inc., Land Surveyors of Lake City, dated October 21, 2020. The overall parcel dimensions and land area is estimated from this available "Land Survey". As shown on the attached "Land Survey", the subject property has about 105 feet of frontage along Northwest 237<sup>th</sup> Street, with depth of about 150 feet and a rear or east property line of about 125 feet. The property is L-shaped and is estimated to contain about 17,150± square feet or 0.394± acres. This is the theater parcel with the adjoining Library District Parcel located to the northwest of the theater property having about 20 feet of frontage along Northwest 237<sup>th</sup> Street, with a depth of about 80 feet. This parcel is rectangular in shape and is estimated to contain about 1,600± square feet or 0.037± acres. This land area estimate is approximate and will most likely vary depending upon the results of the current detailed land survey, with area estimates.

The overall property is improved with the theater building, which is a one-story structure with interior mezzanine oriented facing the Northwest 237<sup>th</sup> Street road frontage. The main building contains about 5,035± square feet on the ground floor, with a second level mezzanine containing about 1,300± square feet, indicating total gross building area of about 6,335± square feet. The theater building is oriented on the north half of the lot with the south half being open, grassy lot area. The property does not have any onsite parking, but there is available public parking along Northwest 237<sup>th</sup> Street and in the Downtown High Springs area. Overall, the theater parcel has a building to land area ratio of about 29.4 percent based upon the ground floor area only.

The site is mostly level in elevation and appears to be adequately drained. A review of the National Flood Hazard Maps (Map 12001C0105D, effective date June 16, 2006) indicates that the site is located within Zone "X", an area of minimal flood hazard. City utilities, including water, sewer and electricity are readily available in the area and connected to the subject improvements.

See the "Property Summary Table", "Improvement Summary Table", "Site Maps" and "Photographs" for more detailed descriptions.

The subject site and building characteristics appear to be typical of the surrounding properties and no major detrimental conditions were noted. For the appraisal analysis, I have not been provided with an environmental audit or assessment report by a qualified engineer and I am not aware of any potential environmental hazards associated with the subject retail building or site. Generally, the subject site and building appear to be typical of the surrounding properties for environmental conditions and no substantial environmental hazards are noted for the property. The appraisal analysis is completed generally assuming that there are no substantial environmental hazards that would cause a significant loss in the market value for the property.

Reportedly in the past, there had been some building settlement at the northwest corner of the property, which has been repaired, which was due to land subsidence off of the northwest corner of the building. In addition a metal pipe, which appears to be for an underground tank, was noted at the northeast corner of the building, and the such, there may be an older underground fuel storage tank.

Based upon the Alachua County tax records and information provided by the owner, the Priest Theatre was originally built in about 1910, indicating an actual age of about 113 years. The building is of masonry and wood frame construction, resting on a perimeter poured masonry/concrete foundation system with a concrete slab floor system. The exterior walls are of brick and masonry construction with a combination of exposed brick veneer along the front of the building and stucco finish along the sides and rear. The building has a shed design roof with built-up membrane roof cover that reportedly is reaching the end of its useful life and will, most probably, need to be replaced in the near future. Currently, the building is in overall fair to poor condition and is in need of general repairs and/or renovation. The improvements are estimated to have an economic life of about 60 years with an estimated effective age of 40 years, indicating most probable remaining economic life of 20 years. It should be noted that the remaining economic life can be extended with renovation/remodeling similar to what has been performed for the building in the past.



## PROPERTY DESCRIPTION (CONT'D)

The appraisal analysis, I was provided with a Theater Building Assessment Report prepared by Paul Stresing Associates Inc., architect, dated April 5, 2021, including nine descriptive pages, together with photographs of the exterior and interior of the building. This Architectural Assessment Report provides a detailed description of the building improvements and property components and provided an assessment/evaluation of the existing condition of the building with suggested repairs and/or renovation and associated cost.

I have summarized the estimated repairs/renovation cost presented in the Stresing Associates report, as shown on the attached "Estimated Repairs/Renovation Cost Table". The first column provides the Architectural Assessment Report conclusions and cost, with Columns 2 and 3 containing recommendations by the appraiser for continued theater use and/or regular retail/commercial building use for the property. The architectural assessments were provided over 2 years ago, and a cost increase factor is applied to account for the estimated cost increases over the last 2+ years. As shown, the estimated repairs/renovation costs, as presented in the architectural report, average about \$1,080,000 when adjusted for cost increases.

I have also provided an estimate of my recommendations for continued theater use and/or converting the property to regular retail/commercial building use. Converting the property to regular retail/commercial use would eliminate many of the needed renovation costs associated with continued theater use, but will result in costs associated with demolishing portions of the interior of the building and installing or rebuilding the restrooms to create a one story retail space. Essentially, the mezzanine, lobby and central hallway areas would be removed creating an open large retail space for the entire first floor of the building. The estimated cost associated with this remodeling scenario is estimated at about \$290,000. If the property is retained for continued theater use, I have estimated necessary repairs of about \$450,000, with the largest cuts to the architectural suggestions being to not build a freestanding restroom building, not reinstalling the front marquis and not screening the rear dumpster.

In any case, the architectural report provides a framework for estimating most probable repairs/renovation costs for the subject property based upon various scenarios. A copy of the Architectural Assessment Report is included in the addenda of the appraisal.

The subject theater building has construction features generally summarized as shown on the attached "Improvement Summary Table". Interior finishes are a mix of hardwood, finished concrete, ceramic tile and resilient tile flooring, with wood frame/plaster finish and/or painted brick interior walls. The interior of the building is oriented with a front entrance lobby with concessions counter and restrooms access off of the central hallway providing access from the lobby to the theater area. The majority of the interior of the building is configured for theater use with stadium seating, currently with about 240 seats. Other features include the stage area behind the movie screen that is in overall poor condition and a mezzanine area accessed by a staircase off of the lobby, which provides for additional seating areas and the movie projection room.

Currently, the building is estimated to be in overall fair to poor condition and is in need of general repairs and/or renovation. The architectural assessment report provides a good overview of needed items and associated costs for the property.

See the attached "Building Sketch" and "Photographs".

## HIGHEST AND BEST USE

Highest and best use has been defined as "the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value". The highest and best use of the land as vacant and property as improved must meet four criteria. The highest and best use must be: 1) physically possible (i.e., what uses of the site in question are physically possible); 2) legally permissible (i.e., what uses of the site are permissible by zoning and deed restrictions); 3) financially feasible (i.e., which possible and permissible uses will produce a positive net return); and, 4) maximally productive (i.e., of the uses, which meet the above three criteria and which use produces the highest net return or the highest worth).

It is recognized that in cases where a site has existing improvements, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use. In determining the highest and best use, the above four criteria must first be applied to the land as if vacant and available for development. Secondly and independently, consideration must be given to the site as improved.

## HIGHEST AND BEST USE OF SITE AS VACANT

The physically possible uses of the subject site would include a wide range of prospective land uses. The subject site is mostly level in elevation, adequately drained and is not located in a flood hazard area. Based on information provided, the site has the availability of city water, sanitary sewer and electric utilities and has direct frontage along Northwest 237<sup>th</sup> Street. The site does not appear to have any physical characteristics that would prohibit use of the subject site, and as such, the site appears to be capable of supporting a wide range of prospective building improvements. The only legal restrictions that apply to the site are private property restrictions and the public restrictions of land zoning and land use plan. There does not appear to be any private restrictions (i.e., deed restrictions) that affect the utility of the subject property. However, a detailed title search or current land survey have not been provided for the appraisal analysis, which may indicate deed restrictions, encumbrances, easements, encroachments or other restrictions associated with the subject property. The subject site is zoned "C-2" (Commercial), which permits a wide range of commercial, office and residential uses for the subject site. The property is located along Northwest 237<sup>th</sup> Street and this is an older historic area of downtown High Springs. Given the character of the surrounding uses, the most probable use that is consistent with surrounding uses would be for a retail store, service use or other similar commercial use. This location would have good to average appeal for retail sales, restaurant and/or personal services use, all of which appear to be permitted by the "C-2" zoning category. This would be the most financially feasible and maximally productive use for the subject site as if hypothetically vacant.

## HIGHEST AND BEST USE AS IMPROVED

The subject property is currently improved with a commercial/retail building that is oriented towards movie theater use, with direct frontage and visibility along Northwest 237<sup>th</sup> Street in downtown High Springs. The theater building was originally built in 1910 and has been remodeled/renovated several times over its life and, currently, is in overall fair condition, with portions being in a poor condition (mainly the theater stage area behind the movie screen). The building has been adequately maintained and is estimated to have a relatively long remaining economic life expectancy with continued maintenance.

The existing building improvements are substantial in character with the building designed for movie/theater use, which has been the use of the property for many years. The building has custom design features including lobby, restrooms, mezzanine and stadium theater seating, which is specifically designed for movie/theater use. The overall building would also have good appeal for regular retail store and/or other commercial uses typical of uses within the older historic area of downtown High Springs. This, however, is an older building structure that is in need of repairs and renovation for either continued movie theater use or for conversion to regular retail and/or commercial uses.

## HIGHEST AND BEST USE AS IMPROVED (CONT'D)

If the property were converted to regular retail store and/or commercial use, the interior would need to be remodeled with removal of the theater seating, entry hallway, restrooms and mezzanine, creating a single level floor area and rebuilding the restrooms on the ground floor level. By converting the building to a regular retail store and/or commercial use, the need for additional emergency access to the mezzanine area and other potential upgrades to facilitate movie theater use of the property (similar to the repairs/renovations described in the Stresing Associates Assessment Report in April 2021) would be eliminated. Also, it should be noted that the property has additional open land or lot area, which would facilitate a patio and/or additional building area for the site.

In summary, the subject property is estimated to have a highest and best use as improved for the existing movie/theater use and/or, potentially, for an alternative retail and/or service use for the building. It is estimated that continued theater use of the building would require a greater investment or renovation costs, whereas, conversion of the property to regular retail/commercial building use could be achieved at a lower cost. Also, the highest and best use for the property could change depending upon detailed cost estimates/construction bids for the potential future work to keep the existing movie theater use and/or conversion of the building for alternative retail/commercial uses.

## APPRAISAL PROCESS

There are three basic approaches that may be used by appraisers in the estimation of market value. These three approaches provide data from the market from three different sources when all are available. These three approaches are the Cost Approach, the Income Approach and the Sales Comparison Approach. Normally, these three approaches will each indicate a different value. After all the factors in each of the approaches have been carefully weighed, the indications of value derived from each approach are reconciled to arrive at a final value estimate.

The appraisal analysis for the existing movie theater property applies the Income and Sales Comparison Approaches to market value. In addition, the appraisal provides a land value estimate for the theater parcel and separate library parcel and the Direct Land Sales Comparison Approach is applied in estimating the land value for the property. The analysis is as follows.

## LAND VALUE

The Direct Land Sales Comparison Approach is used to estimate the land value for the subject property. The subject site is directly compared with recent sales of similar properties in the downtown business district of High Springs that have recently sold. A search of recent land sales and building sales in downtown High Springs produced four comparable properties to compare with the subject parcel of land, as shown on the attached "Land Sales Table" and "Land Sales Map". The sale search generated one sale of a vacant parcel of land and three sales of improved properties to compare with the subject property.

Three of the sales, because they are for improved properties, involved land and building improvements. For these sales, the Land Residual Market Extraction Technique was applied to estimate the land value component of each of these properties. The Land Residual Technique involves estimating the depreciated improvement value associated with the improvements on the property that sold and then deducting this from the sales price to indicate the contributory land value of the sale, which is then expressed on a land value per square foot of land area. The Land Residual Technique is applied as shown on the attached "Land Residual Technique-Market Extraction Table".

## LAND VALUE (CONT'D)

The sales are described as Sale 1 (All Florida Antique Lot), which is a vacant lot located along Main Street, Sale 2 (Secret Garden Sale Building), Sale 3 (River Run Olive Oil Store) and Sale 4 (Lions Lair Store). These are all medium to smaller size parcels, with Sales 1 and 2 being about 0.344± acres and with Sales 3 and 4 being very small parcels of land of 0.066 to 0.108 acres. As shown on the attached "Land Residual Table", the single land sale (All Florida Antique Lot) indicated a price level of \$12.67 per square foot. Sales 2, 3 and 4 in which the Land Residual Technique was applied, indicated a land value of \$14.20 for The Secret Garden Sale, \$27.48 for the River Run Olive Oil Store Sale and \$18.51 per square foot for the Lions Lair Store Sale.

As was expected, the very small lots indicated relatively high price levels on a per square foot of land area basis of about \$18.51 up to \$27.48. The larger parcels containing 0.344± acres indicated lower price levels of around \$12.67 up to \$14.20 per square foot. This is fairly consistent with the marketplace where price levels on a per square foot basis tend to drop for larger parcels of land in comparison to smaller parcels.

As shown on the attached "Land Sales Table", the four sales are relatively recent transactions from June 2018 through June 2023. The sales indicated a price per square foot range from a low of \$12.67 up to \$27.48, with an average of \$18.21 per square foot. The three most comparable sales to the subject Priest Theatre Lot are estimated to be Sales 1, 2 and 3, with a direct comparison made, as shown on the attached "Land Sales Comparison Analysis Grid". As shown on the attached "Land Sales Analysis Grid", the sales are adjusted in comparison of the subject parcel of land with physical adjustments applied for location; access and visibility; utilities; parcel size; site configuration; topography; zoning; and any other necessary adjustments. On an overall basis, Sale 1 (All Florida Antique Lot) is estimated to be most comparable to the subject property for size and location. The sales were adjusted for market conditions in the land residual table, and as such, no adjustment for time or market conditions is applied in the "Land Sales Analysis Grid".

On an overall basis, the most comparable sale is estimated to be Sale 1 (All Florida Antique Lot), which is the most similar for size and location. This property, however, is estimated to be slightly inferior for location further away from the downtown area and also is estimated to have superior road frontage along Main Street. This sale indicated a net adjustment of minus 5 percent or \$12.04 per square foot.

Sale 2 (Secret Garden Sale) is a corner lot that is very similar to Sale 1, except it has slightly better site configuration as a corner lot in comparison to the subject property. This sale indicated a net adjustment of minus 10 percent or \$12.78 per square foot.

Sale 3 (River Run Olive Oil Store Lot) is a very small parcel of land that is superior to the subject property for access and visibility along Main Street, but is a substantially smaller lot with a large adjustment applied to account for this factor. This land sale indicated a net adjustment of minus 55 percent or \$12.37 per square foot.

As shown on the attached "Land Sales Analysis Grid", the theater portion of the subject property, containing 17,150 square feet, is estimated to be in an overall price per square foot range from \$12.04 to \$12.78, with an average of \$12.40 per square foot. A land value of \$12.40 is estimated for the subject property indicating an estimated land value of \$210,000 for the theater parcel portion of the property.

**Estimated Land Value – Theater Parcel**

**\$210,000**

#### LAND VALUE (CONT'D)




Immediately adjacent and northwest of the theater parcel is the Library District Parcel, which is a very small parcel of land containing 1,600± square feet. This is a very narrow lot being about 20 feet wide by 80 feet, which has very limited use as a standalone property. It is estimated that the Library District Parcel has very limited marketability due to its small size and that it would have its greatest appeal to the adjoining property owners, who may want to acquire the land to expand their existing lot or create a better lot configuration for their parcel. This property is estimated to have a land value at about 40 to 50 percent of the indicated value for the theater parcel estimated at about \$5.00 to \$6.20 per square foot.

Applying this to the 1,600± square feet included in the Library District Parcel indicates an overall land value range from a low of around \$8,000 up to \$9,920. The Library District Parcel is estimated to have a land value towards the middle of this range at \$9,000.

**Estimated Land Value – Library Parcel**

**\$9,000**

## Land Sales Table

Sale No.	Date	Property	Address	Sale Price	Supported Land Size		Zoning	Sale Price Per/SF±	
					SF±	Acrest±			
1		Jun-23	All Florida Antique Lot	18800 Blk. Main Street	\$190,000	15,000	0.344	C-2	\$12.67
2		Aug-20	Secret Garden Sale	18741 Main Street	\$213,000	15,000	0.344	C-2	\$14.20
3		Feb-21	Rivers Run Olive Oil Store	18627 Main Street	\$79,000	2,875	0.066	C-2	\$27.48
4		Jun-18	Lions Lair Store	18556 Main Street	\$87,000	4,700	0.108	C-2	\$18.51
				Sales Analysis :	Low	\$79,000	2,875	0.066	\$12.67
					High	\$213,000	15,000	0.344	\$27.48
					Average	\$142,250	9,394	0.216	\$18.21
Subject	Aug-23	Theatre Parcel	18575 NW 237th Street		17,150	0.394	C-2		
		Library Parcel			1,600	0.037	C-2		
					Total	18,750	0.430		
Note: Land value for sales 2,3 & 4 is estimated by the Land Residual Technique									

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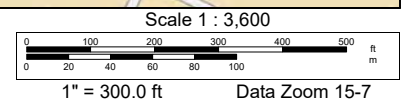
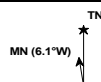
# Land Sales Map



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## Land Residual Technique - Market Extraction Table

### Priest Theatre

Sale	1	2	3	4
Property:	<u>All Florida Antique Lot</u>	<u>Secret Garden Sale</u>	<u>Rivers Run Olive Oil Store</u>	<u>Lions Lair Store</u>
Address:	18800 Blk. Main Street	18741 Main Street	18627 Main Street	18556 Main Street
Tax Parcel	00643-001-000	00596-000-000	00603-001-000	00630-000-000 & -001
Zoning:	C-2	C-2	C-2	C-2
Date of Sale:	6/21/2023	8/6/2020	2/10/2021	6/27/2018
Land Area SF:	15,000	15,000	2,875	4,700
Land Area Acres:	0.344	0.344	0.066	0.108
Building Area SF:	n/a	2,364	2,250	1,525
Building Year Built:	n/a	1929	1934	1900
Building Condition:	n/a	Good-Avg.	Average	Average
Sales Price Entire Property:	\$190,000	\$265,000	\$217,500	\$120,000
Time adjusted - see sales table (8/23)	\$190,000	\$288,850	\$233,813	\$138,300
Improvements Estimated Cost/SF:	n/a	\$134	\$138	\$141
Improvements Estimated Cost:	n/a	\$316,776	\$310,500	\$215,025
Estimated Economic Life/Years:	n/a	50	50	50
Estimated Effective Age/Years:	n/a	38	25	38
Indicated Depreciation %:	n/a	76.0%	50.0%	76.0%
Indicated Depreciation:	n/a	\$240,750	\$155,250	\$163,419
Estimated Contributory Value	\$0	\$76,026	\$155,250	\$51,606
Improvements (cost less depreciation):				
Improvement Value Per SF	n/a	\$32.16	\$69.00	\$33.84
Improvement Value % of Purchase Price:	0.0%	26.3%	66.4%	37.3%
Estimated Contributory Value Land:	\$190,000	\$212,824	\$78,563	\$86,694
Sales Price less contributory value improvements				
<b>Indicated Land Value - rounded:</b>	<b>\$190,000</b>	<b>\$213,000</b>	<b>\$79,000</b>	<b>\$87,000</b>
<b>Land Value % of Purchase Price:</b>	<b>100.0%</b>	<b>80.4%</b>	<b>36.3%</b>	<b>72.5%</b>
<b>Indicated Land Value per SF:</b>	<b>\$12.67</b>	<b>\$14.20</b>	<b>\$27.48</b>	<b>\$18.51</b>
<b>Comments:</b>	Existing parking lot	Building retained after sale and in use, 1 story building/retail use	Building retained after sale and in use, 1 story building/retail use	Building retained after sale and in use, 1 story building/retail use





Land Sales Comparison Analysis Grid							
Description	Priest Theatre Subject Site	Sale 1		Sale 2		Sale 3	
		All Florida Antique Lot		Secret Garden Sale		Rivers Run Olive Oil Store	
		Comparison	Adjustment	Comparison	Adjustment	Comparison	Adjustment
Date of Value/Sale	Aug-23	Jun-23		Aug-20		Feb-21	
Sale Price <sup>1</sup> :	n/a	\$190,000		\$213,000		\$79,000	
Parcel Size SF±	17,150	15,000		15,000		2,875	
Price Per/SF±	n/a	\$12.67		\$14.20		\$27.48	
Transactional Adjustments:							
Market Conditions	3%/Year +/-	Adjust up	0.0%	Adjust up	0.0%	Adjust up	0.0%
Adjusted Price/Acre			\$12.67		\$14.20		\$27.48
Other Transactional Adj.	None		0.0		0.0%		0.0
Total Transactional Adj.			\$12.67		\$14.20		\$27.48
Physical Considerations:							
Location:	NW 237th St.	Inferior	5.0%	Inferior	5.0%	Similar	0.0%
Access & Visibility	Secondary frontage	Superior	-10.0%	Superior	-10.0%	Superior	-10.0%
Utilities	City utilities	Similar	0.0%	Similar	0.0%	Similar	0.0%
Parcel Size SF	17,150	Similar	0.0%	Similar	0.0%	Smaller	-45.0%
Site Configuration	Slightly Irregular	Similar	0.0%	Corner	-5.0%	Similar	0.0%
Topography	Level	Similar	0.0%	Similar	0.0%	Similar	0.0%
Zoning	C-2	Similar	0.0%	Similar	0.0%	Similar	0.0%
Other	None	Similar	0.0%	Similar	0.0%	Similar	0.0%
<sup>1</sup> Cash equivalent sale price							
Total Net Adjustment			-5.0%	-10.0%		-55.0%	
Adjusted Sales Price/SF±			\$12.04	\$12.78		\$12.37	
<b><u>Subject Property - Theatre Parcel</u></b>		<div><div></div><div>Analysis Summary: Low \$12.04 High \$12.78 Average \$12.40</div></div>					
Parcel Size SF±	17,150						
Estimated Value Per/SF	\$12.40						
Indicated Land Value	\$212,660						
Rounded	\$210,000						
Land Value - Theatre Parcel	\$210,000	Estimated Land Value - Theatre Parcel		\$210,000			
		Estimated Land Value - Library Parcel					
		1,600 SF @	\$5.00	Per SF =	\$8,000 Low		
		1,600 SF @	\$6.20	Per SF =	\$9,920 High		
		Estimated Land Value - Library Parcel		\$9,000			
Note: The Library Parcel has very limited marketability due to its small size. The property has its greatest appeal to the adjacent property owners who may want to acquire the land to expand their existing lots.							

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## INCOME APPROACH

The Income Approach, as used for investment properties, has as its premise the estimation of the net income that can be generated by the subject property. This income is then capitalized in a manner that is commensurate with the risk and life expectancy of the improvements to indicate the present value of the income stream.

The subject property is an owner occupied/operated movie theater that recently has not been operated due to the Coronavirus pandemic over the timeframe of 2020 through 2022. The property is a special use facility designed specifically for movie theater use, as described in the report. Given the special use characteristics of the subject property for movie theater use, application of the Income Approach is problematic for the existing theater property. The perspective of the Income Approach is that the property would be converted to regular retail store/commercial building use, with an adjustment applied for the most probable cost to convert the property to this use.

Comparable rentals and sales of retail properties are available within the High Springs downtown area and also the City of Alachua downtown area to use for comparison purposes. Typically, rental terms for similar retail and/or commercial space in the High Springs area is on a modified gross basis. Modified gross rental terms typically call for the tenant to be responsible for their own utilities and interior maintenance of the building, with the landlord responsible for real estate taxes, insurance, maintenance of the exterior of the building and major building components, management, and any other miscellaneous expenses. Since the property is a single tenant facility, typically, the tenant is also responsible for yards and grounds and/or common area maintenance.

A search of the immediate downtown district of the City of High Springs produced four comparable retail rentals to compare with the subject property. These rentals are summarized as shown on the attached "Rental Table", with map and photographs. The four comparable rentals were research within the immediate subject neighborhood and downtown High Springs and are described as Rentals 1 and 2 (First Avenue Center), which is a retail center in High Springs, Rental 3 (retail store) along Main Street and Rental 4 (Barbershop Space) along US Highway 27. Rentals 3 and 4 are located in the immediate Downtown Business District, with Rentals 1 and 2 located further east to the subject property along US Highway 27.

As shown on the attached table, the rentals vary on a per square foot basis from a low of \$10.00 up to \$22.29, with an average of \$15.31 per square foot. The rentals vary significantly for overall unit size, with the two smaller rentals (Rentals 3 and 4) in the immediate Downtown Business District at the upper end of the range at \$18.00 to \$22.29 per square foot and with regular retail space (Rentals 1 and 2) located further from the downtown area being in the \$10.00 to \$10.96 per square foot range.

The subject Priest Theatre Building is a larger facility containing about 5,035± square feet of ground floor area that is located in the immediate downtown area. Taking into consideration the age, larger size, location and condition of the subject property, the commercial building is estimated to have a market rental towards the middle lower end of the range at \$12.50 per square foot.

Applying this amount to the subject building indicates an estimated gross rental income of \$62,938 per year. To the projected gross potential income is applied an estimated vacancy and collection loss on a long-term stabilized occupancy basis of 7 percent. Deducting vacancy and collection loss from the gross potential income indicates projected effective gross income of \$58,824.

From the projected effective gross income is deducted typical operating expenses including fixed and variable expenses. Fixed expenses include real estate taxes and insurance with variable expenses including yards and ground maintenance, utility expense, building reserves and maintenance, management, and miscellaneous expenses.

## INCOME APPROACH (CONT'D)

Real estate taxes are estimated consistent with the existing real estate tax expense for the subject property at about \$2,820 per year. Hazard insurance is estimated for the property at about \$1.00 per square foot of building area or \$5,035 per year. Given the single tenant characteristics of the property, the tenant would typically be responsible for yards and grounds or common area maintenance and, also, utility expense for the property. The owner would be responsible for building reserves and maintenance for major building components, including the roof cover, heating and air conditioning systems, and exterior of the structure. An amount is estimated for building reserves and maintenance of \$1.00 per square foot or \$5,035 per year. This building reserves and maintenance expense takes in consideration that the property would be converted to regular retail store/commercial building use with improvements/remodeling, as described in the improvement description section of the appraisal report. Management is estimated at about 5 percent effective gross income and miscellaneous expenses are estimated at about \$1,500 per year, mostly for professional fees and supplies.

As shown on the attached "Income Approach Summary Table", total operating expenses are estimated at about \$17,331 or about 29.5 percent of effective gross income. Conversely, the analysis indicates projected net operating income of \$41,493 or about 70.5 percent of effective gross income.

The projected net operating income is converted into a value conclusion by means of the income capitalization process. A market derived overall capitalization rate is estimated from recent sales of similar older retail buildings in the downtown Alachua and High Springs area. As shown on the "Market Sales Table" in the Sales Comparison Approach section of the report, five recent sales were included that are generally comparable to the subject property for age, condition and location either in downtown Alachua or downtown High Springs. These are all comparable older retail buildings that are in older historic areas of Alachua and High Springs that were in either average or good condition. The sales indicated an overall rate range from a low of 6.9 percent up to 7 percent, with an average of 6.9 percent.

The subject property, given its good to average condition (with remodeling) and age, is estimated to have an overall rate within the range estimated at 7 percent. Applying this amount to the projected net operating income indicates a value conclusion by income capitalization of \$592,757. The indicated value by income capitalization is after the property has been remodeled to regular retail store/commercial building use in a single-story format.

As described in the improvement description section of the appraisal report, the estimated repairs/renovation cost recommended by the appraiser for regular retail/commercial building use are summarized with total cost estimated at about \$290,000 or \$57.60 per square foot of ground floor area. Major components of replacement would include new heating and air conditioning systems, new roof cover, and other miscellaneous upgrades consistent with the estimates from the Stresing Associates Assessment Report, together with an estimate by the appraiser for the cost to convert the interior the building to regular retail store use. This would include demolition of the interior lobby, mezzanine, theater seating and stage, rebuilding the former restrooms on the ground floor of the building and, essentially, cleaning up and converting the space to retail store/commercial use similar to many of the other retail buildings in the downtown area of High Springs. This would create a larger open 5,035± square foot retail store for the subject property.

In order to estimate the "as is" value by the Income Approach, the \$290,000 cost for repairs/remodeling are deducted from the indicated value by income capitalization to indicate an "as is" market value by the Income Approach of \$303,000 (rounded). The calculation is summarized as shown on the attached "Income Approach Summary Table". In summary, the subject property is estimated to have a fee simple market value by the Income Approach of \$303,000.

**Estimated Market Value by Income Approach  
(Fee Simple/"As Is" Condition)**

**\$303,000**

## Rental Table

Rental No.	Property	Address	Rent SF/Yr	Equivalent Mod-Gross	Bld/Unit Size SF±	Lease Terms	Rent/ Month	Year Built	Comments
1	First Avenue Center	23352 W US 27 High Springs	\$10.96	\$10.96	2,300	Mod Gross	\$2,101	1997	Average retail space
2	First Avenue Center	23352 W US 27 High Springs	\$10.00	\$10.00	1,200	Mod Gross	\$1,000	1997	Average retail space
3	Retail Store	18646 Main St. #10, High Springs	\$18.00	\$18.00	800	Mod Gross	\$1,200	1967	Good-Avg.- remodeled
4	Barber Shop Space	23652 W Hwy. 27 High Springs	\$22.29	\$22.29	700	Mod Gross	\$1,300	1971	Good - remodeled
Analysis: Low			\$10.00	\$10.00	700		\$1,000	1967	
High			\$22.29	\$22.29	2,300		\$2,101	1997	
Average			\$15.31	\$15.31	1,250		\$1,400	1983	

Rentals 1 & 2



Rental 3



Rental 4



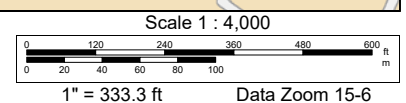
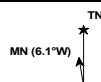
# Rental Map



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Gross Potential Income		M=Market rent; C= Contract rent			Annual	Per month		
Building Area - 1st Floor	M	5,035	SF± @	\$12.50 SF/YR	\$62,938	\$5,245		
Total Gross Rental Income		5,035	SF± @	\$12.50 SF/YR - Avg.	\$62,938	\$5,245		
Other Income:	Late fees, damage deposits, etc.			0.50%	\$315			
	Gross Potential Income			Per/Mo.	\$5,271	\$63,252	\$/SF GBA %	
Gross Potential Income					\$63,252	\$12.56	107.5%	
Less: Vacancy & Collection Loss								
	Stabilized Occupancy Basis			7.00%	\$4,428	\$0.88	7.5%	
Effective Gross Income					Per/Mo.	\$4,902	\$58,824	\$11.68 100.0%
Less: Typical Operating Expenses								
Fixed Expenses		GBA						
	Taxes	5,035	SF± @	\$0.56 /SF =	\$2,820	\$0.56	4.8%	
	Insurance	5,035	SF± @	\$1.00 /SF =	\$5,035	\$1.00	8.6%	
Variable Expenses								
	Yards & Grounds	Tenant pay's			\$0	\$0.00	0.0%	
	Utilities	Tenant pay's			\$0	\$0.00	0.0%	
	Building Reserves & Maintenance	5,035	SF± @	\$1.00 /SF =	\$5,035	\$1.00	8.6%	
	Management	5.00%			\$2,941	\$0.58	5.0%	
	Miscellaneous Expenses				\$1,500	\$0.30	2.5%	
Sub-Total Expenses					\$17,331	\$3.44	29.5%	
Net Operating Income (NOI)					\$41,493	\$8.24	70.5%	

Income Capitalization	\$41,493 NOI / 7.00% OAR	\$592,757	\$117.73
Adjustments : Repairs/Remodeling to retail store/commercial building use		-\$290,000	-\$57.60
Total		\$302,757	\$60.13
<b>Indicated Market Value by Income Approach - Fee Simple Interest</b>		<b>\$302,757</b>	
<b>Rounded</b>		<b>\$303,000</b>	\$60.18

## SALES COMPARISON APPROACH

The Sales Comparison Approach has as its premise a comparison of the subject property, on an overall basis, with recent sales of similar retail buildings that have sold in the subject market area. To the extent possible, the most recent market sales are considered to reflect current economic conditions in the local marketplace.

Market research was performed for recent available sales of comparable older retail properties that could be used for comparison purposes targeting comparable sales in proximity to the subject property. The sale search yielded five relatively recent sales, which are summarized on the enclosed "Market Sales Table 1" and "Sales Map".

The sale search for the subject property primarily targeted the downtown High Springs area for comparable older retail buildings and the next most comparable area being the downtown area of Alachua also in Northwest Alachua County. The search produced five comparable sales of similar retail buildings, all of which are older in age and in average to good condition. The comparable sales are described as Sale 1 (Gause Retail store) in Downtown Alachua, Sale 2 (Secret Garden Retail Store) in High Springs, Sale 3 (River Run Olive Oil Store) in Downtown High Springs, Sale 4 (Lions Lair Retail store) in Downtown High Springs and Sale 5 (Heal Retail Store) in Downtown Alachua.

To the extent possible the comparable sales are similar to the subject property for age, most having been built between 1900 and 1935, with an average year built of 1913. The sale search did turn up three relatively recent sales in the immediate Downtown High Springs area and two relatively recent sales from the downtown area of the City of Alachua, which is very similar to the High Springs downtown area. The sales are briefly described as follows, with detailed sales sheets and photographs included in the addenda of the appraisal report.

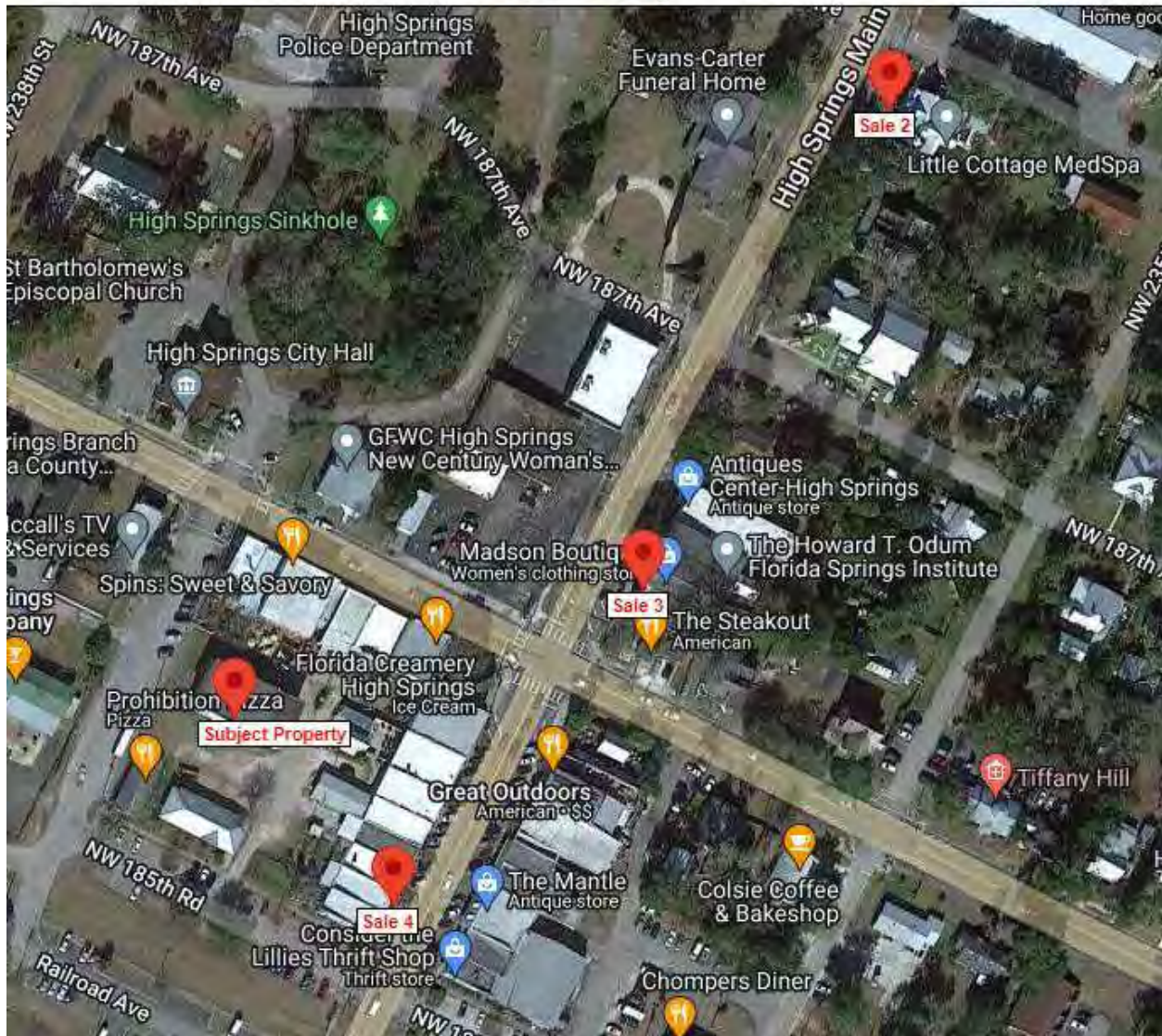
Improved Sale 1 is the Gause Retail Store located in the older downtown area of the City of Alachua at 14856 Main Street, Alachua, Florida. The store is situated on a small "footprint" lot with about 25 feet of frontage along Main Street in a row of attached buildings. The building was built in the early 1900s and has been renovated/remodeled several times over its life and was in good condition when it sold in January 2021. The store has about 1,551 square feet of area and sold for \$165,000 indicating a price level of about \$106.38 per square foot. The property had been listed for sale at \$173,000 and was on the market for about 13.2 months. The sale indicates an income capitalization rate of about 6.9 percent.

Improved Sale 2 is the Secret Garden Retail Store located in downtown area of the City of High Springs at 18741 Northwest Main Street, High Springs, Florida. The store is situated on a corner lot with good parking and was built in 1929 and has been renovated/remodeled several times over its life. The store was in overall good to average condition when it sold in August 2020 and has about 2,364 square feet of area. The property sold for \$265,000 indicating a price level of about \$112.10 per square foot. The property had been listed for sale at \$265,000 and was on the market for about 17 months when it was put under contract.

Improved Sale 3 is the River Run Olive Oil Store located in the older downtown area of the City of High Springs at 18627 Main Street, High Springs, Florida. The store is situated on a small "footprint" lot with about 31 feet of frontage along Main Street in a row of attached buildings. The building was built in 1934 and has been renovated/remodeled several times over its life and was in average condition when it sold in February 2021. The store has about 2,250 square feet of area and sold for \$217,500 indicating a price level of about \$96.67 per square foot. The property had been listed for sale at \$217,500 and was on the market for about 1.9 months when it was put under contract.

## SALES COMPARISON APPROACH (CONT'D)

### Sales Map



Improved Sale 4 is the Lions Lair Retail Store located in the older downtown area of the City of High Springs at 18556 North Main Street, High Springs, Florida. The store is situated on a small "footprint" lot with about 25 feet of frontage along Main Street in a row of attached buildings and there is rear land area used for parking and access to the building. The building was built in the early 1900s and has been renovated/remodeled several times over its life and was in average condition when it sold in June 2018. The store has about 1,525 square feet of area and sold for \$120,000 indicating a price level of about \$78.69 per square foot. The property had been listed for sale at \$130,000 and was on the market for about 2.2 months when it was put under contract. This sale indicates an income capitalization rate of about 6.9 percent.



## SALES COMPARISON APPROACH (CONT'D)

Improved Sale 5 is the Heal Retail Store located in the older downtown area of the City of Alachua at 14521 Main Street, Alachua, Florida. The store is situated on a small "footprint" lot with about 30 feet of frontage along Main Street in a row of attached buildings. The building was built in the early 1900s and has been renovated/remodeled several times over its life and was in average condition with the roof replaced prior to the sale in December 2018. The store has about 1,416 square feet of area and sold for \$138,000 indicating a price level of about \$97.46 per square foot. The property had been listed for sale at \$149,900 and was on the market for about 7.4 months when it sold. This sale indicated an overall capitalization rate of about 7.0 percent.



The five comparable sales researched from the City of High Springs and the City of Alachua generally consists of regular retail store and/or commercial building sales to compare with the subject property. The Sales Comparison Approach is applied to the subject property based upon the most probable conversion to regular retail store and/or commercial use, but also consideration is given to the unique design characteristics associated with the existing Priest Theatre configuration of the building improvements.

A sale search of the North Florida and Florida region did not produce any recent sales of older similar movie theater buildings in small communities to compare with the subject property. The sale search for older movie theater building facilities was expanded on a national basis to include sales and/or current listings of comparable theater properties. The sale/listing search produced five comparable sales and listings, mostly consisting of listings of theater properties in smaller communities.

## SALES COMPARISON APPROACH (CONT'D)

The theater sales are summarized as shown on the attached "Table 2 Theater Sales/Listings" and are described as Sale 1 (Egyptian Theater) in Delta, Colorado, Listing 2 (West Main Theater) in Laporte, Texas, Listing 3 (Elk Rapids Cinema) in Elk Rapids, Michigan, Listing 4 (Roxy Theater) in Montana and Listing 5 (Palace Theater) in Wolcott, New York. Generally these are similar size facilities that are older in age, built between 1927 to 1949, with an average year built in 1938. The properties varied in size anywhere from 4,800 up to 7,978, with an average of 6,388 square feet of building area. Most of these facilities were in "fair" or "fair to poor" condition, except for Sale 3 (Elk Rapids Cinema), which is in overall good to average condition and, as expected, established the upper end of the price per square foot range of the sales/listings.

The sales/listings varied from a low of \$220,000 up to \$500,000, with an average price level of about \$348,000 (rounded). On a per square foot basis, the sales/listings varied from \$28 up to \$97, with an average of about \$58 per square foot (rounded). The three most comparable properties are estimated to be Sale 1 and Listings 2 and 4 that average \$341,000 and with an average price level of \$55 per square foot (rounded).

## SALES ANALYSIS

The market sales from High Springs and Alachua were adjusted for time or market conditions at a rate of 3 percent per year to the August 2023 valuation timeframe. The most applicable unit of comparison is estimated to be the indicated price per square foot of building area. The sales indicated an adjusted price per square foot range from a low of \$91 up to \$122, with an average of \$109 per square foot (rounded). On an overall basis, these sales are comparable for age and condition, but, on average, were smaller sales containing 1,416 up to 2,364, with an average of 1,821 square feet per property. On an overall basis, the most comparable sales are the three most recent sales, including Sale 1 (Gause Retail Store), Sale 2 (Secret Garden Retail Store) in High Springs and Sale 3 (River Run Olive Oil Store) in High Springs.

A more detailed comparison is made for the subject property, applying adjustments to the most comparable sales. Physical adjustments are applied for location, visibility and access; building age and condition; quality/design; building size; and any other necessary adjustments.

Adjustments were applied to the three market sales in comparison with the subject property. Major adjustments include adjustments for building age and condition, with the subject property been in good to average condition after conversion to retail store space. Also, the subject property has a relatively low building to land area ratio of 29.4 percent when taking into consideration the adjacent vacant lot and/or site area. Sale 1 and sale 3 required relatively large adjustments to account for their higher building to land area ratios, with Sale 2 been fairly similar for building to land area ratio. On an overall basis, the sales indicated a net adjustment range from a low of \$116.69 up to \$125.52, with an average of \$119.88 per square foot.

The subject Priest Theatre Building, after conversion to regular retail store/commercial building use, is estimated to have a market value towards the middle of the range at \$120 per square foot. Applying this amount to the 5,035 square feet included in the ground floor area indicates a market value by the Price Per Square Foot Method of \$604,200.

As was performed in the Income Approach an adjustment is applied for the estimated repair/remodeling cost of \$290,000. The items of repair/remodeling are described in the property description section of the appraisal report. Deducting this amount from the estimated market value after remodeling indicates an "as is" market value by the Sales Comparison Approach of \$314,000.

### SALES ANALYSIS (CONT'D)

As shown, the estimated "as is" market value by the Sales Comparison Approach of \$314,000 equates to a price level of about \$62.36 per square foot of building area. This is the indicated price per square foot based upon the ground floor area only. As shown on the enclosed "Table 2 Theater Sale/Listings", the subject property is compared to the theater sale/listings on an overall gross building area including the mezzanine for total building area of about 6,335 square feet. This amount is very consistent with the average of the most comparable sales, which averaged about \$55.05 per square foot. This is in comparison to the overall market value by the Sales Comparison Approach of \$314,000 or about \$49.57 per square foot of gross building area, including the mezzanine. This price level on a per square foot basis is very consistent with the average of the sale/listings, particularly when taking into consideration that two of the most comparable properties are listings and not completed sales. In summary the "as is" market value by the Sales Comparison Approach of \$314,000 is estimated to be consistent with indicated price levels for similar older movie theater buildings in small communities across the United States.

In summary, the subject Priest Theatre Property has an estimated market value by the Sales Comparison Approach of \$314,000.




<b>Estimated Market Value by Sales Comparison Approach (Fee Simple/"As Is" Condition)</b>	<b>\$314,000</b>
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## Sales Table 1 - Retail/Commercial Buildings

Sale No.	Date	Property	Address	Sale Price <sup>1</sup>	Year Built	Condition	Building Size SF±	Bldg./ Land Ratio	OAR	Sale Price Per/SF	Time Adj. Aug-23 3.0%
<b>Sales - Retail/Commercial Buildings</b>											
1	Jan-21	Gause Retail Store	14856 N. Main St. Alachua	\$165,000	1900	Good	1,551	76.3%	6.9%	\$106.38	\$114.63
2	Aug-20	Secret Garden Retail Store	18741 N. Main St. High Springs	\$265,000	1929	Good-Avg.	2,364	16.0%	n/a	\$112.10	\$122.19
3	Feb-21	River Run Olive Oil Store	18627 N. Main St. High Springs	\$217,500	1934	Average	2,250	78.0%	n/a	\$96.67	\$103.92
4	Jun-18	Lions Lair Store	18556 N. Main St. High Springs	\$120,000	1900	Average	1,525	32.4%	6.9%	\$78.69	\$90.69
5	Dec-18	Heal Retail Store	14521 N. Main St. Alachua	\$138,000	1900	Average	1,416	29.5%	7.0%	\$97.46	\$111.10
Sales Analysis: Low				\$120,000	1900		1,416	16.0%	6.9%	\$78.69	\$90.69
High				\$265,000	1934		2,364	78.0%	7.0%	\$112.10	\$122.19
Average				\$181,100	1913		1,821	46.4%	6.9%	\$98.26	\$108.50
<div>  = Most comparable </div>											
Subject	Aug-23	Priest Theatre	18575 NW 237th Street		1910	Fair-poor	5,035	29.4%			
<div>     </div> <div>   </div>											
<div>  Subject Property <div> 1) Gause Retail Store 2) Secret Garden 3) River Run Store </div> <div> 4) Lions Lair Store 5) Heal Retail Store </div> </div>											
<sup>1</sup> Cash equivalent sale price											

Emerson Appraisal Company, Inc.

## Table 2 - Theatre Sales/Listings

							Building
Sale No.	Date	Property	Sale Price <sup>1</sup>	Year Built	Condition	Size SF±	Price Per/SF
1		Oct-22 Egyptian Theatre - Sale 452 Main St, Delta, CO	\$333,000	1928	Fair	6,250	\$53.28
2		Aug-23 West Main Theatre - Listing 430 W Main St. La Porte, TX	\$400,000	1949	Fair-poor	7,744	\$51.65
3		Aug-23 Elk Rapids Cinema - Listing 205 River St. Elk Rapids, MI	\$500,000	1940	Good-Avg.	5,170	\$96.71
4		Aug-23 Roxy Theatre - Listing 25 Main Ave. N Choteau, MT	\$289,000	1945	Average	4,800	\$60.21
5		Aug-23 Palace Theatre - Listing 12053 E Main St. Wolcott, NY	\$220,000	1927	Fair	7,978	\$27.58

Sales Comparison Analysis Grid									
Subject Property		Comparable 1		Comparable 2		Comparable 3			
Property Name	Priest Theatre	Gause Retail Store		Secret Garden Retail Store		River Run Olive Oil Store			
Location:	18575 NW 237th Street	14856 N. Main St. Alachua		18741 N. Main St. High Springs		18627 N. Main St. High Springs			
City:	High Springs	Alachua		High Springs		High Springs			
Submarket:	Downtown	Downtown		Downtown		Downtown			
Year Built:	1910	1900		1929		1934			
Condition:	Fair-poor	Good		Good-Avg.		Average			
Quality/Design:	Average/Average	Average/Average		Good/Average		Average/Average			
Bld. Area SF±	5,035	1,551		2,364		2,250			
Parking:	Adequate	Adequate		Adequate		Adequate			
Building to Land Ratio	29.4%	76.3%		16.0%		78.0%			
Date of Valuation/Sale:	8/22/2023	Jan-21		Aug-20		Feb-21			
Marketing time frame	Months	13.2		17.0		1.9			
Sale Price <sup>1</sup> :	-----	\$165,000		\$265,000		\$217,500			
Price Per SF±:	-----	\$106.38		\$112.10		\$96.67			
Market Conditions Adj.	3.0%/Yr.	See sales table		See sales table		See sales table			
Other Transactional Adj.		none		none		none			
Adjusted Sale Price		\$114.63		\$122.19		\$103.92			
¹ Cash equivalent sale price									
Physical Adjustments									
Location, Visibility & Access		Similar	0.0%	Superior	-5.0%	Superior	-5.0%		
Building Age/Condition      Good-Avg. after conversion to retail store space		Inferior	7.5%	Inferior	7.5%	Inferior	12.0%		
Quality/Design		Similar	0.0%	Similar	0.0%	Similar	0.0%		
Building Size (SF)		Smaller	-8.0%	Smaller	-4.0%	Smaller	-4.0%		
Other Adj.                      Surplus land - B/L ratio		Inferior	10.0%	Superior	-3.0%	Inferior	10.0%		
Other Adj.		Similar	0.0%	Similar	0.0%	Similar	0.0%		
Total Net Adjustment			9.5%		-4.5%		13.0%		
Adjusted Sales Price/SF±			\$125.52		\$116.69		\$117.43		
<b>Indicated Value Subject Property - After Conversion to Retail Store</b>									
Enclosed Building Area		5,035	Analysis Summary: Low    \$116.69						
Estimated Value Per/SF		\$120.00	High    \$125.52						
Indicated Fee Simple Value- after repairs		\$604,200	Average    \$119.88						
Other Adjustment - Repairs/Remodeling		<u>-\$290,000</u>	\$57.60 Per SF (see property description section of report)						
Indicated Value		\$314,200	Indicated "as is" value for regular retail store/commercial building use						
<b>Rounded</b>		<b>\$314,000</b>	Per SF Ground Floor Area						
		<b>\$62.36</b>	Per SF GBA (including mezzanine area)						
		<b>\$49.57</b>							



## Sales/Listings Photographs



Subject Priest Theatre



Subject Priest Theatre



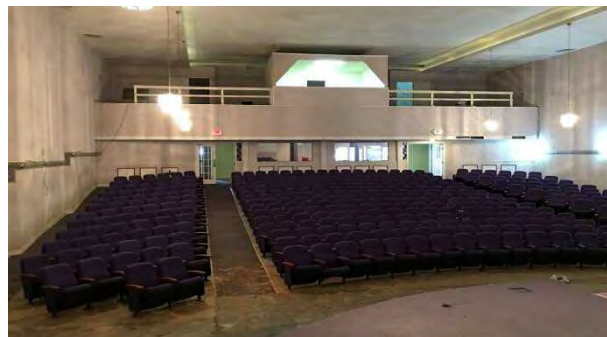
Sale 1) Egyptian Theatre, Delta, Co



Sale 1) Egyptian Theatre, Delta, CO



Listing 2) West Main Theatre, La Porte, TX



Listing 2) West Main Theatre, La Porte, TX

## Sales/Listings Photographs



Listing 3) Elk Rapids Cinema, Elk Rapids, MI



Listing 3) Elk Rapids Cinema, Elk Rapids, MI



Listing 4) Roxy Theatre, N Choteau, MT



Listing 4) Roxy Theatre, N Choteau, MT



Listing 5) Palace Theatre, Wolcott, NY



Listing 5) Palace Theatre, Wolcott, NY



#### RECONCILIATION AND FINAL VALUE CONCLUSION – PRIEST THEATRE PARCEL

As shown on the attached “Valuation Summary Table”, the fee simple “as is” market value for the subject property is estimated to be in an overall value range from a low of \$303,000, as indicated by the Income Approach, up to \$314,000, as indicated by the Sales Comparison Approach. On an overall basis, it is estimated that there is better data associated with the Sales Comparison Approach and with slightly more weight given to the Sales Comparison Approach, the subject property is estimated to have a market value towards the middle upper end of the range at \$310,000.

**Estimated Market Value – Priest Theatre Parcel** **\$310,000.00**  
**(Fee Simple “As Is” Condition, August 22, 2023)**

The property is estimated to have a typical exposure/marketing time of about 3 to 12 months.

#### LIBRARY DISTRICT PARCEL

In addition to the estimated market value for the theater parcel, a market value estimate is provided for the adjacent small Library District Parcel just northwest of the theater parcel. This is a very small parcel of land that has narrow configuration estimated at 20 feet with an 80 foot depth, which has very limited uses as a standalone property. This property would have its greatest appeal to the adjoining property owners who may want to acquire this land to expand their ownership and/or create a better site configuration.

Taking all of these factors into consideration, the Library District Parcel is estimated to have a market value of \$9,000.

**Estimated Market Value – Library District Parcel** **\$9,000.00**  
**(Fee Simple “As Is” Condition, August 22, 2023)**

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	<u>Indicated Value</u>
Value by Cost Approach	Approach not applied
Value by Income Approach	\$303,000
Value by Sales Comparison Approach	\$314,000

Separated as follows:	%	
Land	67.7%	\$210,000
Improvements	32.3%	\$100,000
FF & E - Portable	0.0%	\$0
Business Value	0.0%	\$0
Total	100.0%	\$310,000

Note: The Library Parcel has very limited marketability due to its small size. The property has its greatest appeal to the adjacent property owners who may want to acquire the land to expand their existing lots.

## **APPRAISAL CERTIFICATION**

I certify that, to the best of my knowledge and belief:

### **Required USPAP Disclosures:**

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment, except as follows: None.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. I have made a personal inspection (type of viewing described below) of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the person(s) signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated, see below.)

### **Financial Institution Disclosures:**

11. This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
12. The appraisers completing this analysis have complied with USPAP appraisal standards including the competency provision.

### **Appraisal Institute Disclosures:**

13. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
15. As of the date of this report, William Emerson, MAI, has completed the continuing education program of the Appraisal Institute.

Property: Priest Theatre  
18575 Northwest 237<sup>th</sup> Street  
High Springs, Alachua County, Florida 32643



William Emerson, MAI  
State Certified General Real Estate Appraiser RZ248  
Personally Viewed Interior and Exterior Property (8/22/23)

Rev. 7/20

## **SPECIAL APPRAISAL ASSUMPTIONS**

This appraisal analysis and conclusions are contingent upon the following Assumptions and/or Conditions. The use of these hypothetical conditions and extraordinary assumptions may have affected the value conclusions and other assignment results.

### **Hypothetical Conditions**

(That which is contrary to what exists but is supposed for purposes of analysis).

None.

### **Extraordinary Assumptions**

(An assumption directly related to a specific assignment which, if found to be false, could alter the appraiser's opinions or conclusions).

#### 1) **Survey/Title Search Information**

At time of appraisal, a current detailed land survey and/or title search information was not available. As such, actual lot size, status of any easements, encroachments and the final value conclusion could vary depending upon results of a current land survey and/or title search information.

## **GENERAL ASSUMPTIONS AND LIMITING CONDITIONS**

This appraisal has been made with the following assumptions and limiting conditions:

1. The conclusions and opinions expressed in this report apply to the date of value set forth in the report and letter of transmittal. The dollar amount of any value opinion or conclusion rendered or expressed in this report is based upon the economic period and purchasing power of the American dollar existing on the date of value.
2. The appraiser assumes no responsibility for economic, physical or demographic factors which may affect or alter the opinions in this report if said economic, physical or demographic factors were not present as of the date of the report and/or letter of transmittal accompanying this report. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions. The appraiser is not obligated to predict future political, economic or social trends.
3. In preparing this report, the appraiser was required to rely on information furnished by other individuals or found in previously existing records and/or documents. Unless otherwise indicated, such information is presumed to be reliable. However, no warranty, either express or implied, is given by the appraiser for the accuracy of such information and the appraiser assumes no responsibility for information relied upon later found to have been inaccurate. The appraiser reserves the right to make such adjustments to the analysis, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
4. No opinion as to the title of the subject property is rendered. Data related to ownership and legal description was obtained from County Public Records and/or the client and is considered reliable. Title is assumed to be good and marketable, unless otherwise stated, and free and clear of all liens, encumbrances, easements and restrictions, except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent property management, and available for its highest and best use.
5. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, ground water or structures that render the subject property more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
6. Unless otherwise stated, the subject property is appraised assuming it to be in full compliance with all applicable zoning and use regulations and restrictions, unless a non-conformity has been described in the appraisal report.
7. It is assumed that all required licenses, permits, certificates of occupancy, consents or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
8. No engineering surveys or studies have been made by the appraiser. All engineering studies or information provided by other sources is assumed to be correct. Except as specifically stated, data relative to size and area of the subject property was taken from sources considered reliable. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless expressly noted in the report.
9. No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials, except as is expressly stated.
10. Maps, drawings and other illustrative material in this report are included only to help the reader visualize the property. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced or used apart from the report.
11. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.



## **GENERAL ASSUMPTIONS AND LIMITING CONDITIONS**

12. The physical condition of the improvements is based upon visual viewing. No liability is assumed for the soundness of the structure, if any, since no engineering tests were made of the building.
13. The distribution, if any, of the total valuation in this report between land, improvements, equipment or any business value or good will applies only under the stated program of utilization. The separate values allocated for land, buildings and other components must not be used in conjunction with any other appraisal and are invalid if so used.
14. Possession of this report, or a copy of it, does not carry with it the right of publication. Without the written consent of the appraiser, this report may not be used for any purpose by any person other than the party to whom it is addressed. In any event, this report may be used only with proper written qualification and only in its entirety for its stated intended use.
15. The appraiser's duties, pursuant to his/her employment to make the appraisal, are complete upon delivery and acceptance of the appraisal report.
16. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
17. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the previous written consent of the appraiser and/or of the client; nor shall it be conveyed by any including the client to the public through advertising, public relations, news, sales or media, without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser, or a firm with which he is connected, or any reference to any professional society or institute or any initialed designations conferred upon with the appraiser.
18. The intended use of this appraisal report and the intended user(s) are described in the scope of work section of the appraisal. This appraisal may not be appropriate for other use(s) or user(s).
19. The appraiser has not been provided any information regarding the presence of any material or substance on or in any portion of the subject property or improvements thereon, which material or substance possesses or may possess toxic, hazardous and/or other harmful and/or dangerous characteristics. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property or in proximity that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.
20. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraiser(s) have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity of the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser(s) have no direct evidence relating to this issue, I (we) did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

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### **Improved Sale No. 1**

#### **Property Identification**

<b>Record ID</b>	840
<b>Property Type</b>	Retail, Retail Store
<b>Property Name</b>	Gause Retail Store
<b>Address</b>	14856 Main Street, Alachua, Alachua County, Florida 32615
<b>Location</b>	Downtown Alachua
<b>Tax ID</b>	03632-000-000
<b>Latitude, Longitude</b>	N29.791497, W-82.495740
<b>Market Type</b>	Retail Building

#### **Sale Data**

<b>Grantor</b>	Thomas & Patricia Gause
<b>Grantee</b>	Martin Samuel Brabham
<b>Sale Date</b>	January 15, 2021
<b>Deed Book/Page</b>	4852/377
<b>Property Rights</b>	Fee simple
<b>Marketing Time</b>	13.2 Months
<b>Conditions of Sale</b>	Arms length
<b>Financing</b>	Owner Finc. 1 year mtg. \$100,000 @ 5.0% Interest
<b>Sale History</b>	No sales within 3 years
<b>Verification</b>	Joan Sroka, Listing agent; 352-514-1258, December 17, 2020; Other sources: Public records & MLS, Confirmed by Bill Emerson

<b>Sale Price</b>	\$165,000
<b>Cash Equivalent</b>	\$165,000

#### **Land Data**

<b>Land Size</b>	0.043 Acres or 1,875 SF
<b>Front Footage</b>	25 ft Main Street;
<b>Zoning</b>	CBD Central Business District, Commercial General
<b>Topography</b>	Level
<b>Utilities</b>	City water, sewer & Electric

#### **General Physical Data**

<b>Building Name</b>	Retail Store
<b>Building Type</b>	Single Tenant
<b>Gross SF</b>	1,551
<b>Construction Type</b>	Masonry/wood frame
<b>Roof Type</b>	Shed
<b>HVAC</b>	Central system
<b>Sprinklers</b>	No
<b>Stories</b>	1
<b>Year Built</b>	1900 Actual age not known
<b>Condition</b>	Good

### **Improved Sale No. 1 (Cont.)**

#### **Income Analysis**

<b>Potential Gross Income</b>	\$18,000
<b>Vacancy</b>	\$900 Est. 5%
<b>Effective Gross Income</b>	\$17,100
<b>Expenses</b>	\$5,717
<b>Net Operating Income</b>	\$11,383

#### **Indicators**

<b>Sale Price/Gross SF</b>	\$106.38
<b>Floor Area Ratio</b>	0.83
<b>Land to Building Ratio</b>	1.20:1
<b>Occupancy at Sale</b>	0%
<b>Gross Income Multiplier</b>	9.17
<b>Eff. Gross Income Multiplier</b>	9.65
<b>Expenses/Sq. Ft.</b>	\$3.69
<b>Overall or Cap Rate</b>	6.9%
<b>Net Operating Income/Sq. Ft.</b>	\$7.34

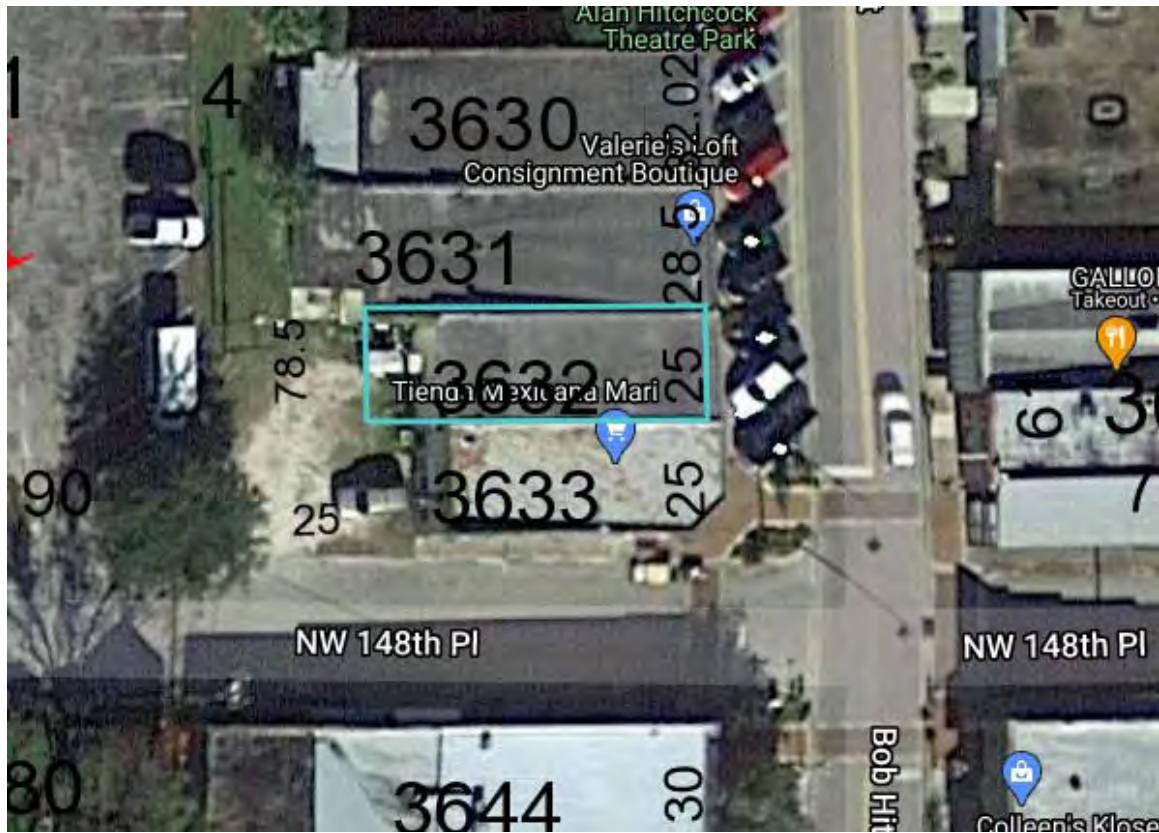
#### **Remarks**

This is the Gause Retail Store located in the older downtown area of the city of Alachua at 14856 Main Street Alachua, Florida. The store is situated on a small "foot print" lot with about 25 feet of frontage along Main Street in a row of attached buildings. The building was built in the early 1900's and has been renovated/remodeled several times over its life and was in good condition when it sold in January of 2021. The store has about 1,551 square feet of area and sold for \$165,000 indicating a price level of about \$106.38 per square foot. The property had been listed for sale at \$173,000 and was on the market for about 13.2 months. The sale indicates an Income Capitalization rate of about 6.9 percent.

**Improved Sale No. 1 (Cont.)**



Improved Sale No. 1 (Cont.)





## Improved Sale No. 2

### Property Identification

<b>Record ID</b>	842
<b>Property Type</b>	Retail, Retail Store
<b>Property Name</b>	Secret Garden Retail Store
<b>Address</b>	18741 N. Main Street, High Springs, Alachua County, Florida 32643
<b>Location</b>	Downtown High Springs
<b>Tax ID</b>	00596-000-000
<b>Latitude, Longitude</b>	N29.828496, W-82.595829
<b>Market Type</b>	Retail Building

### Sale Data

<b>Grantor</b>	Michael and Sharon Tugman
<b>Grantee</b>	Alachua Rentals, LLC
<b>Sale Date</b>	August 06, 2020
<b>Deed Book/Page</b>	4801/207
<b>Property Rights</b>	Fee simple
<b>Marketing Time</b>	17 Months
<b>Conditions of Sale</b>	Arms length
<b>Financing</b>	Cash Sale
<b>Sale History</b>	No sales within 3 years
<b>Verification</b>	Leslie Morgan, Listing agent; 352-339-5095, December 18, 2020; Other sources: Public records & MLS, Confirmed by Bill Emerson

<b>Sale Price</b>	\$265,000
<b>Cash Equivalent</b>	\$265,000

### Land Data

<b>Land Size</b>	0.344 Acres or 15,000 SF
<b>Front Footage</b>	Main Street;
<b>Zoning</b>	C-2 Commercial, Commercial General
<b>Topography</b>	Level
<b>Utilities</b>	City water, sewer & Electric

### General Physical Data

<b>Building Name</b>	Retail Store
<b>Building Type</b>	Single Tenant
<b>Gross SF</b>	2,364

<b>Construction Type</b>	Wood frame
<b>Roof Type</b>	Gable/metal
<b>Foundation</b>	Brick pier
<b>HVAC</b>	Central and window units
<b>Stories</b>	1
<b>Year Built</b>	1929
<b>Condition</b>	Good-Average

## Improved Sale No. 2 (Cont.)

### Indicators

<b>Sale Price/Gross SF</b>	\$112.10
<b>Floor Area Ratio</b>	0.16
<b>Land to Building Ratio</b>	6.25:1
<b>Occupancy at Sale</b>	0%

### Remarks

This is the Secret Garden Retail Store located in downtown area of the city of High Springs at 18741 Northwest Main Street High Springs, Florida. The store is situated on a corner lot with good parking and was built in 1929 and has been renovated/remodeled several times over its life. The store was in overall good to average condition when it sold in August 2020. The store has about 2,364 square feet of area and sold for \$265,000 indicating a price level of about \$112.10 per square foot. The property had been listed for sale at \$265,000 and was on the market for about 17 months when it was put under contract.



### Improved Sale No. 3

#### Property Identification

Record ID	982
Property Type	Retail, Retail Store
Property Name	Rivers Run Olive Oil Store
Address	18627 Main Street, High Springs, Alachua County, Florida 32643
Location	Downtown High Springs
Tax ID	00603-001-000
Latitude, Longitude	N29.827277, W-82.596512
Market Type	Retail Building

#### Sale Data

Grantor	River Run Olive Oil Company, Inc.
Grantee	Dae Jung Kim, LLC
Sale Date	February 10, 2021
Deed Book/Page	4859/296
Property Rights	Fee simple
Marketing Time	1.9 Months
Conditions of Sale	Arms length
Financing	Cash Sale
Sale History	12/28/2015 \$175,000 OR 4401/1662
Verification	Brian Oen, Listing agent; 352-494-2100, December 01, 2022; Other sources: Public records & MLS, Confirmed by Bill Emerson

Sale Price	\$217,500
Cash Equivalent	\$217,500

#### Land Data

Land Size	0.066 Acres or 2,875 SF
Front Footage	31 ft Main Street;
Zoning	C-2 Commercial, Commercial General
Topography	Level
Utilities	City water, sewer & electric

#### General Physical Data

Building Name	Retail Building
Building Type	Single Tenant
Gross SF	2,250
Construction Type	Masonry & wood frame
Roof Type	Shed/membrane cover
HVAC	Central HVAC
Stories	1
Floor Height	10
Year Built	1934
Condition	Average

### Improved Sale No. 3 (Cont.)

#### Indicators

<b>Sale Price/Gross SF</b>	\$96.67
<b>Floor Area Ratio</b>	0.78
<b>Land to Building Ratio</b>	1.28:1
<b>Occupancy at Sale</b>	0%

#### Remarks

This is the River Run Olive Oil Store located in the older downtown area of the city of High Springs at 18627 Main Street High Springs, Florida. The store is situated on a small "foot print" lot with about 31 feet of frontage along Main Street in a row of attached buildings. The building was built in 1934 and has been renovated/remodeled several times over its life and was in average condition when it sold in February 2021. The store has about 2,250 square feet of area and sold for \$217,500 indicating a price level of about \$96.67 per square foot. The property had been listed for sale at \$217,500 and was on the market for about 1.9 months when it was put under contract.





### Improved Sale No. 3 (Cont.)





## Improved Sale No. 4

### Property Identification

<b>Record ID</b>	841
<b>Property Type</b>	Retail, Retail Store
<b>Property Name</b>	Lions Lair Retail Store
<b>Address</b>	18556 N. Main Street, High Springs, Alachua County, Florida 32643
<b>Location</b>	Downtown High Springs
<b>Tax ID</b>	00630-000-000 & 00630-001-000
<b>Latitude, Longitude</b>	N29.826300, W-82.597402
<b>Market Type</b>	Retail Building

### Sale Data

<b>Grantor</b>	Richard Melvin and Jennifer Melvin
<b>Grantee</b>	LL Swim Building, LLC
<b>Sale Date</b>	June 27, 2018
<b>Deed Book/Page</b>	4611/898
<b>Property Rights</b>	Fee simple
<b>Marketing Time</b>	2.2 Months
<b>Conditions of Sale</b>	Arms length
<b>Financing</b>	Cash Sale
<b>Sale History</b>	No sales within 3 years
<b>Verification</b>	John Caldwell, Listing agent; 352-339-3202, December 17, 2020; Other sources: Public records & MLS, Confirmed by Bill Emerson

<b>Sale Price</b>	\$120,000
<b>Cash Equivalent</b>	\$120,000

### Land Data

<b>Land Size</b>	0.108 Acres or 4,700 SF
<b>Front Footage</b>	25 ft Main Street;
<b>Zoning</b>	C-2 Commercial, Commercial General
<b>Topography</b>	Level
<b>Utilities</b>	City water, sewer & Electric

### General Physical Data

<b>Building Name</b>	Retail Store
<b>Building Type</b>	Single Tenant
<b>Gross SF</b>	1,525

<b>Construction Type</b>	Masonry & wood frame
<b>Roof Type</b>	Shed/metal
<b>Foundation</b>	Concrete/brick
<b>HVAC</b>	Central HVAC
<b>Stories</b>	1
<b>Year Built</b>	1900 Actual year built unknown
<b>Condition</b>	Average

#### **Improved Sale No. 4 (Cont.)**

##### **Income Analysis**

<b>Potential Gross Income</b>	\$15,600
<b>Vacancy</b>	\$780 Est. 5%
<b>Effective Gross Income</b>	\$14,820
<b>Expenses</b>	\$6,494
<b>Net Operating Income</b>	\$8,326

##### **Indicators**

<b>Sale Price/Gross SF</b>	\$78.69
<b>Floor Area Ratio</b>	0.32
<b>Land to Building Ratio</b>	3.13:1
<b>Occupancy at Sale</b>	0%
<b>Gross Income Multiplier</b>	7.69
<b>Eff. Gross Income Multiplier</b>	8.10
<b>Expenses/Sq. Ft.</b>	\$4.26
<b>Overall or Cap Rate</b>	6.94%
<b>Net Operating Income/Sq. Ft.</b>	\$5.46

##### **Remarks**

This is the Lions Lair Retail Store located in the older downtown area of the city of High Springs at 18556 North Main Street High Springs, Florida. The store is situated on a small "foot print" lot with about 25 feet of frontage along Main Street in a row of attached buildings and there is rear land area used for parking and access to the building. The building was built in the early 1900's and has been renovated/remodeled several times over its life and was in average condition when it sold in June of 2018. The store has about 1,525 square feet of area and sold for \$120,000 indicating a price level of about \$78.69 per square foot. The property had been listed for sale at \$130,000 and was on the market for about 2.2 months when it was put under contract. The sale indicates an Income Capitalization rate of about 6.9 percent.

**Improved Sale No. 4 (Cont.)**



### **Improved Sale No. 5**

#### **Property Identification**

<b>Record ID</b>	839
<b>Property Type</b>	Retail, Retail Store
<b>Property Name</b>	Heal Retail Store
<b>Address</b>	14521 Main Street, Alachua, Alachua County, Florida 32615
<b>Location</b>	Downtown Alachua
<b>Tax ID</b>	03697-001-000
<b>Latitude, Longitude</b>	N29.788351, W-82.495616
<b>Market Type</b>	Retail Building

#### **Sale Data**

<b>Grantor</b>	Celine Rosemary Crane
<b>Grantee</b>	Heal Y&M, LLC
<b>Sale Date</b>	December 03, 2018
<b>Deed Book/Page</b>	4648/775
<b>Property Rights</b>	Fee simple
<b>Marketing Time</b>	7.4 Months
<b>Conditions of Sale</b>	Arms length
<b>Financing</b>	Cash sale
<b>Sale History</b>	No sales within 3 years
<b>Verification</b>	Jay Rist, Listing agent; 352-375-1002, December 17, 2020; Other sources: Public records & MLS, Confirmed by Bill Emerson

<b>Sale Price</b>	\$138,000
<b>Cash Equivalent</b>	\$138,000

#### **Land Data**

<b>Land Size</b>	0.110 Acres or 4,792 SF
<b>Front Footage</b>	30 ft Main Street;
<b>Zoning</b>	CBD Central Business District, Commercial General
<b>Topography</b>	Level
<b>Utilities</b>	City water, sewer & Electric

#### **General Physical Data**

<b>Building Name</b>	Retail Store
<b>Building Type</b>	Single Tenant
<b>Gross SF</b>	1,416
<b>Construction Type</b>	Masonry/wood frame
<b>Roof Type</b>	Shed
<b>Foundation</b>	Concrete/brick
<b>HVAC</b>	Central HVAC
<b>Stories</b>	1
<b>Year Built</b>	1900 exact age not know
<b>Condition</b>	Average

### **Improved Sale No. 5 (Cont.)**

#### **Income Analysis**

<b>Potential Gross Income</b>	\$18,000
<b>Vacancy</b>	\$900 Est. 5%
<b>Effective Gross Income</b>	\$17,100
<b>Expenses</b>	\$7,435
<b>Net Operating Income</b>	\$9,665

#### **Indicators**

<b>Sale Price/ SF</b>	\$97.46
<b>Floor Area Ratio</b>	0.30
<b>Land to Building Ratio</b>	3.33:1
<b>Occupancy at Sale</b>	100%
<b>Gross Income Multiplier</b>	7.67
<b>Eff. Gross Income Multiplier</b>	8.07
<b>Expenses/Sq. Ft.</b>	\$5.25
<b>Overall or Cap Rate</b>	7%
<b>Net Operating Income/Sq. Ft.</b>	\$6.83

#### **Remarks**

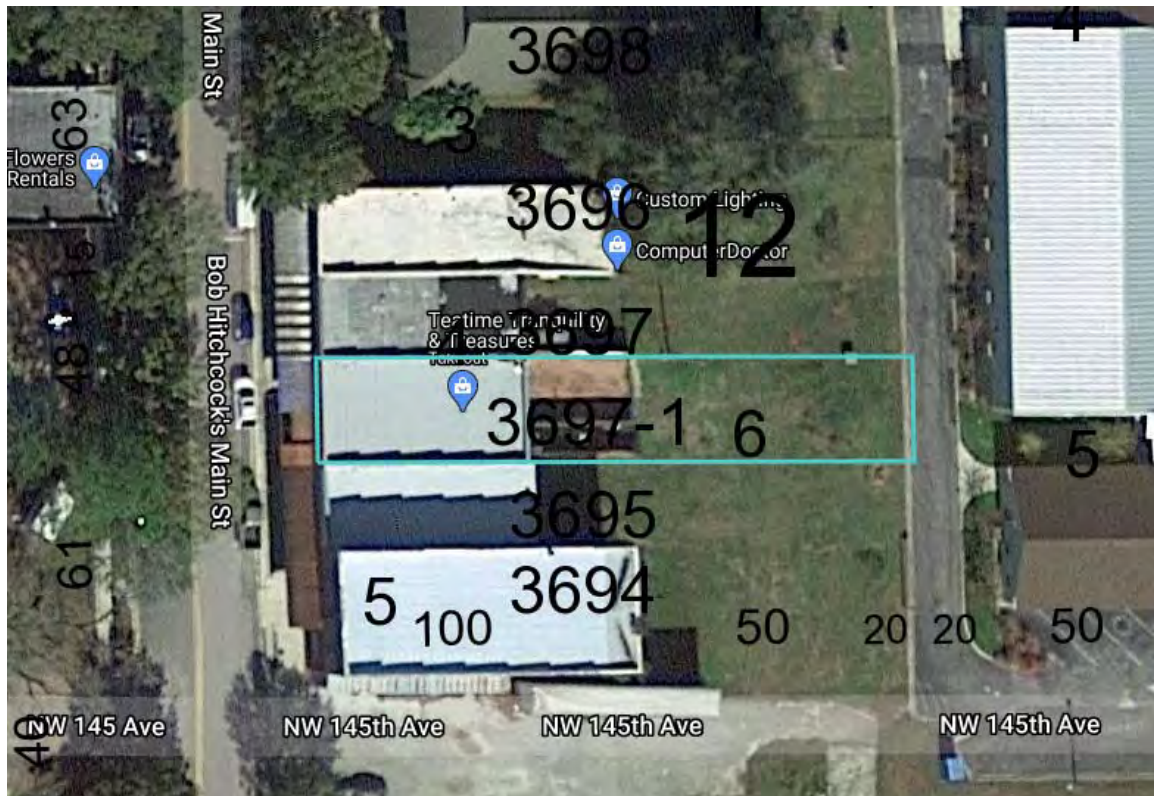
This is the Heal Retail Store located in the older downtown area of the city of Alachua at 14521 Main Street Alachua, Florida. The store is situated on a small "foot print" lot with about 30 feet of frontage along Main Street in a row of attached buildings. The building was built in the early 1900's and has been renovated/remodeled several times over its life and was in average condition with the roof replaced prior to the sale in December of 2018. The store has about 1,416 square feet of area and sold for \$138,000 indicating a price level of about \$97.46 per square foot. The property had been listed for sale at \$149,900 and was on the market for about 7.4 months when it sold.



**Improved Sale No. 5 (Cont.)**



Improved Sale No. 5 (Cont.)



12.50  
70  
19.20

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 3325988 2 PG(S)  
3/25/2021 4:24 PM  
BOOK 4872 PAGE 1940  
J.K. JESS IRBY, ESQ.  
Clerk of the Court, Alachua County, Florida  
ERECORDED Receipt # 1003761  
Doc Stamp-Mort: \$0.00  
Doc Stamp-Deed: \$0.70  
Intang. Tax: \$0.00

Prepared by and return to:  
**Kelley D. Jones**  
**Attorney at Law**  
**Kelley D. Jones, P.A.**  
**4110 NW 37th Place Suite B**  
**Gainesville, FL 32606**  
**352-377-2004**  
**File Number: 20-319**

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 12 day of **November, 2020** between **Mitchell Edward Sands, a married man conveying non-homestead property** whose post office address is **411 Muskrat Valley Lane, Franklin, NC 28734**, grantor, and **Bobby Sheffield and Janice Sheffield, husband and wife and Archie Alan Alligood and Janet Sheffield Alligood, husband and wife, as joint tenants with the right of survivorship, and not as tenants in common** whose post office address is **19606 NW 202nd Street., High Springs, FL 32643**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

**The South 5 feet of the North 25 feet of Lot 8, Block 15, G.E. FOSTER'S ADDITION TO HIGH SPRINGS, according to the map or plat thereof as recorded in Plat Book A, Page 6, Public Records of Alachua County, Florida, LESS the East 10 feet thereof.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: William Charles Brown

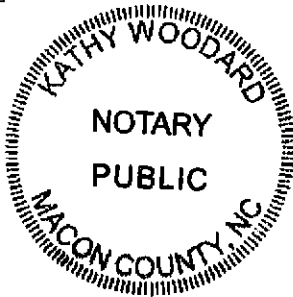
[Signature]  
Witness Name: Lincoln Spence

[Signature] (Seal)  
Mitchell Edward Sands

State of North Carolina  
County of Macon

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of November, 2020 by Mitchell Edward Sands, who ☐ are personally known or ☒ have produced a driver's license as identification. Produced NC Drivers License

[Notary Seal]



[Signature]  
Notary Public

Printed Name: Kathy Woodard

My Commission Expires: May 2, 2022

Record & Return To:  
Darryl J. Tompkins, Esq.  
Darryl J. Tompkins, P.A.  
P.O. Box 519  
Alachua, FL 32616

Doc Stamp-Deed: \$0.70



Parcel ID Number: 00633-000-000

## Warranty Deed

This Indenture, Made this 18 day of June, 2015 A.D., **Between**

BOBBY SHEFFIELD AND JANICE SHEFFIELD, HIS WIFE

of the County of Alachua, State of Florida, **Grantor**, and

whose address is: 26928 N.W. 130<sup>TH</sup> Avenue, High Springs, Florida 32643-3925

BOBBY SHEFFIELD AND JANICE SHEFFIELD, HUSBAND AND WIFE, 50% INTEREST AND  
ARCHIE ALAN ALLIGOOD AND JANET SHEFFIELD ALLIGOOD, HUSBAND AND  
WIFE, 50% INTEREST ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

of the County of Alachua, State of Florida, **Grantee**

**Witnesseth** that the GRANTOR, for and in consideration of the sum of TEN & NO/100 (\$10.00), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S successors and assigns forever, the following described land, situate, lying and being in the County of Alachua, State of Florida to wit:

See Attached Exhibit "A"

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
- C. Taxes for the year 2015 and subsequent years.

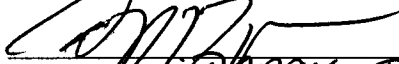
Title to the lands described herein has not been examined by Darryl J. Tompkins, P.A. and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quality of lands included therein, the location of boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances. (This instrument was prepared based solely upon information provided by grantor and grantee.)


and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

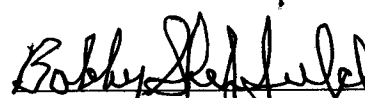
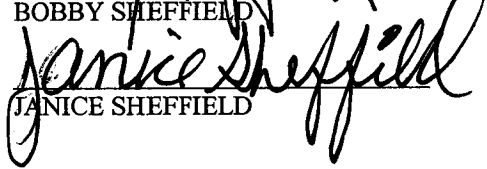


In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


  
Printed Name: DARRYL J. TOMPKINS

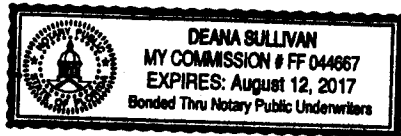
  
Printed Name: Deana Sullivan

  
BOBBY SHEFFIELD  
  
JANICE SHEFFIELD

STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 18 day of June, 2015, by Bobby Sheffield and Janice Sheffield, husband and wife, who are personally known to me or have produced their driver's licenses as identification.

  
Notary Public State of Florida  
Printed Name: Deana Sullivan  
My Commission Expires: August 12, 2017



**EXHIBIT A**

The North 25 feet of Lot 7 and Lot 8 less the North 25 feet of the West 80 feet of Lot 8, Block 15 of G.E. Foster's Addition to the City of High Springs, Florida, said lots lying and being in the North one-half of the North one-half of Section 3, Township 8 South, Range 17 East, as per plat thereof, recorded in Plat Book "A", page 6 of the public records of Alachua County, Florida.

[Sign Up for Property Watch](#)

## Parcel Summary

[Click Here to Open Cyclomedia Viewer in a New Tab](#)


**Parcel ID** 00633-000-000  
**Prop ID** 3138  
**Location Address** 18575 NW 237TH ST  
 HIGH SPRINGS, FL 32643  
**Neighborhood/Area** 257100.81  
**Subdivision** G.M.WHETSTONE EST.ADDN TO H.S.  
**Legal Description** G E FOSTER ADDN PB A-6 LOT 8 LESS N 20 FT OF W 80 FT BK  
 15 ALSO N 25 FT OF LOT 7 BK 15 OR 864/245 & OR  
 1629/2813 & OR 4358/2349  
 (Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** THEATER (03200)  
**Sec/Twp/Rng** 03-08-17  
**Tax Area** HIGH SPRINGS (5700)  
**Acres** 0.28  
**Homesteaded** False

[View Map](#)

## Millage Rate Value

Millage Rate: 22.1087

## Owner Information

ALLIGOOD & SHEFFIELD ET UX  
 19606 NW 202ND ST  
 HIGH SPRINGS, FL 32643

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$51,668	\$51,668	\$51,668	\$51,668	\$52,100
Land Value	\$60,000	\$60,000	\$60,000	\$60,000	\$120,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$111,668	\$111,668	\$111,668	\$111,668	\$172,100
Assessed Value	\$111,668	\$111,646	\$111,608	\$111,574	\$129,470
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$111,668	\$111,646	\$111,608	\$111,574	\$129,470
Maximum Save Our Homes Portability	\$0	\$22	\$60	\$94	\$42,630

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

## TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

## Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
3200	THEATER	0.28	12196.8	80	150	C2

## Building Information

Type	THEATER	Heat	ELECTRIC
Total Area	5,000	HC&V	FORCED AIR
Heated Area	4,100	HVAC	CENTRAL
Exterior Walls	CB STUCCO; COMMON BRICK	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	MINIMUM	Total Rooms	2-Rooms
Roof Type	SHED	Stories	1.0
Frame	MASONRY	Actual Year Built	1929
Floor Cover	CARPET; PINE/SOFT WOOD	Effective Year Built	1960

Type	SOH MISC	Heat	
Total Area	543	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1987

## Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	4,100	2	6100	THEATER
FAT	FINISHED ATTIC	900	2	6100	THEATER

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3800	DRIVE/WALK	543		C1	COMM

## Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/12/2020	\$100	WD	4872	1940	Unqualified (U)	Improved	ALLIGOOD ARCHIE ALAN & JANET S		<a href="#">Link (Clerk)</a>
6/18/2015	\$100	WD	4358	2349	Unqualified (U)	Improved	* SHEFFIELD BOBBY JANICE ..ADD	ALLIGOOD ARCHIE ALAN & JANET S	<a href="#">Link (Clerk)</a>
6/1/1986	\$36,400	WD	1629	2813	Qualified (Q)	Improved		* SHEFFIELD BOBBY JANICE	<a href="#">Link (Clerk)</a>
12/1/1984	\$100	DD	1580	2301	Unqualified (U)	Vacant		* UNASSIGNED	<a href="#">Link (Clerk)</a>
12/1/1984	\$50,000	WD	1580	2202	Qualified (Q)	Improved		* UNASSIGNED	<a href="#">Link (Clerk)</a>

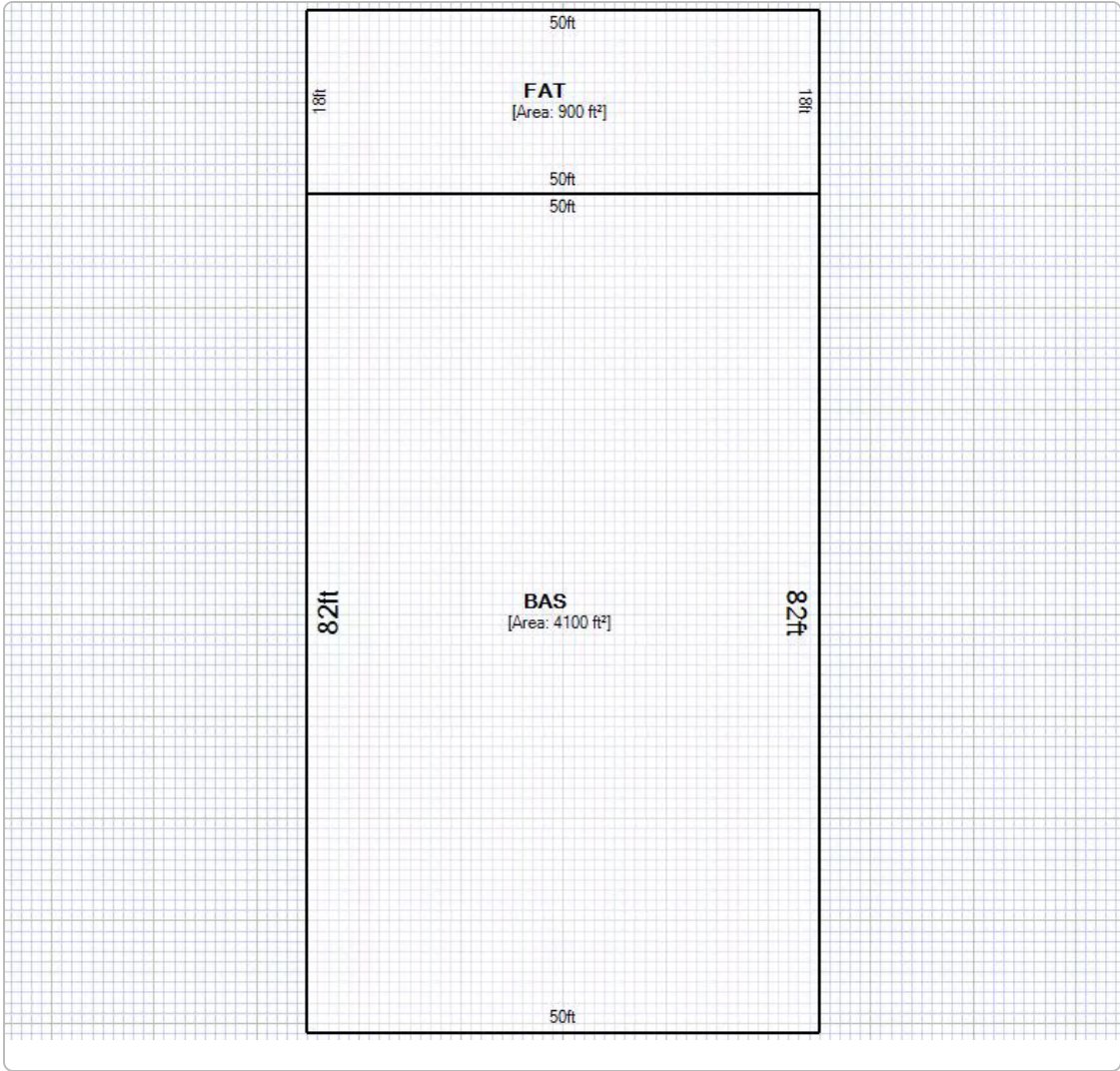
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

## Permits

Permit Number	Type	Primary	Active	Issue Date	Value
U2013-2232	COMM REMODEL PERMIT	Yes	No	8/26/2013	\$13,000
U2013-2152	MECHANICAL	Yes	No	7/15/2013	\$2,000

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

## Sketches



Map



No data available for the following modules: Extra Features, Photos.



This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

[Last Data Upload: 8/10/2023, 3:39:51 AM](#)

[Contact Us](#)

Developed by



ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
00633 000 000	18575 NW 237TH ST	5700

ALLIGOOD & SHEFFIELD ET UX  
19606 NW 202ND ST  
HIGH SPRINGS, FL 32643

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.7662	111,668	0	111,668	867.24
LIBRARY GENERAL	1.0565	111,668	0	111,668	117.98
SCHOOL CAP PROJECT	1.5000	111,668	0	111,668	167.50
SCHOOL DISCRNRY & CN	0.7480	111,668	0	111,668	83.53
SCHOOL GENERAL	3.2500	111,668	0	111,668	362.92
SCHOOL VOTED	1.0000	111,668	0	111,668	111.67
CHILDREN'S TRUST	0.4612	111,668	0	111,668	51.50
SUWANNEE RIVER WATER MGT DIST	0.3368	111,668	0	111,668	37.61
CITY OF HIGH SPRINGS	5.9900	111,668	0	111,668	668.89
TOTAL MILLAGE 22.1087					AD VALOREM TAXES \$2,468.84

LEGAL DESCRIPTION
G E FOSTER ADDN PB A-6 LOT 8 LESS N 20 FT OF W 80 FT BK 15 ALSO N 25 FT OF LOT 7 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
801 BOCC SOLID WASTE MGMT	1.000	@ 20.4700	20.47
570 HIGH SPRINGS FIRE	1.000	Varies	450.00
NON-AD VALOREM ASSESSMENTS			\$470.47

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$2,939.31

IF PAID BY PLEASE PAY	Feb 28, 2023 \$0.00				
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**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

2022 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

3138

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
00633 000 000	18575 NW 237TH ST

ALLIGOOD & SHEFFIELD ET UX  
19606 NW 202ND ST  
HIGH SPRINGS, FL 32643

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Feb 28, 2023	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT  
[www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!

[Sign Up for Property Watch](#)

## Parcel Summary

[Click Here to Open Cyclomedia Viewer in a New Tab](#)


**Parcel ID** 00634-000-000  
**Prop ID** 3139  
**Location Address** 18581 NW 1ST ST  
**Neighborhood/Area** 222100.99  
**Subdivision** G.M.WHETSTONE EST.ADDN TO H.S.  
**Legal Description** G E FOSTER ADDN PB A-6 N 20 FT OF W 60 FT OF LOT 8 BK 15 OR 1186/227 OLD PUBLIC LIBRARY  
 (Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** MUNICIPAL VACANT/XFEATURE (08050)  
**Sec/Twp/Rng** 03-08-17  
**Tax Area** HIGH SPRINGS (5700)  
**Acres** 0.03  
**Homesteaded** False

[View Map](#)

## Millage Rate Value

Millage Rate: 22.1087

## Owner Information

[CITY OF HIGH SPRINGS OLD PUBLIC LIBRARY](#)  
 ALACHUA CTY LIBRARY DISTRICT  
 401 E UNIVERSITY AVE HIGH SPRINGS  
 BRANCH LIBRARY  
 GAINESVILLE, FL 32601

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Assessed Value	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Exempt Value	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Taxable Value	\$0	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

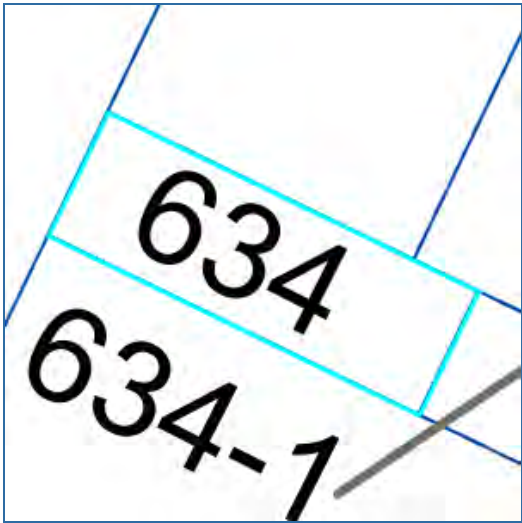
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
8901	MUNICIPALLY OWNED	0.03	1306.8	20	60	C2

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
U2008-0670	SERVICE UPGRADE	Yes	No	7/3/2008	\$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



No data available for the following modules: TRIM Notice, Building Information, Sub Area, Extra Features, Sales, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser’s Office assumes no legal responsibility for the information contained herein.  
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[Last Data Upload: 8/10/2023, 3:39:51 AM](#)

Contact Us



ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
00634 000 000	18581 NW 1ST ST	5700

CITY OF HIGH SPRINGS OLD PUBLIC  
LIBRARY  
ALACHUA CTY LIBRARY DISTRICT  
401 E UNIVERSITY AVE HIGH SPRINGS  
BRANCH LIBRARY  
GAINESVILLE, FL 32601

EXEMPTIONS:  
MUNICIPAL PROPERTY



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.7662	6,000	6,000	0	0.00
LIBRARY GENERAL	1.0565	6,000	6,000	0	0.00
SCHOOL CAP PROJECT	1.5000	6,000	6,000	0	0.00
SCHOOL DISCRNRY & CN	0.7480	6,000	6,000	0	0.00
SCHOOL GENERAL	3.2500	6,000	6,000	0	0.00
SCHOOL VOTED	1.0000	6,000	6,000	0	0.00
CHILDREN'S TRUST	0.4612	6,000	6,000	0	0.00
SUWANNEE RIVER WATER MGT DIST	0.3368	6,000	6,000	0	0.00
CITY OF HIGH SPRINGS	5.9900	6,000	6,000	0	0.00
TOTAL MILLAGE					22.1087
AD VALOREM TAXES					\$0.00

LEGAL DESCRIPTION
G E FOSTER ADDN PB A-6 N 20 FT OF W 60 FT OF LOT 8 BK 15 OR 1186/227 OLD PUBLIC See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			
			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$0.00

IF PAID BY PLEASE PAY	Aug 31, 2023 \$0.00				
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**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

2022 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

3139

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
00634 000 000	18581 NW 1ST ST

CITY OF HIGH SPRINGS OLD PUBLIC  
LIBRARY  
ALACHUA CTY LIBRARY DISTRICT  
401 E UNIVERSITY AVE HIGH SPRINGS  
BRANCH LIBRARY

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT  
[www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Aug 31, 2023	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

Please Retain this Portion for your Records. Receipt Available Online.



[Sign Up for Property Watch](#)

## Parcel Summary

[Click Here to Open Cyclomedia Viewer in a New Tab](#)


**Parcel ID** 00634-001-000  
**Prop ID** 3140  
**Location Address** UNASSIGNED LOCATION RE  
**Neighborhood/Area** 222100.99  
**Subdivision** G.M.WHETSTONE EST.ADDN TO H.S.  
**Legal Description** G E FOSTER ADDN PB A-6 N 20 FT OF E 20 FT OF W 80 FT OF LOT 8 BK 15 OR 1087/769 OLD PUBLIC LIBRARY  
 (Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** MUNICIPAL VACANT/XFEATURE (08050)  
**Sec/Twp/Rng** 03-08-17  
**Tax Area** HIGH SPRINGS (5700)  
**Acres** 0.01  
**Homesteaded** False

[View Map](#)

## Millage Rate Value

Millage Rate: 22.1087

## Owner Information

[CITY OF HIGH SPRINGS OLD PUBLIC LIBRARY](#)  
 ALACHUA CTY LIBRARY DISTRICT  
 401 E UNIVERSITY AVE HIGH SPRINGS  
 BRANCH LIBRARY  
 GAINESVILLE, FL 32601

## Valuation

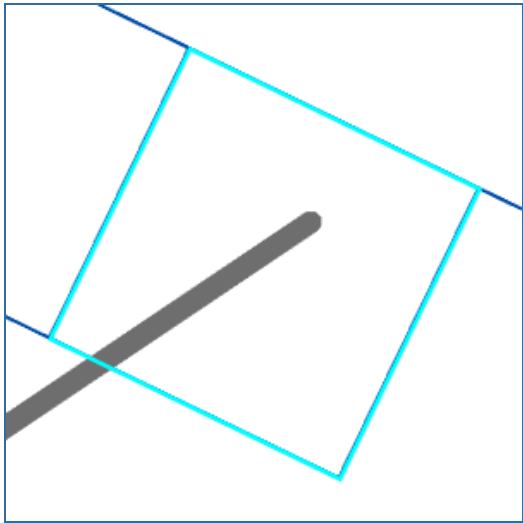
	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Assessed Value	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Exempt Value	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Taxable Value	\$0	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
8901	MUNICIPALLY OWNED	0.01	435.6	20	25	C2

Map



No data available for the following modules: TRIM Notice, Building Information, Sub Area, Extra Features, Sales, Permits, Sketches, Photos.

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[Last Data Upload: 8/10/2023, 3:39:51 AM](#)

[Contact Us](#)



ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
00634 001 000	UNASSIGNED LOCATION RE	5700

CITY OF HIGH SPRINGS OLD PUBLIC  
LIBRARY  
ALACHUA CTY LIBRARY DISTRICT  
401 E UNIVERSITY AVE HIGH SPRINGS  
BRANCH LIBRARY  
GAINESVILLE, FL 32601

EXEMPTIONS:  
MUNICIPAL PROPERTY



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.7662	2,500	2,500	0	0.00
LIBRARY GENERAL	1.0565	2,500	2,500	0	0.00
SCHOOL CAP PROJECT	1.5000	2,500	2,500	0	0.00
SCHOOL DISCRNRY & CN	0.7480	2,500	2,500	0	0.00
SCHOOL GENERAL	3.2500	2,500	2,500	0	0.00
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SUWANNEE RIVER WATER MGT DIST	0.3368	2,500	2,500	0	0.00
CITY OF HIGH SPRINGS	5.9900	2,500	2,500	0	0.00
TOTAL MILLAGE					22.1087
AD VALOREM TAXES					\$0.00

LEGAL DESCRIPTION
G E FOSTER ADDN PB A-6 N 20 FT OF E 20 FT OF W 80 FT OF LOT 8 BK 15 OR 1087/769 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			
			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$0.00

IF PAID BY PLEASE PAY	Aug 31, 2023 \$0.00				
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**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

2022 PAID REAL ESTATE

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3140

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ACCOUNT NUMBER	PROPERTY ADDRESS
00634 001 000	UNASSIGNED LOCATION RE

CITY OF HIGH SPRINGS OLD PUBLIC  
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BRANCH LIBRARY

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PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Aug 31, 2023	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

Please Retain this Portion for your Records. Receipt Available Online.

RM Residential Mixed. The RM district is established to accommodate a mixture of housing types and densities located near the city center and in proximity to developing neighborhood, village and town centers. The RM district is a "form-based" district.

MU Mixed Use. The MU district is established to accommodate a mixture of housing types and densities located near the city center and in proximity to developing village and town centers. The MU District is a "form-based" district.

TCBD Traditional Central Business District. The TCBD district is a "form-based" district to be applied within the traditional downtown. The TCBD district is intended to maintain the "main street" character of the downtown and to encourage the mixing of retail, office, institutional and residential uses within an environment of shared infrastructure.

#### Sec. 2.01.04.04. - Commercial districts.

C1 Commercial/Residential. The C1 district is intended to accommodate office uses and residential uses including multifamily and single-family.

C2 Commercial. The C-2 district is intended for single-family, multiple family, general retail, commercial, office and service activities. Businesses in this category require location convenient to automotive and pedestrian traffic.

C3 Commercial/Residential. The C3 district is intended to accommodate more intense commercial activities that typically require large land areas and access to high volume traffic corridors. Multifamily, attached single-family and mobile home parks are permitted. Detached single-family and duplexes may be permitted as accessory uses.

#### Sec. 2.01.04.05. - Industrial districts.

IND Industrial/Commercial. The IND district is intended for manufacturing, industrial activity, wholesaling, warehousing, and distribution. Commercial and business uses including retail uses are permitted.

BC Business/Commerce. The BC district is intended to accommodate a broad range of commercial, business, research and light industrial uses that provide employment opportunities and expansion of the city's economic base. The BC district is also intended to accommodate mixed use and residential development under a master plan concept.

#### Sec. 2.01.04.06. - Public/semi public districts.

P/SP Public/Semi Public. The P/SP district is intended to accommodate public uses including public buildings, public facilities, public open space and public recreation facilities.

#### Sec. 2.01.04.07. - Planned development districts.

PD Planned Development. The PD district provides design flexibility by allowing a development plan to regulate the use and intensity of use of a specific site. The application of the PD district is optional for the landowner or developer. The uses and intensity of uses permitted within a PD district shall be those uses permitted by the underlying zoning district.

TND Traditional Neighborhood Development. The TND district is intended to accommodate a mix of housing types, civic and neighborhood-oriented commercial uses, integrated with a recreation and pedestrian-oriented open space system and a system of streets, alleys and sidewalks. A neighborhood center with an adjacent neighborhood square is a community focal point within easy walking distance of residents.

#### Sec. 2.01.05. - District boundaries.

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the zoning map, the following rules shall apply:

### TABLE 2.02.01 ALLOWABLE USES IN ZONING DISTRICTS

[illegible]



1.12	Homes providing special services (for handicapped or infirm; nursing care; child care; halfway houses; congregate living facilities; group homes)		C					C	C	C			
<b>General sales and services</b>													
Retail sales													
2.1	Primary focus on pedestrians/storage and display of goods inside fully enclosed building/miscellaneous retail trade							P	P			S	SE
2.2	Sales and rental of goods							S	P				P
Office supply								P	P			P	
Pharmacy								P	P			P	
Convenience retail								SE	SE			P	C
2.3	Convenience stores							SE	SE				C
2.4	Convenience stores and/or restaurants with retail gasoline sales								C				C
2.6	High volume traffic generation including retail gasoline sales without convenience store								S				S
Liquor store									S			S	S
Building supply (retail)								SE	P			P	P
Pawnshop								SE	P			P	P
Plant nursery		C							C			P	P
Shopping center								C	C			SE	C
Banks/other financial businesses								SE	P			P	P
3.2	Banks with drive up windows								S			S	
Beauty/barber shops						SE		P	P			P	
Duplicating services								P	P			P	
11.3	Retail pet stores inside a fully enclosed building							S	P				
Restaurant and taverns													
8.1	Restaurant with no drive-in window service					C	SE	P	P			SE	C
8.2	Restaurant with carry out or delivery service							SE	P			SE	C
8.3	Bars, taverns, etc. with no drive-in window service								C				C
8.4	Food service incidental to the operation of other permitted uses but not involving the cooking of food onsite							S	S			SE	SE
Food service													
8.5	Bakeries and confectioneries							P	P			SE	C
8.6	Mobile food vendors												
Interior decorating								S	P	P		P	P

Laundromats/dry cleaning pickup							SE	S	P		P	P
Photographic studio						SE	S	P	P		P	P
Travel agency							S	P	P		P	
Dance studio								SE	P		P	P
Personal services							S	P	P		P	
Auto service/repair												
9.2	Servicing and repair of motor vehicles								SE			S
9.3	Paint and body shop											S
9.4	Car wash as a stand-alone operation or in connection with a gas station or convenience store								SE			P
Amusements (indoor)									P		P	P
Cabinet shop (custom)									P		P	P
Rental shop									P		P	P
Repair shop (small appliance)									P		P	P
Adult bookstore									P		P	P
Philanthropic, institutional/organization offices						C	P	P	P		P	P
Professional office								P	P		P	
3.1	Professional offices to include attorneys, physicians, insurance agents, stock brokers, government offices, dentists, banks without drive-up windows, urgent care facilities						P	P	P		P	P
Taxi dispatch office								SE	P		P	P
Veterinarian/animal hospital								SE	SE		P	P
11.1	Veterinarian							S	S		P	P
Dry cleaning plant												P
Laundry plant											C	P
Lumber yard and wood products											C	P
Pest control									SE		SE	P
Sign painting									SE		SE	P
Vehicle sales <sup>3</sup> <a href="#">U</a>												
9.1	Sales, rental, service of motor vehicles								C			C
9.6	Manufactured home sales								C			C
9.7	Service and repair of manufactured homes											C
2.8	Open air markets							C	C			C
Heavy vehicle maintenance and repair												P
Manufacturing and wholesale trade												

Manufacturing, light											SE	P
Manufacturing											SE	P
Laboratories (testing)							SE	P			C	P
Drug processing											C	P
Food processing											C	P
Metal fabrication												C
Machine shop											C	P
Painting shop											C	P
4.1	Operations conducted within a fully enclosed building								C			S
4.2	Operations conducted outside of a fully enclosed building								C			C
Mini-warehouse											C	P
Warehouse											C	P
Materials storage												P
10.1	Storage within completely enclosed structures								C			S
10.2	Storage inside or outside completely enclosed structures											SE
10.3	Parking of vehicles or storage of equipment outside enclosed structures								C			S
Wholesale distribution									SE		SE	P
Wholesale/retail sales <sup>4</sup> <a href="#">U</a>									SE		SE	P
Bakery (wholesale)									SE		P	P
Building supply (wholesale)											SE	P
Cabinet shop (wholesale)									SE		P	P
2.5	Wholesale sales								S			S
Recycling center											C	SE
Tank farm												SE
<b>Transportation, communication, information and utilities</b>												
15	Temporary structures		P	P	P	P	P	P	P			P
16	Special events		S	S	S	S	S	S	S			S
17.1	Mining											C
17.2	Water bottling plant—Spring water only		C									
17.3	Bulk handling of water—Spring water only/(tank trucks)		C									
Utility structures <sup>5</sup> <a href="#">U</a>		P	P	P	P	P	P	P	P	P	P	P
Public utility stations/structures <sup>6</sup>		C	C	C	C	C	C	C	C	C	C	C
14.1	Utility collection, distribution lines, and communication services easements and row		C	C	C	C	C	C	C			C
14.2	Community utility plants and auxiliary uses		C						C			C

[illegible]

5.4	Libraries, museums, art galleries, art centers, and similar uses (including associated educational and instructional activities)		C				P	P	P	P	P	P
12.1	Police station, fire station, rescue station	C	C				P	P	P	P	P	P
12.2	Post office							P	P	P	P	P
Churches or other religious structures		S	S	S	S	S	S	SE	SE		SE	SE
Day care/child care facility		C	C	C	C	C	SE	P	P		SE	
Schools												
5.1	Schools (public)	C	C	C	C	C	C	C	C	C	C	
Schools (commercial)								C	P		P	
Vocational-technical school									SE		P	P
Government offices							P	P	P	P	P	P
Medical and dental clinic							P	P	P	P	P	P
2.9	Funeral homes						P	P	P		P	C
Cemeteries		C	C	C	C	C						
Hospital								C	P	P	P	P
Philanthropic organization							P	P	P		P	P
<b>Agriculture, forestry, fishing and hunting</b>												
13.1	Agricultural operation excluding livestock	P	P	P	P	P	P	P	P			P
13.2	Agricultural operation including livestock	S	S									P
13.3	Livestock kept for pleasure use or pets	S	S									P
13.4	Agricultural wholesale distribution	SE	SE						C			S
13.5	Silvicultural operations	P	P	P							P	P
13.6	Horticultural operations (wholesale)	SE	SE									P
13.7	Horticultural operations (retail)	C	C					P	P		P	P
Conservation parks		P	P	P	P	P	P	P	P	P	P	P
Open space		P	P	P	P	P	P	P	P	P	P	P

"P" - Permitted Use      "S" - Provisional or Special Use      "SE" - Special Exception      "C" - Conditional Use

## **QUALIFICATIONS OF THE APPRAISER**

**William Emerson, MAI**

### **Employment:**

Secretary/Treasurer of Emerson Appraisal Company. Actively engaged in the real estate appraisal profession since 1983, with appraisal experience in all types of valuation and evaluation assignments. Emerson Appraisal Company was established in 1961 and provides appraisal services to the Gainesville, Alachua County and the North Central Florida geographical region.

### **Contact Information:**

Emerson Appraisal Company, Inc.  
110 Northwest 2<sup>nd</sup> Avenue  
Gainesville, FL 32601

Phone: (352) 372-5645 Fax: (352) 377-4665  
Email: [bill@emersonappraisal.com](mailto:bill@emersonappraisal.com)  
Website: [www.emersonappraisal.com](http://www.emersonappraisal.com)

### **Appraisal License:**

State of Florida  
State Certified General Real Estate Appraiser RZ248

### **Educational Background:**

B.S.B.A. University of Florida, 1983  
Major-Computer and Informational Science  
Minor-Economics

### **Professional Seminars:**

A.I.R.E.A. R41B Seminar, 1985  
S.R.E.A. R41C Seminar, 1987  
A.I. Powerline Easement & EMF's, 1995  
A.I. Data Confirmation and Verification Methods, 1996  
A.I. Small Hotel/Motel Valuation, 1998  
A.I. Standards of Professional Appraisal Practice, 1998  
A.I. Case Studies in Commercial Highest & Best Use, 1999  
A.I. Appraisal of Nonconforming Uses, 1999  
A.I. Standards of Professional Appraisal Practice, 2002  
A.I. Real Estate Disclosure, 2002  
A.I. New Technology for RE Appraisers, 2004  
A.I. USPAP Update, 2004  
A.I. USPAP Update, 2006  
A.I. Appraising from Blueprints and Specifications, 2006  
A.I. Analyzing Operating Expenses, 2006  
A.I. New Technology for Real Estate Appraisers, 2007  
A.I. USPAP Update, 2008  
A.I. Supervisory/Trainee Roles and Relationships, 2008  
A.I. Office Building Valuation, 2008  
A.I. Feasibility, Market Value, Investment Timing: Option Value, 2008  
A.I. Appraising Distressed Commercial Real Estate, 2009  
A.I. Valuing Commercial Green Buildings, 2009  
A.I. USPAP Update, 2010  
A.I. USPAP Update, 2012  
A.I. USPAP Update, 2014  
A.I. New Technology for Real Estate Appraisers, 2018  
A.I. USPAP Update 2022  
A.I. The Paperless Real Estate Appraisal Office, 2022



**QUALIFICATIONS OF THE APPRAISER**  
**William Emerson, MAI**

**Professional Education:**

A.I.R.E.A. Course/Exam #8-2, Residential Valuation (October 1984)  
A.I.R.E.A. Course/Exam 1B-A, Capitalization Theory & Techniques, Part A (July 1985)  
A.I.R.E.A. Course/Exam 1B-B, Capitalization Theory & Techniques, Part B (July 1985)  
A.I.R.E.A. Course/Exam #8-1, Real Estate Appraisal Principles (October 1985)  
A.I.R.E.A. Course/Exam 2-1, Case Studies in Real Estate Valuation (October 1986)  
A.I.R.E.A. Exam 1A-2, Basic Valuation Procedures (February 1987)  
A.I.R.E.A. Course/Exam 2-2, Report Writing and Valuation Analysis (July 1989)  
A.I.R.E.A. Course/Exam 10, Market Analysis in Valuation Appraisals (June, 1991)  
A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (July 1992)  
A.I. Course/Exam, Code of Professional Ethics (Part B) (July 1992)  
A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (November 1994)  
A.I. Course/Exam, Code of Professional Ethics (Part B) (November 1994)  
A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (November 1996)  
A.I. Course, Advanced Sales Comparison and Cost Approaches (November 2004)  
A.I. Course, Business Practices and Ethics (2009)  
A.I. Course, Residential Design and Functional Utility (2010)  
A.I. Course, Business Practices and Ethics (2014)  
A.I. Course, Site Valuation and Cost Approach (2014)  
A.I. Course, Appraising Automobile Dealerships (2018)  
A.I. Course, Subdivision Valuation (2018)

**Professional Organizations:**

Licensed Real Estate Broker, State of Florida  
Gainesville Board of Realtors  
Florida Association of Realtors  
National Association of Realtors  
Appraisal Institute - MAI Member No. 10,546 (1994)  
Appraisal Institute - Ocala/Gainesville Chapter, Vice Chairman (1995)  
Appraisal Institute - Ocala/Gainesville Chapter, Chairman (1996)  
Appraisal Institute - East Florida Chapter, Board of Directors (2007-2009)  
Appraisal Institute - Region X (Florida) Regional Representative (2008-2009)

**Expert witness:**

Qualified as Expert Witness: Eighth Judicial Circuit, Gainesville, Florida, 1992

**Community Activities:**

Alachua County - Mandatory Refuse Collection Task Force, Vice Chairman (1987)  
Alachua County - Illegal Dumping Task Force, Chairman (1988)  
Gainesville Area Chamber of Commerce - Leadership Gainesville XVI Program (1989)  
Delta Tau Delta Fraternity - House Corporation Secretary (1995 to 2003)  
Delta Tau Delta Fraternity - House Corporation Treasurer (2004 to Present)


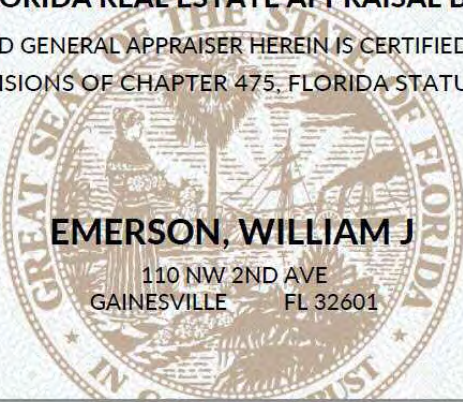

**Brief Property Types Appraised List (properties appraised last 5+ years):**

Automotive Service-Sales	Multiple Family Acreage
Agricultural, Timberland	Pasture, Farmland
Bank Buildings	Residential
Commercial Land	Restaurants, Fast Food
Condominium	Restaurants, Table Service
Dental Office	Retail Small Stores
Gasoline-Convenience Sales	Shopping Center
Hotel/Motel	Small Multiple Family
Industrial	Subdivision Appraisals
Large Multiple Family	Suburban Office
Medical Office	Vacant Industrial
Mobile Home Parks	Wetlands
Multi-Story Office	

**Special use properties appraised include the following:**

Animal Hospital	Emergency Medical	Membership Lodge
Bowling Alley	Farm Supply	Mini Storage
Car Wash	Fast Oil Change	Private School
Churches	First Magnitude Springs	River Acreage
Cold Storage Warehouse	Fraternities/Sororities	Sports Club
Dairies	Funeral Homes	
Daycare Center	Golf Driving Range	

**QUALIFICATIONS OF THE APPRAISER**  
**William Emerson, MAI**

	Ron DeSantis, Governor	Melanie S. Griffin, Secretary	
<b>STATE OF FLORIDA</b> <b>DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION</b>			
<b>FLORIDA REAL ESTATE APPRAISAL BD</b>			
THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES			
 <b>EMERSON, WILLIAM J</b> 110 NW 2ND AVE GAINESVILLE FL 32601			
<div style="border: 1px solid black; padding: 2px; display: inline-block;"><b>LICENSE NUMBER: RZ248</b></div> <b>EXPIRATION DATE: NOVEMBER 30, 2024</b> Always verify licenses online at <a href="http://MyFloridaLicense.com">MyFloridaLicense.com</a>			
	Do not alter this document in any form.  This is your license. It is unlawful for anyone other than the licensee to use this document.		

Rev. 11/22

## **GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW**

This area summary provides a brief overview of the underlying population, housing and economic factors influencing growth and trends in the Gainesville and Alachua County areas. This information is provided as background for the enclosed analysis and is a broad overview of demographic characteristics that influence the area.



Alachua County is located in the approximate center of the State of Florida, midway between the Atlantic Ocean and the Gulf of Mexico, and midway between Miami and Pensacola. It is 72 miles Southwest of Jacksonville, 100 miles Northeast of Tampa/St. Petersburg and 143 miles Southeast of Tallahassee, the state capital.

Gainesville, the county seat, is located in approximately the center of Alachua County and is the largest city in the county. Gainesville has a commissioner form of government and was established as a community in 1854, and incorporated by 1869. The city has approximately 32± square miles of land area and an elevation of about 75 feet above sea level.



## **GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW**

### Population

The 2000, 2010 and 2020 Census populations and the 2022 estimates for the county and individual cities are as follows:

Gainesville's 2020 Census population was 141,085 persons within the city limits. The surrounding unincorporated area had a population of 108,824, and the combined population for all of Alachua County was 278,468 (2020 Census). The projected Alachua County population for 2022 is 287,872 persons, which indicates that the county is projected to grow in population at a rate of about 1.49± percent over the twelve year period. The 2022 estimate is 287,872 reflecting a eleven year growth estimate of 16.3 percent or about 1.48 percent per year.

<u>Population Profile</u>				Percent		Percent
Area	2000 Census	2010 Census	2020 Census	Change 2010 to 2020 Per/Yr.	2022 Estimate	Change 2010 to 2022 Per/Yr.
Alachua County	217,955	247,336	278,468	1.35%	287,872	1.49%
Alachua (City)	6,098	9,059	10,574	4.86%	10,844	1.79%
Archer	1,289	1,118	1,140	-1.33%	1,151	0.27%
Gainesville	95,477	124,354	141,085	3.02%	145,278	1.53%
Hawthorne	1,415	1,417	1,478	0.01%	1,480	0.40%
High Springs	3,863	5,350	6,215	3.85%	6,741	2.36%
LaCrosse	143	360	316	15.17%	288	-1.82%
Micanopy	653	600	648	-0.81%	656	0.85%
Newberry	3,316	4,950	7,342	4.93%	8,066	5.72%
Waldo	821	1,015	846	2.36%	875	-1.25%
Unincorporated	104,910	99,113	108,824	-0.55%	111,630	1.15%
State of Florida	15,982,378	18,801,310	21,538,187	1.76%	22,276,132	1.68%

Source: UF Bureau of Economic Research and Florida EDR

Historical growth in the county from 2000 through 2020 reflected an average increase of 1.35 percent per year for the overall county and about 3 percent for the City of Gainesville. This included some areas that were annexed into the city reflecting in the relatively high growth rate. The county growth is just below the state average for the same time period, which is typical for most areas in the North Central Florida geographical region.

The population mix by sex and age is shown on the following Population Mix Table. The 2023 population growth estimates are included both for the male and female categories. In terms of the age distribution, a significant portion of the local population is between 15 and 24 and the age group 25 through 44, which primarily relates to the university city characteristics of Gainesville.

<b>Population Mix</b>				
<u>2010 Data</u>		<u>2023 Estimates</u>		<u>Change</u>
<u>Category</u>	<u>Population</u>	<u>Category</u>	<u>Estimate</u>	
<u>Sex</u>		<u>Sex</u>		<u>Annual Growth</u>
Male	119,786	Male	136,317	1.06%
Female	127,550	Female	143,246	0.95%
Total	247,336	Total	279,563	1.00%
<u>Age</u>	<u>Percent</u>	<u>Age</u>	<u>Percent</u>	<u>Change</u>
0 - 14	14.7%	0 - 14	14.0%	-0.09%
15 - 24	31.0%	15 - 24	23.6%	-0.93%
25 - 44	25.3%	25 - 44	26.0%	0.09%
45 - 64	22.9%	45 - 64	20.2%	-0.34%
65 - over	10.8%	65 - over	16.1%	0.66%

Gainesville is a young community, due primarily to the University of Florida and Santa Fe College, which typically have students in an age range of around 18 to 25 years. The average age for the county is about 31 years. Enrollment at the University of Florida and Santa Fe College has increased significantly over the past 20 years. In 2021-2022, the fall enrollment was 61,112 at UF, including 5,161 online students. Santa Fe College reported about 13,675 for 2021-2022. Total enrollment is about 69,626, excluding online students. This student population has also contributed to the high percentage of rental housing (primarily apartment units) in the Gainesville market.

## GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW

### Employment and Labor Force

Gainesville is home to a diverse group of employers, including a world-class university and nationally-renowned community college, a thriving IT and Biotechnology community. Employment distribution by industry category and major private employers in the Gainesville and Alachua County area are shown in the following table.

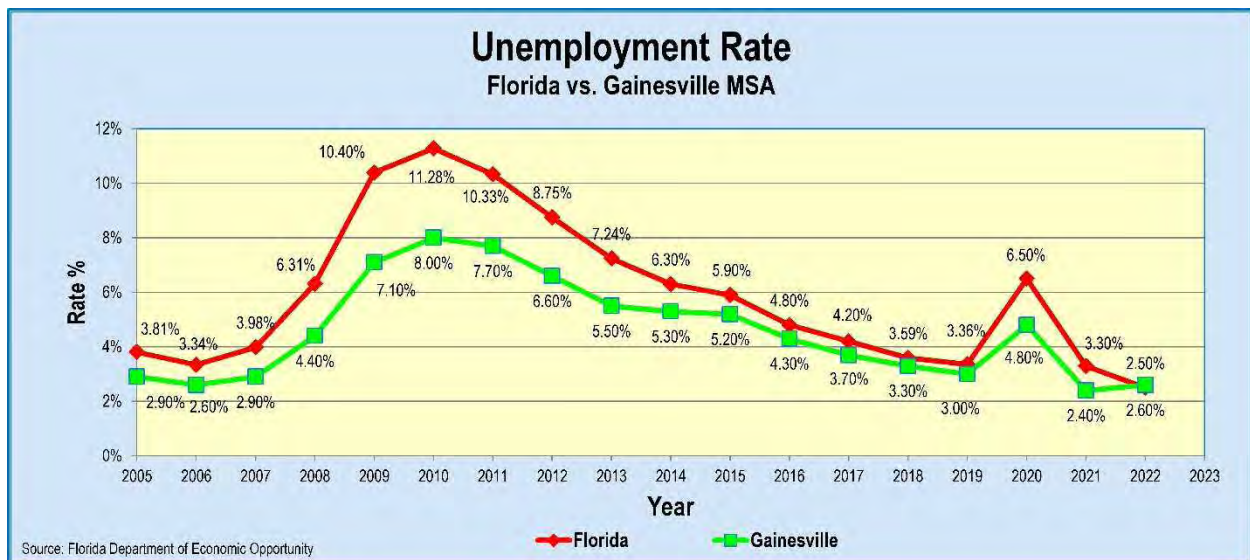
Alachua County and the City of Gainesville have a high percentage of government employment. In 2021, about 26.1 percent of Alachua County workforce is in local government employees, with an additional 19.9 percent in education and health services, including UF Health Hospitals and the VA Medical Center. Accordingly, about 46 percent of the local economic base in terms of employment is government related. This contributes to stability in employment and, historically, Gainesville and Alachua County have had unemployment rates significantly below the state average.

Also, because of the high governmental employment and numerous governmental building facilities, there are many properties that are exempt from real estate taxes. This primarily explains the relatively high real estate tax rates for Alachua County and the City of Gainesville.

The unemployment relationship between the Gainesville MSA and the State of Florida is shown in the chart below. Throughout upturns and downturns in the economy, Gainesville has continuously supported a lower unemployment rate in comparison with the State of Florida with about a 0.10 to 3.3 percent spread throughout the last 17 years. Again, this is primarily because of the high governmental employment in the local area and the stable economic base in Alachua County.

Average Annual Employment	
Category	Alachua County
All Industries 2021	132,635
	<u>Percent</u>
Natural Resource & Mining	0.9%
Construction	4.4%
Manufacturing	3.1%
Trade, Transportation & Utilities	15.4%
Information	1.3%
Financial Activities	4.4%
Professional & Business Services	11.6%
Education & Health Services	19.9%
Leisure & Hospitality	10.7%
Other Services	2.2%
Government	26.1%

Source: Florida EDR - Employment by Industry



## **GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW**

### **Major Employers**

The more significant employers in the Gainesville market are summarized on the following Major Employers Table. By far, the University of Florida and the UF Shands Healthcare System supports a very large group of governmental employees and, combined with Alachua County, Santa Fe College and the VA Hospital, significant portions of the local marketplace are provided by government employment and the county has a relatively large influx of out of county workers that regularly commute to the Gainesville urban area for employment opportunities. The private sector employers also have a significant impact on area employment. The service and retail areas account for a significant amount of local employment, together medical related facilities. The county does not have a large workforce in typical industrial categories, but does support specialty manufacturing opportunities for medical, biotechnology and other spinoff and startup employers with technology transfer from the University of Florida. This includes the RTI Surgical employer that has a large medical manufacturing plant in the research park just north of Gainesville inside the city limits of Alachua, the Progress Research Park and San Felasco Tech City further north in the City of Alachua.

<b>Major Employers</b>		
<b>Company</b>	<b>Industry</b>	<b>Employees±</b>
University of Florida	Education	17,648
UF Health Shands Teaching Hospital	Healthcare	9,944
Alachua County School Board	Public Education	4,634
US Department of Veterans Affairs	Public Education	3,438
Publix Supermarkets	Grocery	2,403
City of Gainesville	Government	2,265
North Florida Regional Medical	Medical & Surgical	1,857
Santa Fe Community College	Junior Colleges	1,388
Tacachale	Residential Mental	966
Alachua County Board Government	Legislative Bodies	947
Aramark campus	Food Service	897
Alachua County Sheriffs Office	Police	820
University Athletic Association	Sports Teams	755
United Postal Service	Postal Service	585
Florida Department of Economic Opportunity, Gainesville Chamber of Commerce 2021		

The county also has numerous small cities that serve as bedroom communities for the Gainesville urban area and also support local oriented business and commercial activities. The cities of High Springs, Alachua, Newberry, Hawthorne and Waldo have central water and sewer systems that facilitate local oriented growth. However, several small cities, including Archer, Micanopy, Melrose and LaCrosse do not have central sewer systems, which provides for more limited growth opportunities, especially for new commercial or industrial development. Most of the major new growth in the county has been in the western sector of Alachua County primarily in the I-75 corridor. However, there have been incentives spearheaded by the county and the City of Gainesville to increase development interest in the eastern sector of the county.

### **Housing Profile**

Information relating to the housing profile for Alachua County is published by ESRI "Housing Profile" for various housing categories. In 2022, the county had total housing units of 126,029, which is anticipated to increase by 2.4 percent in 2027 to 129,028. The distribution in 2022 was about 48.2 percent for owner occupied, 43.1 percent for renter occupied and about 8.7 percent vacant. The 2027 forecast is estimating about 49.1 percent owner occupied, 41.9 percent renter occupied, with vacancy at about 9 percent. Data is provided relating to owner occupied housing units by value stratified from \$50,000 to over \$2,000,000, with the largest category from about \$250,000 to \$400,000 in the local marketplace. Upper end homes, greater than about \$500,000, make up about 10.7 percent for 2022, which is anticipated to increase to just over 13.3 percent in 2027. Because of the large student population in Gainesville, there is almost an even division between owner occupied and renter occupied units in the local marketplace.



## **GAINESVILLE & ALACHUA COUNTY AREA ANALYSIS**

### **Economic and Geographic Profile**

Summary information is provided on the following attachments from the State of Florida Office of Economic and Demographic Research (EDR). This provides addition demographic information relating to the overall county.

### **Summary**

The continuous support of the University of Florida, Santa Fe College and numerous other governmental funded agencies has contributed greatly to the stability and growth of the economic base in the Gainesville and Alachua County area. This governmental influx of funds has enabled Alachua County to continue growing economically, even during mild downward trends and recessions in the national economy.

Rev. 3/23

# Alachua County

Florida's 24th most populous county  
with 1.3% of Florida's population



## Census Population

Census Population	Alachua County	Florida
1980 Census	151,369	9,746,961
1990 Census	181,596	12,938,071
2000 Census	217,955	15,982,824
2010 Census	247,336	18,801,332
2020 Census	278,468	21,538,187
% change 2010-2020	12.6%	14.6%
Age		
% Under 18 years of age	18.2%	19.5%
Race (alone) & Ethnicity		
% Not Hispanic-White	57.6%	51.5%
% Not Hispanic-Black or African American	18.4%	14.5%
% Not Hispanic-American Indian and Alaska Native	0.2%	0.2%
% Not Hispanic-Asian	6.4%	2.9%
% Not Hispanic-Native Hawaiian and Other Pacific Islander	0.0%	0.1%
% Not Hispanic-Some Other Race	0.6%	0.6%
% Not Hispanic-Two or More Races	4.7%	3.7%
% Hispanic or Latino (of any race)	12.1%	26.5%

## Real Gross Domestic Product

Real GDP (Thousands of Chained 2012 Dollars)	Alachua County	Florida
2015 GDP	11,236,022	852,242,411
Percent of the State	1.3%	
2016 GDP	11,440,644	881,539,238
Percent of the State	1.3%	
2017 GDP	11,879,414	912,687,386
Percent of the State	1.3%	
2018 GDP	12,277,166	941,626,696
Percent of the State	1.3%	
2019 GDP	12,553,649	965,672,478
Percent of the State	1.3%	
2020 GDP	12,770,647	950,164,387
Percent of the State	1.3%	
2021 GDP	13,560,730	1,029,575,591
Percent of the State	1.3%	

## Population by Housing Type

	Alachua County	Florida
Household Population	260,839	21,073,604
Household Population per Occupied Housing Unit	2.31	2.47
Group Quarters Population	17,629	464,583

## Population Estimates

	Alachua County	Florida
2021 Estimate	284,607	21,898,945
% change 2020-2021	2.2%	1.7%
2022 Estimate	287,872	22,276,132
% change 2020-2022	3.4%	3.4%
Based on 2021 Estimate		
2025	297,606	23,164,008
2030	310,589	24,471,129
2035	320,877	25,520,837
2040	328,767	26,405,472
2045	335,612	27,176,715
2050	341,795	27,877,707

## Census Housing

Census Housing	Alachua County	Florida
Housing units	123,359	9,865,350
Occupied	112,723	8,529,067
Vacant	10,636	1,336,283

## Building Permits

Units Permitted	Alachua County	Florida
2000	1,973	155,269
2010	454	38,679
2020	1,767	164,074
2021	2,179	213,494

## Population Characteristics

	Alachua County	Florida
Language spoken at home other than English		
Persons aged 5 and over	15.0%	29.8%
Place of birth		
Foreign born	10.7%	21.0%
Veteran status		
Civilian population 18 and over	6.9%	8.2%

## Density

	Alachua County	Florida
Persons per square mile		
2000	249.3	296.4
2010	282.7	350.6
2020	318.0	401.4
2022	325.0	408.2

## Migration

Residence 1 Year Ago		
Persons aged 1 and over	Alachua County	Florida
Same house	78.1%	85.2%
Different house in the U.S.	20.8%	13.8%
Same county in Florida	10.6%	7.9%
Different county in Florida	7.5%	3.1%
Different county in another state	2.7%	2.9%
Abroad	1.1%	0.9%

## Households and Family Households

	Alachua County	Florida
Households		
Total households, 2000 Census	87,509	6,338,075
Family households, 2000 Census	47,819	4,210,760
% with own children under 18	46.2%	42.3%
Total households, 2010 Census	100,516	7,420,802
Family households, 2010 Census	53,500	4,835,475
% with own children under 18	41.3%	40.0%
Average Household Size, 2010 Census	2.32	2.48
Average Family Size, 2010 Census	2.91	3.01

According to Census definitions, a household includes all of the people who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters. A family includes a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption.  
Census counts may be corrected for Census Count Question Resolution (CCR).

## Employment and Labor Force

Establishments 2021	Alachua County	Florida	Establishments % of All Industries, 2021	Alachua County	Florida
All industries	8,002	820,313	All industries	8,002	820,313
Natural Resource & Mining	97	5,545	Natural Resource & Mining	1.2%	0.7%
Construction	655	78,395	Construction	8.2%	9.6%
Manufacturing	204	22,795	Manufacturing	2.5%	2.8%
Trade, Transportation and Utilities	1,339	151,294	Trade, Transportation and Utilities	16.7%	18.4%
Information	167	16,928	Information	2.1%	2.1%
Financial Activities	744	89,810	Financial Activities	9.3%	10.9%
Professional & Business Services	2,030	205,828	Professional & Business Services	25.4%	25.1%
Education & Health Services	1,154	92,489	Education & Health Services	14.4%	11.3%
Leisure and Hospitality	760	63,682	Leisure and Hospitality	9.5%	7.8%
Other Services	626	57,817	Other Services	7.8%	7.0%
Government	131	5,893	Government	1.6%	0.7%

Average Annual Employment % of All Industries, 2021	Alachua County	Florida	Average Annual Wage 2021	Alachua County	Florida
All industries	132,635	8,859,818	All industries	\$56,050	\$60,299
Natural Resource & Mining	0.9%	0.8%	Natural Resource & Mining	\$39,656	\$42,128
Construction	4.4%	6.5%	Construction	\$51,760	\$59,088
Manufacturing	3.1%	4.4%	Manufacturing	\$62,104	\$69,997
Trade, Transportation and Utilities	15.4%	20.7%	Trade, Transportation and Utilities	\$45,901	\$53,762
Information	1.3%	1.6%	Information	\$70,642	\$104,461
Financial Activities	4.4%	6.9%	Financial Activities	\$65,418	\$93,945
Professional & Business Services	11.6%	16.5%	Professional & Business Services	\$56,384	\$74,787
Education & Health Services	19.9%	15.0%	Education & Health Services	\$58,142	\$59,043
Leisure and Hospitality	10.7%	12.7%	Leisure and Hospitality	\$24,672	\$31,029
Other Services	2.2%	3.0%	Other Services	\$38,307	\$44,107
Government	26.1%	11.8%	Government	\$72,825	\$61,210

Industries may not add to the total due to confidentiality and unclassified.

Labor Force as Percent of Population Aged 18 and Older	Alachua County	Florida	Unemployment Rate	Alachua County	Florida
2000	67.4%	61.8%	2000	3.0%	3.8%
2010	62.7%	64.2%	2010	7.8%	10.8%
2020	60.2%	58.6%	2020	5.8%	8.2%
2021	59.2%	59.0%	2021	3.7%	4.6%
2022 preliminary	59.8%	60.1%	2022 preliminary	2.5%	0.0%

## Income and Financial Health

Personal Income (\$000s)	Alachua County	Florida	Per Capita Personal Income	Alachua County	Florida
2000	\$5,481,992	\$472,851,789	2000	\$25,076	\$29,466
2010	\$8,827,457	\$732,457,478	2010	\$35,625	\$38,872
% change 2000-2010	61.0%	54.9%	% change 2000-2010	42.1%	31.9%
2020	\$13,615,822	\$1,235,793,410	2020	\$48,858	\$57,292
% change 2010-2020	54.2%	68.7%	% change 2010-2020	37.1%	47.4%
2021	\$14,622,893	\$1,356,318,587	2021	\$52,367	\$62,270
% change 2020-2021	7.4%	9.8%	% change 2020-2021	7.2%	8.7%

Earnings by Place of Work (\$000s)	Alachua County	Florida	Median Income	Alachua County	Florida
2000	\$4,473,884	\$308,751,767	Median Household Income	\$53,314	\$61,777
2010	\$6,888,782	\$438,983,914	Median Family Income	\$79,712	\$74,237
% change 2000-2010	54.0%	42.2%			
2020	\$10,051,461	\$686,243,741			
% change 2010-2020	45.9%	56.3%			
2021	\$10,839,413	\$764,483,116			
% change 2020-2021	7.8%	11.4%			

Workers Aged 16 and Over	Alachua County	Florida	Personal Bankruptcy Filing Rate (per 1,000 population)	Alachua County	Florida
Place of Work in Florida			12-Month Period Ending September 30, 2021	0.60	1.45
Worked outside county of residence	5.8%	17.8%	12-Month Period Ending September 30, 2022	0.58	1.14
Travel Time to Work			State Rank	55	NA
Mean travel time to work (minutes)	22.0	27.9			

NonBusiness Chapter 7 &amp; Chapter 13

## Reported County Government Revenues and Expenditures

Revenue 2019-20	Alachua County	Florida*	Expenditures 2019-20	Alachua County	Florida*
Total - All Revenue Account Codes (\$000s)	\$459,847.5	\$52,645,134.4	Total - All Expenditure Account Codes (\$000s)	\$431,879.84	\$48,804,501.28
Per Capita \$	\$1,693.18	\$2,553.85	Per Capita \$	\$1,590.20	\$2,367.54
% of Total	100.0%	100.0%	% of Total	100.0%	92.7%
Taxes (\$000s)	\$182,260.1	\$16,651,821.4	General Government Services** (\$000s)	\$94,400.11	\$8,468,311.68
Per Capita \$	\$671.09	\$807.79	Per Capita \$	\$347.59	\$410.80
% of Total	39.6%	31.6%	% of Total	21.9%	16.1%
Permits, Fee, and Special Assessments (\$000s)	\$29,846.8	\$2,256,256.6	Public Safety (\$000s)	\$150,079.08	\$12,039,077.73
Per Capita \$	\$109.90	\$109.45	Per Capita \$	\$552.60	\$584.02
% of Total	6.5%	4.3%	% of Total	34.8%	22.9%
Intergovernmental Revenues (\$000s)	\$61,751.6	\$7,095,752.8	Physical Environment (\$000s)	\$39,412.88	\$5,403,299.24
Per Capita \$	\$227.37	\$344.22	Per Capita \$	\$145.12	\$262.12
% of Total	13.4%	13.5%	% of Total	9.1%	10.3%
Charges for Services (\$000s)	\$84,819.3	\$14,148,555.9	Transportation (\$000s)	\$23,632.58	\$5,666,984.30
Per Capita \$	\$312.31	\$686.36	Per Capita \$	\$87.02	\$274.91
% of Total	18.4%	26.9%	% of Total	5.5%	10.8%
Judgments, Fines, and Forfeits (\$000s)	\$1,737.8	\$161,937.7	Economic Environment (\$000s)	\$11,352.57	\$1,793,284.71
Per Capita \$	\$6.40	\$7.86	Per Capita \$	\$41.80	\$86.99
% of Total	0.4%	0.3%	% of Total	2.6%	3.4%
Miscellaneous Revenues (\$000s)	\$13,505.0	\$1,629,204.3	Human Services (\$000s)	\$16,929.09	\$4,112,446.49
Per Capita \$	\$49.73	\$79.03	Per Capita \$	\$62.33	\$199.50
% of Total	2.9%	3.1%	% of Total	3.9%	7.8%
Other Sources (\$000s)	\$85,927.0	\$10,701,605.8	Culture / Recreation (\$000s)	\$2,632.91	\$1,960,626.16
Per Capita \$	\$316.39	\$519.14	Per Capita \$	\$9.69	\$95.11
% of Total	18.7%	20.3%	% of Total	0.6%	3.7%
			Other Uses and Non-Operating (\$000s)	\$75,929.71	\$8,431,538.28
			Per Capita \$	\$279.58	\$409.02
			% of Total	17.6%	16.0%
			Court-Related Expenditures (\$000s)	\$17,510.91	\$928,932.70
			Per Capita \$	\$64.48	\$45.06
			% of Total	4.1%	1.8%

\* All County Governments Except Duval - The consolidated City of Jacksonville / Duval County figures are included in municipal totals rather than county government totals.

\*\* (Not Court-Related)

## Quality of Life

Crime	Alachua County	Florida
Crime rate, 2020 (index crimes per 100,000 population)	3,208.5	2,158.0
Admissions to prison FY 2021-22	677	25,362
Admissions to prison per 100,000 population FY 2021-22	235.2	113.9

## State Infrastructure

Transportation	Alachua County	Florida
State Highway		
Centerline Miles	293.5	12,123.4
Lane Miles	1,042.5	45,337.5
State Bridges		
Number	71	7,079

## State Facilities

Buildings/Facilities (min. 300 Square Feet)		
Number	364	9,426
Square Footage	1,686,314	65,539,144

## Conservation Land (land acres only)

State-Owned (includes partially-owned)	76,409	5,689,323
% of Total Conservation Land (CL)	74.9%	54.9%
% of Total Area Land	13.6%	16.6%
% of Florida State-Owned CL	1.3%	

## Health Insurance Status

Percent Insured by Age Group	Alachua County	Florida
Under 65 years	88.5%	84.5%
Under 19 years	93.9%	93.0%
18 to 64 years	86.8%	81.6%

## State and Local Taxation

2022	Alachua County	
	County-Wide	Not County-Wide*
County	7.7662	1.4906
School	6.4980	
Municipal		3.2648
Special Districts	1.5177	0.2392

\*MSTU included in Not County-Wide "County" category

## Education

Public Education Schools	Alachua County	Florida
Traditional Setting (2022-23)	School District	
Total (state total includes special districts)	52	3,780
Elementary	28	1,878
Middle	9	569
Senior High	10	725
Combination	5	608

## Educational attainment

Persons aged 25 and older	Alachua County	Florida
% HS graduate or higher	93.2%	89.0%
% bachelor's degree or higher	45.2%	31.5%

Prepared by:  
Florida Legislature  
Office of Economic and Demographic Research  
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February 2023

# PAUL STRESING ASSOCIATES, INC.

ARCHITECTURE ▪ SPACE PLANNING ▪ INTERIOR DESIGN

Paul R. Stresing, President  
Certificate of Authorization No. AA-0003377  
Florida Architectural License No. AR0013985

American Institute of Architects  
National Council of Architectural  
Registration Boards

April 5, 2021

Ms. Ashley Stathatos  
City Manager  
City of High Springs  
High Springs, FL

**RE: Priest Theatre Assessment Report, High Springs, Florida**

Ms. Stathatos:

Thank you for the opportunity to tour the Priest Theatre located at 108575 NW 237<sup>th</sup> Street, High Springs, Florida. As I mentioned in our initial discussion, encountering a little local gem such as this from an architectural standpoint is always interesting because it allows one the opportunity to take a step back in time to appreciate the history of technology, building construction, means and methods, design strategies, and the building code of that era. As you are aware I was asked by Damon and David to tour the buildings and provide a brief assessment critique of the buildings current condition and the buildings handicap accessibility opportunities and the life safety components of the building. An evaluation of a historic building's life safety and handicap accessibility features start with a respect for the historical and structural features of the building, its applicable building codes, and a reasonable interpretation of the governing building codes that were active at the time of the original permitting and construction. When providing such an evaluation it is important to respect the spirit of the building codes and the preservation of the buildings historical significance has to be considered when attempting to compare current code standards to previous code requirements used to construct the building which is why I refer to the spirit of the code during this evaluation effort. With a little ingenuity, creativity and an appreciation of the building and fire code requirements applicable to the 1910 buildings successful enhancement solutions can be developed for consideration. It is important to note that the facility still functions as an operating theatrical and movie theatre, there have only been maintenance upkeep improvements and the building's utilities remain active, which is an important factor when establishing the applicable code for compliance. Before offering future building enhancement suggestions on the life safety and handicap accessibility I would like to take a minute to identify general information and observations about the building encountered during my visits for the reader's benefit. In my three visits I toured all of the interior spaces looking at visual cues as to the condition of the building, however, I did not walk the roof or conduct destructive investigations. One of my visits was to look at the buildings mechanical and electrical with my Engineers, KPI Engineering and our observations and opinions are included in this assessment. Photographic documentation is provided at the end of this assessment.

The 111 year old Priest Theatre is sited in downtown High Springs with an adjacency to historic Main Street, the downtown Railway Avenue Greenway, the High Springs Brewing Co. and the adjacent cluster of historic buildings of that era. The theatre building itself is central to each and the adjacent activity areas allows for future plaza development for centralized activities creating an activity space along the Railway greenway. Along the north side of the building the property line falls roughly 4'-6" off the face of the building (3'-0" off the vertical face of the exterior walls protruding structural pilasters) where an Alachua County Library easement separates the theatre property line from the South face of the adjacent retail and restaurant businesses along SR 27, this easement appears to be roughly 15'-0" in width but should be confirmed. The East side of the building serves as a service drive and employee parking for the businesses on SR 27 and SR 41 as seen in the photographic documentation. The front, or the West side of the building, fronts 237<sup>th</sup> Street with the High Springs Brewing Company located diagonally across the street where the South side of the building creates the backdrop for a large undeveloped green space that is part of the property.

To the immediate South side of the theatres undeveloped green space (part of the theatre site) is a recently renovated and repurposed historic railway Train Station support building that has been tastefully converted into the City Annex Building housing the CRA and Building Department. This recent renovation to the iconic building which has created a unique charm to the immediate area. Located at the west end of the Annex building is an existing freestanding single-story masonry building currently under renovation and remodeling efforts and it is my understanding could be converted into a small restaurant and centralized to the brewing company, the greenway belt, and the Priest Theatre.

The theatre itself, in its current condition is a somewhat nondescript two-story masonry and stucco freestanding building (sides and rear elevation are finished in stucco) with two different color brick creating an ornamental pattern cladding the front (West) elevation. The buildings main entry includes a tease of transparent glass block highlighting the vertical jambs of the entrance. The original building had a surface mounted neon marquee canopy that has since been removed for reasons unknown, however, the unit has been captured in early photographic documentation that can be used to recreate the surface applied iconic marquee (architectural jewelry) to restore the buildings original character if desired. The buildings side elevations (north and south) have four protruding structural pilasters 1'-4" deep at the ground level terracing or tapering as they progress up the wall before disappearing into the exterior wall. A series of windows with articulated window sills projecting out from the wall have been infilled and the entire wall assembly stuccoed and their silhouette can be detected in the stucco. At each side of the building elevation roughly 30'-0" off the back corners a masonry chimney project from the wall and extend above the top of wall parapet or edge condition which provided heat in the original building and with the introduction of mechanical equipment have been sealed. The roof is a single slope roof directing storm water to the rear elevation (East) where it sheet flows off the edge of the roof. There were no gutters and downspouts that could be readily detected allowing stormwater to run off the roof edge and where some water is able to run down the vertical wall surface. The entire rear elevation is cladded with a stucco veneer to match the buildings side elevations.

The main entry into the lobby has been modernized with the installation of a centralized storefront system with its entrance and exiting separated by a ticket booth window. Approaching the main



entrance from the street parking and sidewalk it was noticed that there are no stairs or steps separating the approach sidewalk from the buildings main entrance, however, once in the lobby there is an elevation change from the lobby up to the theatres sound lock hall complicating handicap accessibility which is addressed later in this report. The lobby is configured with a centralize walk from the main entry/exit doors to the single arched Theatre access point with stairs and a concession area along its north end of the lobby and a stairwell with an A/C equipment closet along the south portion of the space. The main entrance/exit ticket booth is centrally located along the front entry wall and a unique radiused transition stair guides patrons up into the theatre sound lock access hall. The lobby and sound lock hall mechanical equipment utilizes the raised wood floor chase directly under the sound lock hall running north and south between the lobby and theatre seating area as a duct work and plumbing chase to distribute utilities and conditioned air along the lobby and into the sound lock hallway. This space is accessed from within the lobby A/C closet. The ceiling stucco/plastering work captures the spirit of early Art Deco style with a unique semicircular fish scale type overlapping pattern throughout the lobby and the sound lock hallway running along the width of the building. Quarry tile clads the front-of-house floor in these areas and the divisor wall between the lobby and the sound lock hall is decorated with a white split face brick veneer and a decorative brick transition arch opening between the main spaces mimicked in the stair design creating an entry apron up into the entry archway. The sound lock halls east wall is clad with carpet to absorb transfer noise from the theatre to lobby area. Each end of the transition sound lock hall has a restroom, male restroom at the north end and a female restroom at the south end and an adjacent access door allows access into the theatre seating area down one of the main isles.

The actual theatre seating space is a wood buildup slope floor on a concrete slab. The sloping seating area starts at the stage apron sloping up to the back of the theatre sound lock hall and has two East to West oriented illuminated carpet isle ways with a North and a South bank of side seats (5 seats/10 rows) and a centralized main bank of foldup theatre seats 12 seats/11 rows accessed between the main two illuminated isle ways. The interior walls of the theatre are cladded with heavy pleated acoustical fabric down to a transition wainscot at  $\pm 36$  AFF and painted plaster/stucco wall finish below. The ceiling is a convex hard plaster ceiling system which is used to disperse reflected sound waves away from their original directional paths to eliminate parallel planes and undesirable interior reverberation and echoes. Retrofit steel columns, foundations, and a series of cross beams were added in the mid 80's as precautionary measures to stabilize the convex plaster ceiling system while reroofing efforts took place and the exposed framing now has become part of the interior ornamentation adding to its unique decor.

The stage is a wood framed raise stage with retractable front curtains and access stairs are located at the extreme South wall exiting the stage and seating area to an existing emergency exit door and to the main floor. Each side of the raised stage has an open mechanical platform with a mechanical unit  $\pm 7'-0"$  above the stage. The mechanical system was added to the building in  $\pm 1972$ . Each of the raised units appear to be 7 ½ ton units in size and have had their compressors replaced a few years ago.

The interior wood ceiling and wood floor have areas of damaged wood created from previous roof leaks that have been repaired, however, the damaged ceiling wood has never been replaced. No indication of any recent active water infiltration or wet conditions were detected. The current Owner has advised that the building was reroofed in early 2000 and precautionary maintenance to reseal the

torch down modified bitumen roof ply members was done  $\pm 5$  years ago and the reroofing efforts corrected any roof leaks creating the water damage. The stage floor has signs of receiving floor patching over the years and will require a little attention reinforcing the floor patches for precautionary reasons, nothing overly alarming was encountered considering the age of the building. There are signs of previous water infiltration on the interior face of the back wall of the stage that appears to be the result of compromised flashings around an upper wall fan or window that has since been removed and infilled years ago prior to the exterior wall stucco skim coated. Accessing under the raised stage wood floor the previous patching is evident with the presence of newer wood flooring material and miscellaneous incidental blocking used to stiffen the floor which was photographically documented for the readers use. The stage is equipped with a manually operated motion picture projection screen located at proscenium opening and any specialty theatrical lighting and sound equipment used during performances is mobile and provided by the theatrical group which is fairly typical.

The projection area at the West end of the auditorium is located on a viewing mezzanine accessed by stairs along the South wall of the lobby. This mezzanine viewing area at one time had an emergency escape window along the North wall of the spectator mezzanine that has been removed and the opening sealed and the exterior escape ladder unit removed over the years. There is no handicap accessibility to the mezzanine area (it is important to note that the Americans with Disabilities Accessibility Act was not implemented until 1993, almost 85 years after the building was built.) The projection booth has recently been rewired and a new electrical service installed, two existing projectors are located in the space, both a 1944 35mm projector, and a modern Digital projector (2k), both are in working order. The room is equipped with a modern sound system and computer serving the projectors.

With the brief description of the building, its site, and the general neighborhood context the theatre is located presented the effort Paul Stresing Associates was tasked with was to provide an initial assessment of the buildings code compliance as it relates to handicap accessibility and life safety and to assist in aiding the City in identifying any general conditions requiring short and long-term enhancement efforts. The following assessment is based on three visits to the building and its site, one of which was with KPI Engineering to look at the electrical and mechanical systems. The following levels of consideration are provided for City's assessment and are listed in an order of prioritization and phasing that can be addressed as funds become available to implement any one of the enhancements. The level 1 category was the initial question I was asked which is with respect to the building code, what improvements need to be completed to make the building code compliant? Levels 2, 3, and 4 are labeled as to priority and funding availability to further enhance the facility. It is important to note that there is a code requirement that if enhancement remodeling or renovation cost or value exceeds 50% of the value of the building the entire building will be required to be brought up to code, which in the case of the buildings structural would be extremely difficult, if not impossible, to achieve. Each level is described below.

- Level No. 1 - Code compliance conformity
- Level No. 2 - In good conscience improvements
- Level No. 3 - Enhanced improvements
- Level No. 4 - Future improvements

The above having been said, the following is a breakdown of each level category and as a summary I have provided a reasonable budget number to execute the work by subcontracting it out to licensed specialty contractors for each discipline.

#### **Level No. 1 – Code Compliance**

Because the building has remained active and the use classification will remain undisturbed the current building is in compliance with the code the building was permitted under and there are no current code violations because the current code is not applicable. As a general note, it is impossible to make most historic buildings meet today's codes. There are a few life safety maintenance conditions that should be addressed for safety reasons.

- 1) The two main emergency exit door configurations at each side (north and south) of the front of the stage should be replaced with new hollow metal door assemblies, panic hardware, and a 5x5 concrete stoop added to the exterior to allow stable transitioning of surfaces as you exit either of the existing emergency exits. The South exit is a single door and the North exist is a pair of doors.
- 2) Police the interior and replace any existing nonfunctioning illuminated exit signs and detectors.
- 3) Miscellaneous wood floor repair and support framing enhancement of the flooring at the North side of the stage currently infilled with plywood that slightly deflects when walked over.
- 4) The exterior exit transition alcove at the base of the stage stairs creates a pinch point and awkward exiting configuration out the South walls single exit door that needs to be reconfigured. The pair of exit doors out the North wall should also be replaced as noted in item 1 above, however, its alcove configuration does not interfere with exiting. Also, at the South wall single exit consider either reconfiguring the front alcoves corner angled wall or eliminating it in its entirety and preserve the illuminated exit sign once item No. 1 above is completed, which will eliminate the pinch point.

#### **Level No. 2 – In Good Conscience**

- 1) Life Safety: Installation of a fire alarm voice evacuation system.
- 2) Life Safety: Remove the eight seats at each side against the wall to allow additional access in and out of the five-seat grouping specifically the chair units adjacent to the column pilaster which will allow easier access and exiting. The front row removal of a chair could allow for handicap wheelchair positioning.
- 3) Wood Replacement: Complete the wood replacement in the non-walking areas of the stage addressed in Level 1, item 3 above which would include the removal or replacement of the wood ceiling and once the existing A/C equipment is raised and reconfigured the equipment platforms can be modernized to accommodate the new equipment and rid the area of any compromised wood.
- 4) Rear Mezzanine: Depending on the use of the space either add a door at the base of the Lobby Area Mezzanine access stairs to control public access, or if the public is allowed access, restore the original emergency exit out of the North exterior wall and install replacement emergency exit window or door in addition to the steel emergency exit stairs with a roof cover allowing safe access from the mezzanine to the ground.

Note: There is an apparent Library easement roughly 4'-6" off the face of the exterior wall and periodic pilasters that are 15" to 16" deep projecting from the actual exterior face of the wall, so subtracting the depth of the pilasters there should be a 36" to 37" remaining space to the easement or property line to allow an emergency exit stair unit to be constructed. On a side note, I think it would be worth reaching out to the Alachua County Library to explain the restoration of the life safety existing enhancement out of the second floor to see if we can gain a 12" extension onto their easement to allow for a slightly larger emergency access unit. Possibly suggest converting the ±15'-0" wide unused area into a reading and meditation patio or garden area. In the spirit of cooperation I would hope they would understand and promote the idea of the buildings restoration efforts.

- 5) Replacement of HVAC Units: There are two Trane 7 ½ ton units in the stage area that were installed in 1971 and a small lobby unit located under the mezzanine stairs. According to the Owner one of the unit's compressor was replaced three years ago and the second unit's compressor was replaced seven years ago. None of the installed units address outside air requirements, putting the buildings interior atmosphere under negative pressure during any type of exhaust from the interior of the building (projection room, bathrooms, stage, etc.). The negative pressure encourages outside humid air to be pulled into the building from every crack and door in the exterior envelope. Replacement units will be engineered to current standards and will address the outside air requirements and control the humidity levels. The buildings electrical main has already been updated so once the A/C loads are confirmed the electrical can be verified to confirm size of feeder wires to the equipment.

Note: Replacement of the A/C units will also allow wire and refrigerant line cleanup and management to eliminate the current over head routing. This replacement effort could certainly wait until the units ultimately fail, however, availability of the units may be questionable. Another option would be a pre-emptive approach where measures can be taken to order install and commission the new units during the initial transition time which may be beneficial if you are trying to consolidate the improvement efforts to minimize disruptions, especially with the current construction market procurement scheduling tripling due to current construction demand.

- 6) Miscellaneous Electrical Maintenance: Add and/or change out the existing lighting to energy efficient LED where possible (this will allow additional lighting for the stage and other areas that are easily dimmed) and a choice of color rendition of the lighting.
- 7) Unassisted Accessibility into the Theatre: Two reasonable options are presented below:
  - A. To minimize the structural alterations of the building consider the installation of an outside accessibility ramp to gain access to the raised sound lock hallway. It should be noted that a code compliant handicap ramp cannot physically fit in the lobby area. Efforts to install a handicap ramp at the West end of the South side of the building can utilize a previously infilled wall opening common to the female restroom located at the South end of the sound lock hallway with little to no impact on the existing building's structure. This ramp and door assembly would gain unassisted access to the back seating area because of limited area in the lobby to accommodate a ramp. This option would eliminate the female restroom in its entirety and the male restroom located at the North end of the sound lock hallway could be converted into a unisex or family handicap accessible restroom by eliminating the urinal and minor reconfiguring of the space. With only one interior unisex restroom within the building a freestanding public restroom could be constructed in the adjacent greenspace that can serve the theatre as well as other exterior events in the area



with as many toilet fixtures as deemed necessary. The theatres greenspace can be developed into a public event plaza area used for local events and pre and post theatre dining and relaxing in addition to non theatre events such as art shows, farmers markets, musical events. It is important to note that this option would provide emergency exit access out the rear of the theatre out the new handicap ramp assembly which currently does not exist, so it resolves two deficiencies.

- B. An alternate solution for consideration is to reconfigure the South portion of the main lobby and add a vertical wheelchair lift and 5'-0" square landing that abuts a new cut-in wall opening into the sound lock hall directly in front of the female restroom. This option would preserve the existing two restrooms that can be reconfigured to make handicap accessible. This option would eliminate a large portion of the lobbies southern section with the lift/landing assembly and the needed access to the A/C closet. This option would not add toilet fixtures (male and female) to the facility, however, the addition of a freestanding restroom with a possible concession and storage component could be added to the plaza to supplement the buildings plumbing deficit as well as public needs outside the theatre.
- 8) Restroom Accessibility Enhancements (Assuming Level 2, Item 7a is utilized): Design and construct a freestanding restroom building with a possible concession and/or storage component (for outside events) to the theatres adjacent greenspace to supplement the building restroom needs. With careful and creative planning a freestanding public restroom can be master planned to create an activity plaza utilized by patrons from multiple adjoining businesses, as well as public events as noted earlier.

### **Level No. 3 – Advanced Improvements and Enhancements**

The following is a list of general enhancements that could occur when funds become available:

- 1) North Exit Alcove: Consider reconfiguring of the North exit alcove at the front of the stage and minor refining to complement the South alcove reconfiguration. (Note: This is a Level 3 improvement and not a Level 1 as in Level 1 Item 4 because the double doors on the North side of the building slides the active door leaf of the pair of doors to the East, away from the angle wall transition of the alcove wall eliminating the required exit width pinch point, as is the case on the South wall)
- 2) Installation of a Gutter and Downspout System Along the East (Rear) Wall: Since the roof slopes from the West elevation (Front of Building) down to the East (rear) elevation all storm water cascades off the East end of the building, some of which sheet flows down the rear of the buildings vertical face. Installation of a continuous gutter with two groupings of double box downspouts with a 6" separation and each grouping pulled in from the SE and NE corners of the building 24" for a total of 4 downspouts would collect the stormwater and release it at ground level where a refinement of the existing swale area can evacuate it from the base of the East rear wall.
- 3) Installation of a push button handicap access activator/button. If item 7A is implemented install at new entry door at top of ramp. If 7B is implemented install at front entry door unless there is a full-time attendant present, then this item can be disregarded.

#### **Level No. 4 – Future Improvements and Enhancements**

The following is a list of general enhancements that could occur when funds become available and could be opportunities for patron contributions and assistance:

- 1) Install exterior front display marquee using photographic documentation of the early front elevation, install a fabricated replica movie marquee unit.
- 2) Install a dumpster screen at the rear of the building (East elevation) to police up the back service area for a number of business. This work should include some minor grading and swale drainage enhancement.
- 3) The roof will most likely require replacement in five to six years down the road. Owner advised the roofing ply seams were resealed about 4 ½ to 5 years ago which will extend the life of the torch grade modified bitumen roof. This is pointed out for future budgeting and planning.
- 4) Miscellaneous painting/preparation and resealing exterior penetrations.
- 5) Miscellaneous ceiling steel beam directly in front of the projection booth could use an intermediate filler member between the center or mid span of the beam and the wall to act as a stiffener as a precautionary measure.

As previously stated, the above items are a basic assessment of the building and its site to allow the City to establish a list of priorities that can be implemented as funds become available. This is a task the City or a Theatre Committee should address with respect to the prioritization of any/all improvements. As initially tasked the question as to the code compliance of the building it is relatively easy to answer, if the use is not changed and the building is in working or operational condition the applicable code it was permitted under is the active code, unless major remodel or renovations exceeding 50% of the value of the building is exceeded, at which time the code requires upgrading to the current code. In my opinion, this threshold has not been exceeded and structural limitations of the existing building would make it virtually impossible to gain a recognition of the current 2020 FBC (7<sup>th</sup> edition).

To gain an appreciation of the cost impact of each of the considerations I have generated an Opinion of Probable Cost for budgeting purposes.

**Level No. 1** (The items identified in the Level No. 1 areas of considerations are repair items effecting life safety and should be addressed as soon as possible.)

Item No. 1 - Emergency exit enhancements.....	\$±3,500.00
Item No. 2 - Life Safety illuminated exits signage and detector replacement...	\$500.00
Item No. 3 - Miscellaneous wood floor repair.....	\$1,500 to \$2,500.00
Item No. 4 - Exit alcove reconfiguration.....	\$2,500 to 3,000.00

#### **Level No. 2**

Item No. 1 - Fire and voice evacuation system.....	\$15,000.00
Item No. 2 - Thinning out of seats and grinding bolts.....	\$750.00
Item No. 3 - Stage ceiling and mezzanine wood replacement..... (Scaffold work)	\$3,000 to \$3,500.00
Item No. 4a - Mezzanine door at base of stairs.....	\$1,200 to \$1,500.00



Item No. 4b - Mezzanine egress window/door and escape stairs..... \$65,000.00

Item No. 5 - HVAC Replacement..... \$60,000.00

Item No. 6 - Minor electrical upgrades..... \$5,000 to \$6,000.00

Item No. 7a - Exterior handicap accessibility ramp..... \$50,000 to \$55,000.00

Item No. 7b - Handicap lift, landing, wall cut-in, and electric..... \$65,000.00

Item No. 8 - Freestanding bathroom building (depending on design)..... \$±350,000 to \$400,000.00

**Level No. 3**

Item No. 1 - Front of stage North exit alcove removal or reconfigure..... \$2,500 to \$3,500.00

Item No. 2 - Installation of a gutter and downspout system..... \$±2,200 to \$2,500.00

Item No. 3 - Handicap push button door access..... \$±3,200 to 4,200.00

**Level No. 4**

Item No. 1 - Front marquee replacement..... \$±50,000 to \$90,000.00

Item No. 2 - Dumpster screen wall and gate..... \$±75,000.00

**Level No. 3**

Item No. 3 - Reroofing of building (assume \$15/sf)..... \$75,000.00

Item No. 4 - Miscellaneous interior steel ceiling beam maintenance..... \$3,000 to \$4,000.00  
(Scaffold work)

Item No. 5 - Miscellaneous painting/maintenance..... \$3,000 to \$5,000.00

The above opinion of probable cost information is provided as an aid to project cost implications when prioritizing the various enhancements and maintenance efforts. The actual prioritization ranking will require a meeting with City Staff which I will be glad to participate in to familiarize a short and long term implementation strategy. I have included a Level 4 to identify items that local contributions could be solicited to in order to aid in the future restoration efforts. The Opinion of Probable Cost values are subject to the volatility of current construction industry pricing and could have a 10% to 15% swing but are reasonable for planning purposes. In response to the initial question, the current status of the building is not subject to current 2020 building codes, however, Level No. 1 are life safety items a Building Official, Fire Inspector or Architect/Engineer would identify as well and are improvements that should be implemented. Each of the items can be accomplished without too much effort as a maintenance task.

If I can be of any further assistance please don't hesitate to contact me.

Respectfully submitted,

PAUL R. STRESING, AIA/NCARB



2021-04-05\_Priest Theater Existing-01



2021-04-05\_Priest Theater Existing-02



2021-04-05\_Priest Theater Existing-03



2021-04-05\_Priest Theater Existing-04





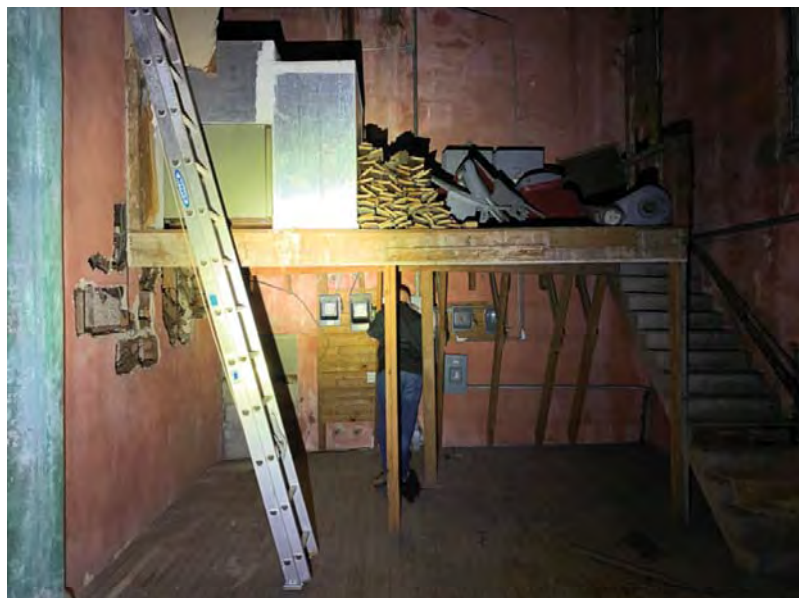
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2021-04-05\_Priest Theater Existing-06

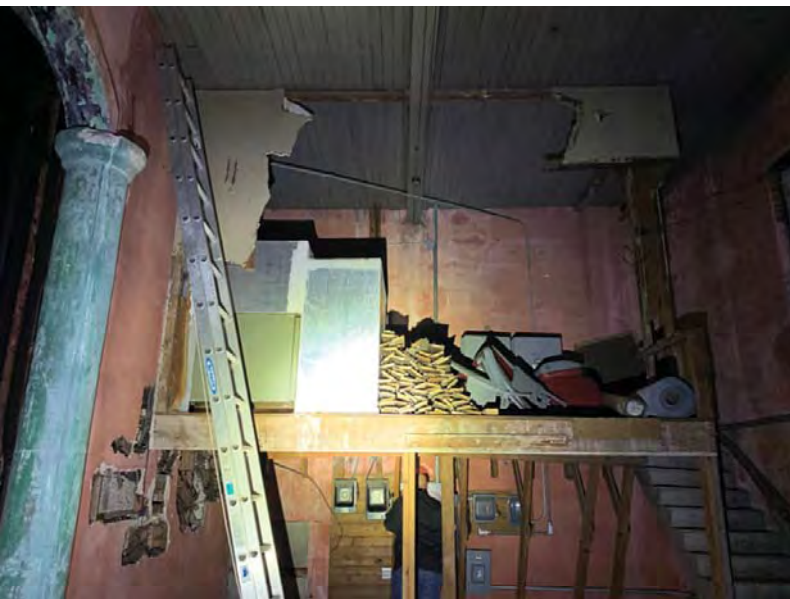


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2021-04-05\_Priest Theater Existing-08

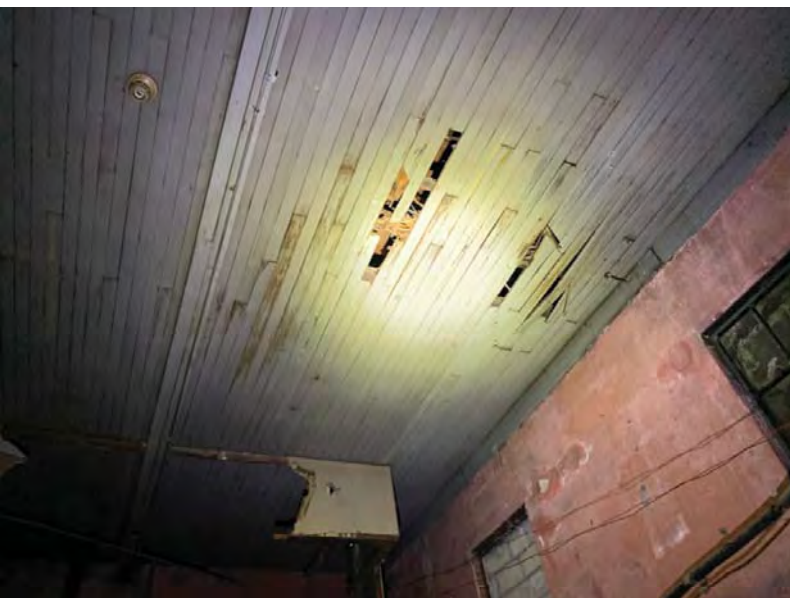




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2021-04-05\_Priest Theater Existing-10



2021-04-05\_Priest Theater Existing-11

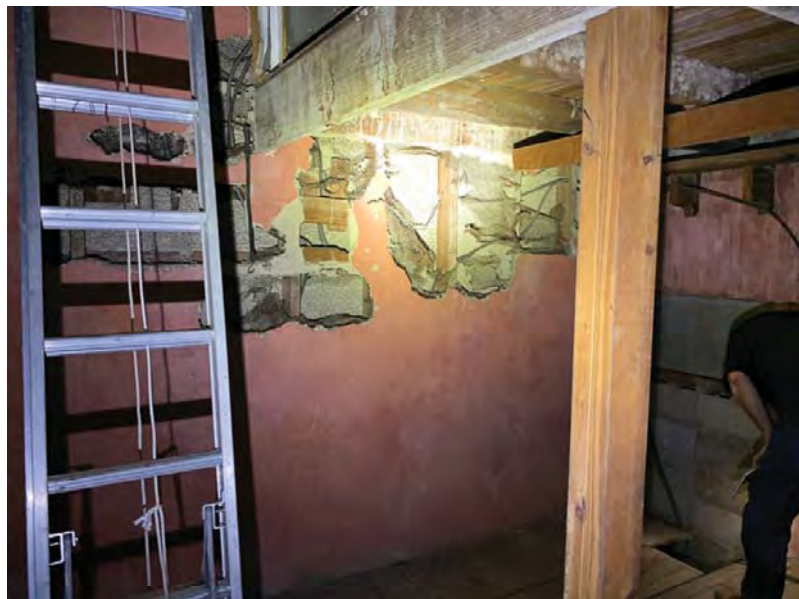


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2021-04-05\_Priest Theater Existing-13



2021-04-05\_Priest Theater Existing-14



2021-04-05\_Priest Theater Existing-16



2021-04-05\_Priest Theater Existing-17





2021-04-05\_Priest Theater Existing-18



2021-04-05\_Priest Theater Existing-20

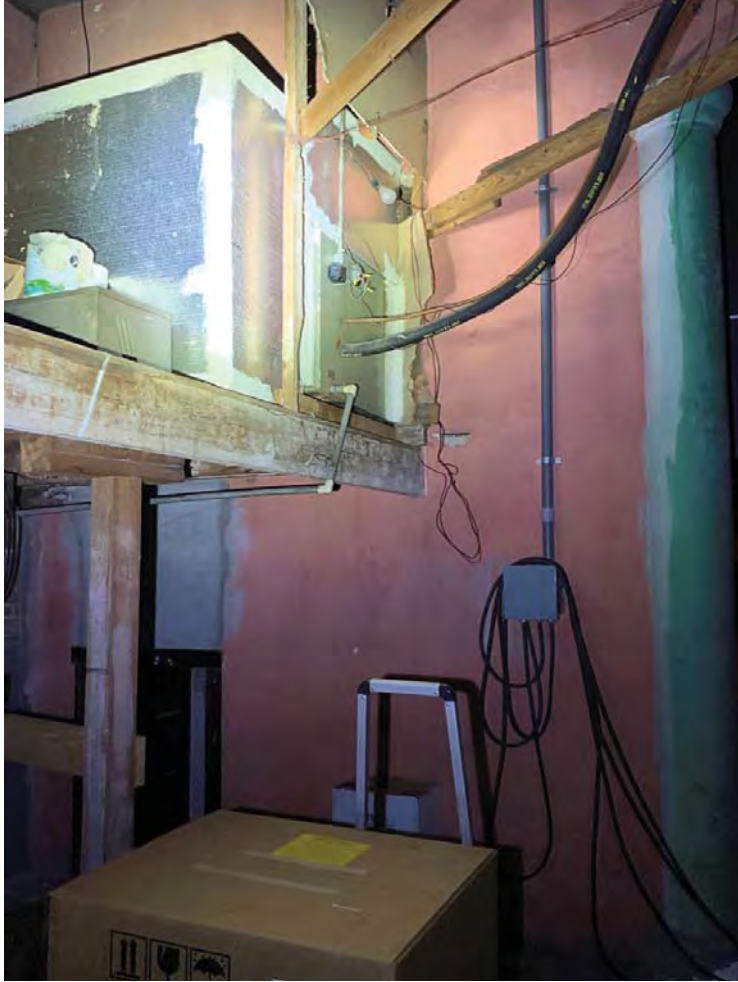


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2021-04-05\_Priest Theater Existing-22





2021-04-05\_Priest Theater Existing-23



2021-04-05\_Priest Theater Existing-24

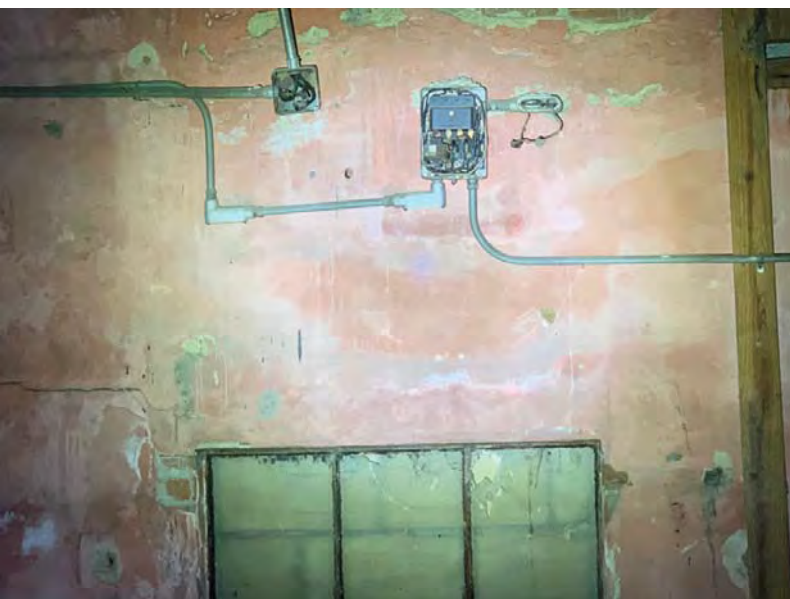


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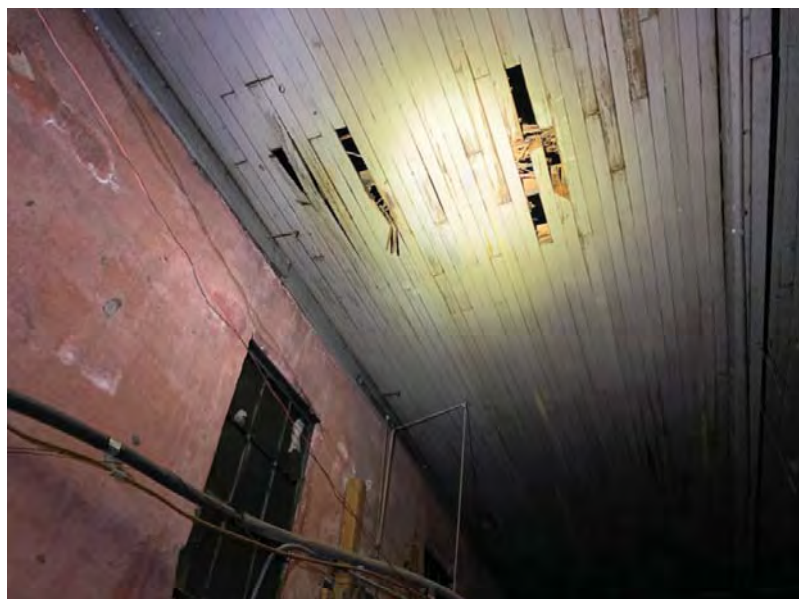


2021-04-05\_Priest Theater Existing-26





2021-04-05\_Priest Theater Existing-27



2021-04-05\_Priest Theater Existing-28



2021-04-05\_Priest Theater Existing-29



2021-04-05\_Priest Theater Existing-30





2021-04-05\_Priest Theater Existing-31



2021-04-05\_Priest Theater Existing-32



2021-04-05\_Priest Theater Existing-33



2021-04-05\_Priest Theater Existing-34



2021-04-05\_Priest Theater Existing-35



2021-04-05\_Priest Theater Existing-36



2021-04-05\_Priest Theater Existing-37



2021-04-05\_Priest Theater Existing-38





2021-04-05\_Priest Theater Existing-39



2021-04-05\_Priest Theater Existing-40



2021-04-05\_Priest Theater Existing-41



2021-04-05\_Priest Theater Existing-42



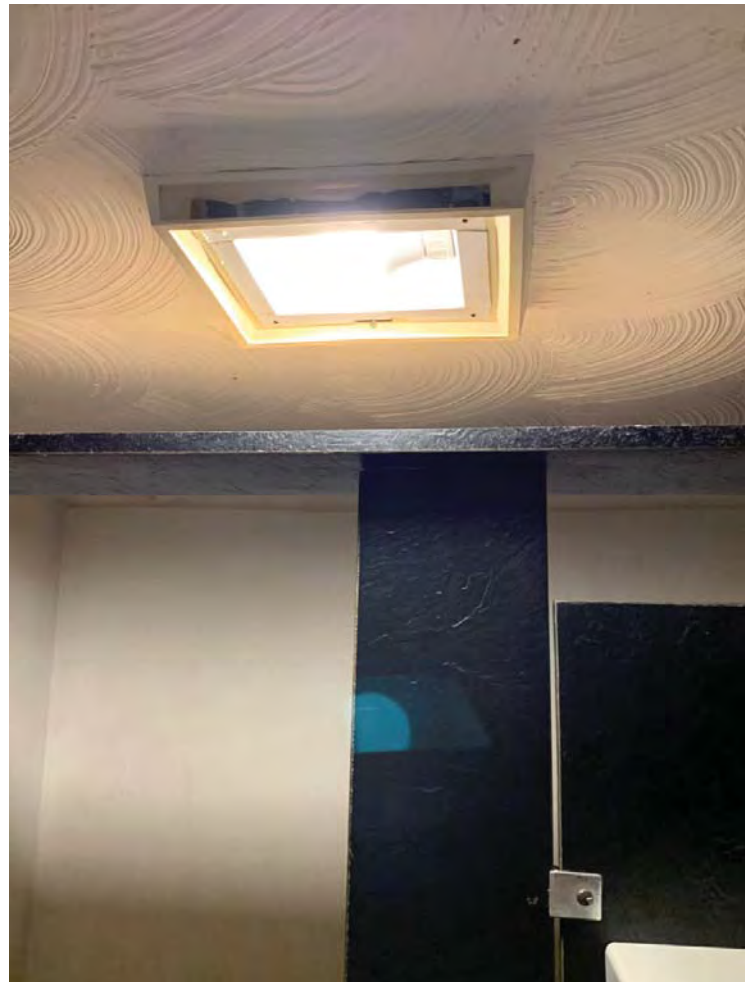
2021-04-05\_Priest Theater Existing-44



2021-04-05\_Priest Theater Existing-45



2021-04-05\_Priest Theater Existing-46



2021-04-05\_Priest Theater Existing-47





2021-04-05\_Priest Theater Existing-48



2021-04-05\_Priest Theater Existing-49



2021-04-05\_Priest Theater Existing-50



2021-04-05\_Priest Theater Existing-51





2021-04-05\_Priest Theater Existing-52



2021-04-05\_Priest Theater Existing-53



2021-04-05\_Priest Theater Existing-54



2021-04-05\_Priest Theater Existing-55





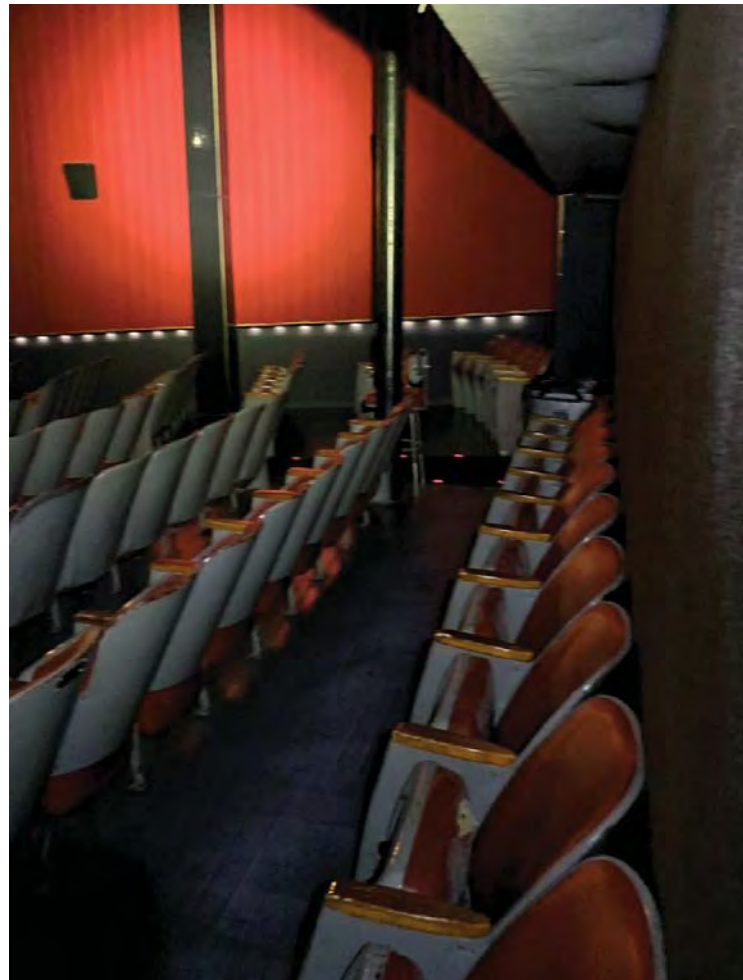
2021-04-05\_Priest Theater Existing-56



2021-04-05\_Priest Theater Existing-57



2021-04-05\_Priest Theater Existing-58



2021-04-05\_Priest Theater Existing-59





Appraisal Of:  
A Special Use Property (Theater)  
Located at:  
18575 NW 237<sup>th</sup> Street  
High Springs, Florida 32643



**AN APPRAISAL REPORT**

**OF THE**

**MARKET VALUE OF THE FEE SIMPLE ESTATE**

**COMPRISING A SPECIAL USE BUILDING**

**IN THE CITY OF HIGH SPRINGS,**

**ALACHUA COUNTY, FLORIDA**

**LOCATED AT:**  
**18575 NW 237<sup>th</sup> STREET**

**OWNED BY:**  
**ALLIGOOD & SHEFFIELD ET UX**

**DATE OF VALUATION:**  
**JUNE 1, 2021**

**PREPARED FOR:**  
**PAUL STRESSING**

**PREPARED BY:**

**MICHAEL P. BOBBITT, MBA**

**STATE-CERTIFIED GENERAL R.E. APPRAISER #RZ 2749**

**APPLIED ECONOMICS GROUP**

**PO BOX 141162-1162**

**GAINESVILLE, FLORIDA 32614-1162**

# APPLIED ECONOMICS GROUP

GAINESVILLE

LAKELAND

Reply To: Gainesville

## LETTER OF TRANSMITTAL

June 10, 2021

Paul Stressing

Paul Stressing Associates, Inc.

14617 Main Street

Alachua, FL 32615

**Re: Appraisal Report**  
**Market Value of the Fee Simple Estate**

**Location: 18575 NW 237<sup>th</sup> Street**  
**High Springs, FL 32643**

Dear Mr. Stressing,

As requested, I have made a detailed inspection of the subject property, its economic environment and surrounding neighborhood, considered and inspected sales and offers of similar properties, and considered all factors relative to the market value of the fee simple estate interest in the above-named property.

The **purpose** of our investigation and analyses has been to develop and report an opinion of the fee simple market value of the subject property identified above as it existed as of **June 1, 2021**.

The **function** of the appraisal or its intended use is for the client named and identified above to identify the value of the property for use in internal decision making purposes. The opinions and conclusions have been developed solely with consideration, therefore, for your needs and assignment requirements in connection with the stated use, and do not address requirements for any other, and/or by any other party. Please refer to the Assumptions and Limiting Conditions in this regard.

Based upon the information supplied and our investigation and analyses, the subject property as it existed as of **June 1, 2021** had the following market value for the fee simple estate:

**\$325,000**

**Three Hundred Twenty-Five Thousand Dollars**

This report has been prepared in conformity with the appropriate and pertinent rules and regulations for appraisal as promulgated by USPAP<sup>1</sup>, the Appraisal Institute, the State of Florida, and the Appraisal Foundation and associated Standards Board.

The foregoing conclusions of value are contingent upon the Assumptions and Limiting Conditions in the body of this report.

The scope of this assignment includes analyzing and concluding a reasonable exposure time for the subject property, considering historic, prevailing and projected market and economic conditions based on the analyses and conclusions inherent in the appraisal of the subject property. This conclusion is stated in the body of the report.

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<sup>1</sup> **Uniform Standards of Professional Appraisal Practice.**

In regard to compliance with the Competency Rule of the USPAP, the appraiser has substantial experience appraising these types of properties in various areas of the state, including the Alachua County market, and is therefore competent to conduct this appraisal. The appraiser has not conducted any other appraisal assignments for the subject property in the prior 3 years.

Enclosed is an appraisal report of the subject property. I appreciate the opportunity to have been of service to you. If you have any questions, please don't hesitate to call.

Kind Regards,

Applied Economics Group

A handwritten signature in blue ink, reading "Michael P. Bobbitt". The signature is stylized with a large, sweeping initial "M" and a long, horizontal flourish extending to the right.

Michael P. Bobbitt, MBA

State-Cert.Gen.Appr. #RZ2749



### **CERTIFICATION**

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property which is the subject of this report, and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property, which is the subject of this report, or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value which favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7a The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice* [USPAP].

- 7b. The use of this report is subject to the requirements of the State of Florida for Certified Appraisers, the State of Florida Real Estate Board, as relating to review by their duly authorized representatives.
8. I have made a personal inspection of the property, which is the subject of this report.
9. Other than the undersigned, no one has provided significant real property appraisal assistance to the person signing this certification, except as may be specifically set forth elsewhere herein.
10. As of the date of this report, Michael P. Bobbitt, MBA has completed the requirements of the continuing education program set forth by the State of Florida.



Dated: June 10, 2021

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Michael P. Bobbitt. MBA  
State-Cert.Gen.Appr. #RZ2749

## **GENERAL ASSUMPTIONS AND LIMITING CONDITIONS**

**HYPOTHETICAL CONDITIONS<sup>2</sup>:**

None

**EXTRAORDINARY QUALIFYING & LIMITING CONDITIONS<sup>3</sup>:**

None

### **ORDINARY QUALIFYING & LIMITING CONDITIONS<sup>4</sup>:**

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. Legal access to the site is available unless otherwise stated.
3. It is assumed that all licenses, certificates of occupancy, consents, or other legislative or administrative authority from local, state or national government, or private entity or organization, have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
4. The appraisers may not have fully inspected all the comparable properties relied upon in the valuation analyses presented in this report, however, is familiar with the physical characteristics of each property relied upon herein and has selected the most comparable data for use in the valuation.
5. Information and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct; however, no responsibility for accuracy of such items furnished to the appraiser can be assumed by the appraiser.

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<sup>2</sup> That which is contrary to what exists, but is supposed for the purpose of analysis.

<sup>3</sup> A condition which is assumed to be true, however, if found to be untrue, could alter the results of the appraisal.

<sup>4</sup> A condition which is reasonably assumed to be true.

6. All the pertinent and relevant data discovered in the course of research and analysis and relied upon in making this appraisal cannot be presented in the written report of the appraisal; thus these data have been retained in our workfiles and are made part hereof by reference thereto.
7. The property is appraised free and clear of any or all liens or encumbrances, unless otherwise stated.
8. Responsible ownership and competent property management are assumed.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in the appraisal report.
10. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, if any.
11. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless non-compliance is stated, defined and considered in the appraisal report.
12. This analysis has been prepared by the appraiser during the normal course of the inspection of the property and resulting preparation of a real estate appraisal report. Only a visual observation of the property has been made. Any form of conventional environmental audit for current or historic site contamination is both beyond the scope of this assignment and the particular expertise of the appraiser, who has not searched title, interviewed the current or prior owners of the site, or researched the property *beyond* the scope normally associated with the appraisal process, unless otherwise stated herein. The appraiser is neither trained nor qualified to identify and/or quantify any existing or potential environmental problems pertaining particularly to contamination. Any statements made in this report, relative to the

existence of and/or potential for existence of contamination are made only to assist the users in their own determination as to whether the site requires environmental auditing by an appropriate environmental expert/professional. The appraiser cannot be held liable for lack of detection and/or identification of possible site contamination or immediately associated environmental problems.

13. The *Americans with Disabilities Act* [ADA, effective Jan. 26, 1992] is not pertinent due to the nature of the property under appraisal.
14. Any separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
15. The appraiser is required to consider whether any appraised fractional interests, physical segments, or partial holdings contribute pro rata to the value of the whole. This does not require the appraiser to value the whole when the appraisal subject represents a fractional interest, a physical segment, or partial holding; however, if the value of the whole is not considered, the appraisal shall clearly reflect that the value of the appraisal subject cannot be used to assess the value of the whole by mathematical extension. Thus, any values provided in the report apply to the entire property and any proration or division of the total into fractional interests will invalidate the opinion of value, unless such proration or division of interests has been set forth in the report.
16. This appraisal report covers only the property described, and any values or rates used are not to be construed as applicable to any other property, however similar the properties might be.
17. It is assumed that the use of the land and improvements are within the boundaries of the property lines of the property described and that there is no encroachment or trespass, unless noted in the report.
18. The appraiser has made no survey and/or subcontracted a survey of the property, unless otherwise noted herein.



19. Any forecasts, projections, or operating data contained herein are based upon current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes in future conditions.
20. Disclosure of the contents of the appraisal report is governed by the By-laws and Regulations of the professional appraisal organizations with which the appraisers are affiliated. We do not authorize out-of-context quoting from or partial reprinting of this appraisal report. Further, neither all nor any part of this appraisal report may be disseminated to the general public by the use of media for public communication without the prior written consent of the appraisers signing this appraisal report.
- 21a. The contents of this appraisal are for the exclusive use and reliance upon by the client for whom it has been prepared and to whom it has been certified. Neither all, nor any part of the content of the report, or copy thereof (including opinions as to property value, the identity of the appraiser, professional designations, reference to any professional appraisal organizations or the firm with which the appraiser is connected) shall be used for any purpose by anyone other than the client specified in the report, without prior written consent of the appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the prior written consent of the appraiser.
- 21b. The opinions and conclusions contained herein have been developed solely with consideration for the client's needs and assignment requirements in connection with the stated use, and do not address requirements for any other use by the client, and/or by any other party. This report is not intended for any other use. This report is intended for use only by the client identified herein and by any other users specifically identified herein. Any and all others in possession of this report are, therefore, not intended users, and the appraiser does not authorize nor is responsible for use of this report by any party other than the client and/or an identified intended user.

22. If the appraiser is required to give testimony of any nature whatsoever because of having made the appraisal with reference to the property in question, arrangements for payment of fees for the appraiser's services as an expert witness must be made in advance of such testimony.
23. The appraisal expresses the opinion of the signers and is not contingent upon a predetermined value. Neither the employment to make the appraisal nor the compensation in any way determined the amount of the valuation reported.
24. The contract for this appraisal of the property legally described herein is fulfilled by the signer upon delivery of this appraisal.
25. This appraisal report, including format, style, spreadsheet and tabular data, as well as Addenda, is the property of Applied Economics Group and no portion of the report may be reproduced without the expressed written permission of Applied Economics Group.
26. The appraiser has not conducted any valuation assignments for the 6<sup>th</sup> Street or Waldo Road properties that are the subject of this report in the previous 36 months.

## APPRAISAL OVERVIEW

**Owner of Record:** Alligood & Sheffield, et ux

**Property Type:** Special Use (Theater) Building

**Property Address:** 18575 NW 237<sup>th</sup> Street  
High Springs, Alachua County, Florida

**Property Inspections:** 05/20/2021 by Michael P. Bobbitt, MBA  
06/01/2021 Applied Economics Group [AEG]

**Extent of Inspection:** Full

### Neighborhood

**Character:** Neighborhood commercial corridor

**Tax Folio No:** 00633-000-000

### Property Rights

**Appraised:** Fee Simple Estate

**Land Use/Zoning:** Commercial; Commercial

**FEMA Zone:** The entire parcel is in zone X.

**Utilities Available:** Telephone, water, sewer and electricity

**Highest & Best Use:**

**As Vacant** Commercial Development

**As Improved** Existing Use

**Effective Date of**

**Valuation:** June 1, 2021

**Reasonable Exposure**

**Time:**

Considering prevailing and projected market conditions, as well as the nature of the subject property, a reasonable exposure time for the subject, as it currently exists, is concluded to be 6-12 months. This conclusion is based upon strict interpretation of the definition of this concept, as provided in the Addenda hereto.

## INTRODUCTION TO THE REPORT

The following appraisal report involves a valuation for internal decision-making purposes.

Following are the general descriptions pertaining to the appraisal process and the subject parcel.

**EXPLANATIONS & DEFINITIONS:** Please see Addenda. This section includes discussion as to the appraisal process and the various methodologies available, as well as definitions.

### TYPE OF APPRAISAL

### **AND REPORT FORMAT**

### Appraisal Report

**PURPOSE OF THE APPRAISAL:** The **purpose** of the appraisal is to develop and report an opinion of market value of the fee simple estate for the subject property.

**FUNCTION OF THE APPRAISAL:** The **function** of the appraisal or its intended use is for the client named and identified herein to utilize for internal decision use. The opinions and conclusions have been developed solely with consideration, therefore, for the needs of the identified client and his assignment requirements in connection with the stated use, and do not address requirements for any other use by the client, and/or by any other party. Please refer to the Assumptions and Limiting Conditions in this regard.

**INTENDED USER OF THE REPORT:** Paul Stressing Associates



## **PROPERTY RIGHTS [INTEREST] APPRAISED<sup>5</sup>**

**Fee Simple Estate:** Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. [Source: The Dictionary of Real Estate Appraisal, Fourth Edition]

## **DEFINITION OF MARKET VALUE**

The most probable price which a property should bring in a competitive and open market, under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars, or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Uniform Standards of Professional Appraisal Practice [USPAP], The Appraisal Foundation.)

## **APPRAISAL PROBLEM**

The appraisal problem involves developing an opinion of the market value of the fee simple estate for the property legally identified herein.

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<sup>5</sup> The appraiser considers all interests involved, including all easements and restrictions of record.

## **SCOPE OF THE APPRAISAL/APPRAISAL PROCESS**

The subject's immediate market area is described in the following text. In developing the market value of the fee simple title for the subject property, I have relied upon the sales comparison and income approaches.

The direct sales comparison approach technique is useful for this kind of valuation. Sufficient sales were identified with which to conduct a reliable sales comparison approach. This data was derived from in-office records and research, as well as from county records, MLS and interviews with and documents from governmental agencies. Other data gathered have included demographics, trends and patterns in legal, physical and related realty issues. Our research has included interviews with local planning/zoning staff, real estate, and financial brokers familiar with properties like the subject. We have inspected the properties and inspected and verified any sales/market contracts, etc., which have been used in the analyses.

Considering the age of the subject improvements, the cost approach has not been presented due to the difficulty in estimating depreciation.

An income approach has been conducted considering data derived from the market. Sufficient income and expense data has been available from the immediate subject market with which to conduct this approach.

The scope of this appraisal does not include any form of environmental audit of the subject property. Upon physical inspection of the property, we noted any existing uses or conditions on the immediate site and on adjacent sites, which could have the potential for or could have caused contamination. This observation is made in the normal course of inspection, and the reader's attention is directed to our lack of expertise in this field. A statement regarding environmental hazards or contamination, if any, observed in the course of inspection has been presented in the Assumptions and Limiting Conditions.

A reasonable exposure time is determined based both on the foregoing described analyses and interviews, and on discussions with local Realtors and other market participants knowledgeable of the area.

The appraisal process has been touched on above. As part of the sales comparison approach, a **Qualitative Analysis** has been applied. Relative Comparison Analysis is a qualitative technique for analyzing comparable sales. The characteristics of each comparable property are analyzed and a determination is made as to whether each attribute is inferior, superior or equal to each subject property. This analysis is similar to paired sales analysis, but quantitative adjustments are not derived. After the characteristics of each comparable sale are assessed, an overall qualification is determined to aid in the estimate of where within the value range indicated by the comparable sales the subject should fall.

## AREA DATA AND NEIGHBORHOOD ANALYSES

### AREA DESCRIPTION – ALACHUA COUNTY



**Size:** ±46 square miles

**Population:** 247,336

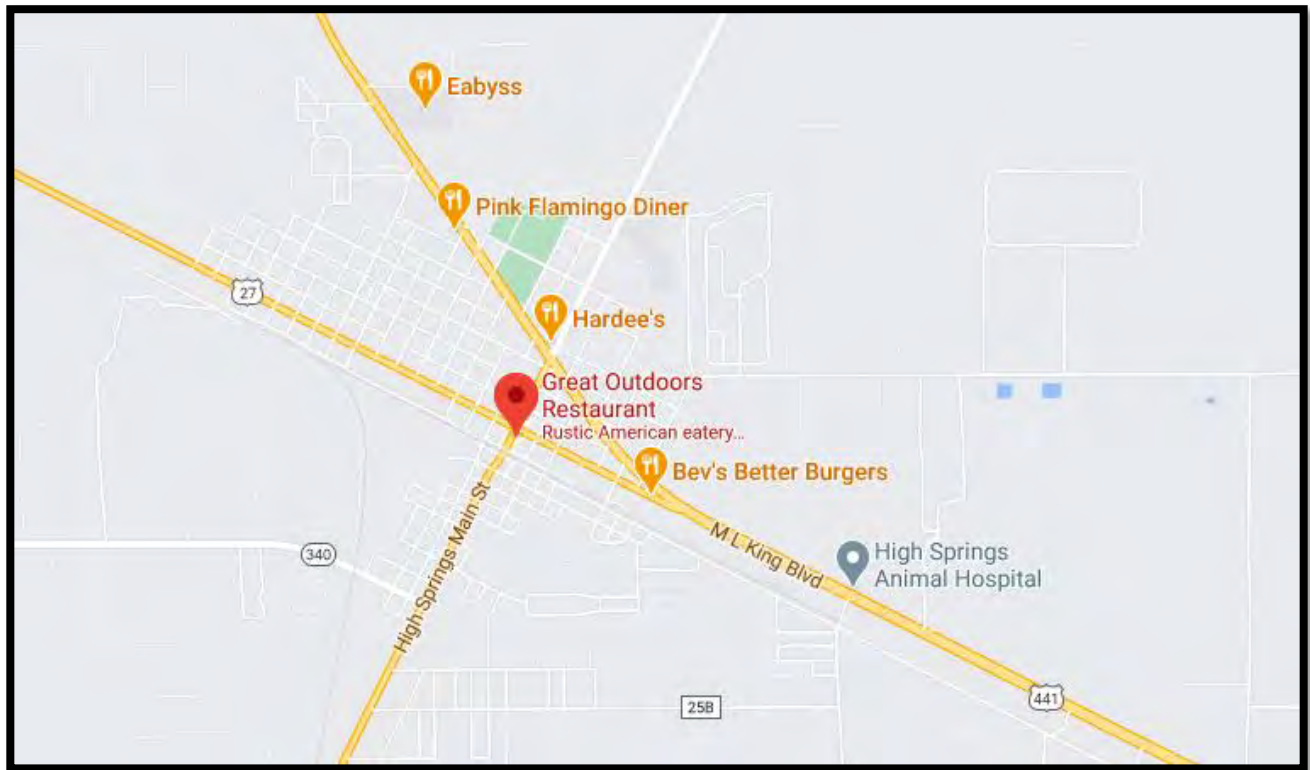
**Location:** Central Alachua County in North Central Florida, south of Columbia, Union, and Bradford counties, east of Gilchrist county, north of Levy and Marion counties, and west of Clay and Putnam counties.

**State Rank:** Alachua county is 20<sup>th</sup> in size and 20<sup>th</sup> in population density out of 67 counties.

**MSA:** Gainesville Metropolitan Statistical Area [MSA], which includes all of Alachua County.

**County Seat:** Gainesville

## SUBJECT NEIGHBORHOOD



**The immediate subject neighborhood** incorporates those properties in the High Springs commercial corridor. The subject corridor is comprised of commercial uses including retail shops, restaurants, offices, banks, and other uses.

Vacancy rates in the subject neighborhood are relatively low to moderate, with reasonable demand for commercial uses like the subject.

**Summary:** The area overall is viable and current growth and development trends are expected to continue into the foreseeable future.



**Drainage:** Adequate.

**Environmental/Site Description:** The subject property contains a single totaling 0.28 acres or 12,197 SF. I have identified no direct evidence of contamination or any other environmental hazards on the subject parcel.

**Easements/Encumbrances:** I have identified no adverse easements of record directly encumbering the subject parcel.

**Encroachments:** None noted.

**Public and Private Restrictions:** The appraiser notes no public and/or private restrictions which would affect title to or marketability of the subject site.

**Building and Other Improvements:** The subject property currently contains a movie theater property. The theater is comprised of a large auditorium with approximately 240 seats. There is also a stage and backstage area, mezzanine, projection room, concession stand/lobby, restrooms, and storage areas. It contains a total of 4,100 SF of net leasable area. It is constructed of brick and concrete block walls with a commercial grade built-up roof. The building was constructed in 1929. The building has been substantially renovated through the years and is presently in generally average. While it is presently oriented as a movie theater, it could readily be converted to use as a church or other meeting hall type property.

**HISTORY OF THE PROPERTY:** My inspection of the Public Records has not yielded an arm's length transaction of the subject property in the past five years.

**Listing or Pending Contract:** The subject property had been previously listed for sale but does not appear to presently be offered for sale in the open market. The property is reportedly being considered for purchase by the City of High Springs but no details relative to this potential purchase have been supplied to the appraiser.

**ASSESSED VALUE AND SPECIAL ASSESSMENTS**

**Taxing Authority:** Alachua County

**Tax Folio Number:** 00633-000-000

**2020 Assessed Value:** \$111,658

**LEGAL DESCRIPTION:**

**The South 5 feet of the North 25 feet of Lot 8, Block 15, G.E. FOSTER'S ADDITION TO HIGH SPRINGS, according to the map or plat thereof as recorded in Plat Book A, Page 6, Public Records of Alachua County, Florida, LESS the East 10 feet thereof.**

**Subject Photographs**

The following photos were taken by the appraiser at the time of the on-site inspection.

## **LAND USE AND ZONING**

The subject property is located in the city of High Springs in Alachua County. It has commercial land use and zoning designations.

## **HIGHEST AND BEST USE**

Definitions and explanations as to highest and best use analysis are in the Addenda. Determination of highest and best use is predicate upon analysis of each of the following four criteria:

1. **Permissible use (legal).** What uses are permitted by zoning and deed restrictions?
2. **Possible use.** What uses are physically possible?
3. **Feasible use.** Which possible and permissible uses will produce a net return to the owner of the site?
4. Among the feasible uses, which use will produce the **highest net return** or the **highest present worth**?

**Highest and Best Use as Vacant:**                      **Commercial Development**

**Highest and Best Use as Improved:**                      **Existing Use**

### **Highest and Best Use as Vacant:**

**Reasoning:** The foregoing conclusions have been predicated upon the following analyses:

- 1] **Legal:** The subject's concluded highest and best use is legally permissible according to its industrial land use and zoning designations. These designations are primarily for industrial and commercial development. No known private restrictions affect title to the subject site.

- 2] **Physical:** The subject property is large enough to support a wide array of commercial applications. The subject's shape and topographical characteristics have a negligible effect upon its potential for industrial development.
- 3] The subject tract has immediate availability of water and a sewer, a factor which supports its development to its highest and best use.
- 4] The subject tract has good accessibility.
- 5] **Feasible:** The criteria for financial feasibility include an income return equal to or greater than expenses, thus positive cash return. With this in mind, the most financially feasible use of the subject parcel would currently involve commercial development.
- 6] **Maximally Productive:** We have determined that a reasonable level of demand for commercial properties exists in the subject area; as such, this is deemed to be the maximally productive use of the subject site.

Based on the foregoing discussion, we have concluded the highest and best use of the subject parcel is for commercial development. This use is legally permissible, physically possible, appropriately supported in the market, and maximally productive.

#### **HIGHEST AND BEST USE AS IMPROVED Existing Building**

The highest and best use of an improved property is defined as that reasonable and most probable use which will support its highest present value. The highest and best use, or most probable use, must be legal, physically possible, financially feasible, and maximally productive.



- [1]     **Physically possible:**             The subject parent tract's current use is physically possible.
- [2]     **Legally permissible:**           The subject parent tract's current use is conforming as discussed above.
- [3]     **Financially feasible:**           The criteria for financial feasibility include an income return equal to or greater than expenses, thus positive cash return. Since the property has the ability to generate a positive cash flow and the value of the land with the present improvements exceeds the value of the land as if vacant, the present use of the subject property is financially feasible. With this in mind, the most financially feasible use of the subject parcel would be the continued use of the property with multiple commercial buildings.

Market analysis confirms continued reasonable demand for properties like the subject. The continued use of the parent tract "as is" is a form of its feasible application.

- [4]     **Maximally productive:**         With continued steady demand for uses like the subject, the present use on the parent tract is deemed the maximally productive use of the site.

**Summary:** In conclusion, the subject parent property consists of a parcel improved with a restaurant use. No alternative, legal use exist which could economically justify the immediate removal, redesign or major renovation of the existing improvements. Therefore, the subject parent tract, as currently improved, represents a form of the legal, physically possible, feasible, maximally productive, and highest and best use of the site.

## **VALUATION**

**The Direct Sales Comparison** approach is a common technique for valuing properties such as the subject and is especially relevant when sufficient comparable sales are available. To apply this method, sales of improved properties similar to the subject are analyzed, compared and adjusted to provide a value indication for the property being appraised. In the comparison process the similarity or dissimilarity of the properties are considered. This approach reflects market behavior and provides a reliable basis for an opinion of value for the subject.

### **Unit of Comparison**

For properties like the subject, price per square foot of land and building is the most common unit of comparison.

### **Collection of Comparable Sales**

I have identified the following sales as reasonable examples of substitute parcels for the subject. The subject is comprised a movie theater. There have been available no sales of movie theaters, but sales of properties with similar potential uses have been considered and are presented herein. Direct comparison and analyses follow the presentation of the sales.



**Sale 1:** This was the April 2019 sale of a church facility. This property is located at 420 SW 250<sup>th</sup> Street in neighboring Newberry. This building has a total of 6,294 SF of net leasable space, in a single unit. The building was constructed in 1980 and is situated on 0.66 acres. This building is in generally similar condition overall when compared to the subject, but the road frontage and land to building ratio is superior.

The economies of scale are inferior for this property when compared to the smaller subject property.

This property sold for a total of \$380,000 or \$60.37/SF.

Overall, it would be considered a reasonable substitute for the subject in the subject market, though this property could more easily be converted for alternative uses.



**Sale 2:** This was the March 2021 sale of a private school facility. This property is located at 2400 SW 13<sup>th</sup> Street in neighboring Gainesville. This building has a total of 10,050 SF of net leasable space, in a single unit. The building was constructed in 1972 and is situated on 1.67 acres. This building is in superior condition overall when compared to the subject, and the road frontage and land to building ratio is superior.

The economies of scale are inferior for this property when compared to the smaller subject property.

This property sold for a total of \$1,100,000 or \$109.45/SF.

Overall, it would be considered a reasonable substitute for the subject in the subject market, though this property could more easily be converted for alternative uses.



**Sale 3:** This was the February 2020 sale of a meeting hall/dormitory. This property is located at 732 NW 4<sup>th</sup> Street in neighboring Gainesville. This building has a total of 4,536 SF of net leasable space, in a single unit. The building was constructed in 1929 and is situated on 0.14 acres. This building is in inferior condition overall when compared to the subject.

The economies of scale are similar for this property when compared to the subject property.

This property sold for a total of \$450,000 or \$99.20/SF.

Overall, it would be considered a reasonable substitute for the subject in the subject market, though this property likely has a smaller array of potential uses. It has been included in this analysis due to its location on an ancillary street, like the subject, and its similar construction age.





**Sale 4:** This was the August 2017 sale of a private school facility. This property is located at 10 SW 75<sup>th</sup> Street in neighboring Gainesville. This building has a total of 4,674 SF of net leasable space, in a single unit. The building was constructed in 1980 and is situated on 1.00 acres. This building is in superior condition overall when compared to the subject, and the road frontage and land to building ratio is superior.

The economies of scale are similar for this property when compared to the subject property.

This property sold for a total of \$424,000 or \$90.71/SF.

Overall, it would be considered a reasonable substitute for the subject in the subject market. It's large auditorium/multi-purpose room has some similarities to a theater's auditorium.



**Sale 5:** This was the August 2017 sale of a theater facility. This property is located at 233 W. University Avenue in neighboring Gainesville. This building has a total of 16,405 SF of net leasable space. The building was constructed in 1928 and is situated on 0.30 acres. This building is in similar condition overall when compared to the subject, but the road frontage is superior.

The economies of scale are inferior for this property when compared to the smaller subject property.

This property sold for a total of \$1,150,000 or \$70.10/SF.

Overall, it would be considered a reasonable substitute for the subject in the subject market. This is an older transaction but the only one available from the north central Florida market of a relatively similar theater facility.

## **DIRECT COMPARISON OF THE COMPARABLE SALES/RECONCILIATION**

All the sales are reasonable substitutes for the subject in the subject market.

The comparable sales have indicated qualitative adjustments for the various items of comparison.

The unadjusted unit values range indicated by the comparable sales is as follows:

\$60.37/SF to \$109.25/SF

A quantitative adjustment analysis has been conducted and maintained in the appraiser's work file.

This has narrowed the range of values above considerably.

All of the sales utilized in this analysis were considered to be useful indicators of the subject's value, with some deserving of greater consideration in the final reconciliation, and others less consideration. In particular, the more compelling sale comparables were those that were the most similar to the appraised property in terms of the age and condition of construction, size of the improvements, lot size, and location.

Consideration has been given to the subject's traffic exposure, quality of construction/condition and size in the preceding adjustments grid. Less weighting overall has been applied to Sale 3 due to its significantly different design when compared to the subject. Sale 5, while the oldest transaction considered, is of the most comparable building with regard to its configuration as a theater. Its weighting has been augmented.

Based on the subject's design, level and quality of interior finish, its location and the economies of scale, I have concluded a unit value for the subject approximating \$80/SF. This unit value further considers the limited nature of the market for special use properties like the subject, and the likelihood that many market participants for a property like the subject would potentially convert it for other uses. This fact has mitigated conclusion higher in the range of unit values presented by the sales.

## **RECONCILIATION/CONCLUSION OF VALUE BY THE SALES COMPARISON APPROACH**

Based on the comparisons made above, with some consideration for changing market conditions, I have concluded a reasonable unit value for the subject property, as of June 1, 2021 of \$80/SF.

**\$80 per SF times 4,100 SF = \$328,000**

**Rounded: \$328,000**

## **INCOME CAPITALIZATION APPROACH**

In the Income Capitalization Approach, the present value of the future benefits of property ownership is measured. A property's income streams and its resale value, or reversion, are capitalized into a present, lump sum value. This involves two basic procedures: [a] direct capitalization, and [b] discounted cash flow analysis. For the purposes of this analysis, only the direct income stream capitalization method will be used.

This involves seeking and analyzing comparable rental data, and concluding a market-representative rent for the subject, allowing conclusion of a potential gross income for the subject [PGI]. This is reduced by vacancy and collection loss to develop an indication of the effective gross income [EGI]. The vacancy and collection loss percent considers the subject's current and historical occupancies, and subject-specific and market indicated lag times in obtaining absorption of such space. Once the EGI is concluded, it is reduced by expenses indicted both by the subject [if available] and by the market, which generate an indication of an operating expense ratio [OER], which should fall within the range shown in the immediate market for similar property types. Reduction of the EGI by application of the OER results in an indication of net operating income [NOI], which is capitalized based upon a capitalization rate [OAR] obtained from market and debt coverage ratio [DCR] analyses.

A fair number of comparable rentals have been available from the subject's market.

### **COMPARABLE RENTAL ANALYSIS**

The following comparable rental properties are deemed reasonable substitute or alternative properties to existing and potential tenancy in the subject parent improvements. Each has been analyzed to provide a base rental indication for the subject property.

#### **Discussion of Comparable Rentals:**

As this is a fee-simple valuation, it has been necessary to seek comparable rents from the subject market in order to establish a market rental rate for the subject. These are presented below:





**Rent 1** is a retail building located at 150 N. Main Street in High Springs, in close proximity to the subject. It currently leases for \$13.00/SF on a modified basis.

This 6,560 SF building is generally similar to the subject with regard to the economies of scale and would be a reasonable substitute for potential renters of space like the subject property. It is inferior with regard to condition and quality/level of interior finish.



**Rent 2** is the lease of nightclub space at 1 W. University Avenue, in neighboring Gainesville. This space leases between \$9.00/Sf to \$12.00/SF on a modified gross basis

The condition and quality of construction for this property is similar to that of the subject, the underlying economics of this area are superior to those of the immediate subject area.

Overall, this property would be a reasonable substitute for potential renters of space like the subject property in the subject market.



**Rent 3** is a 3,360 SF former restaurant space located at 5112 NW 34<sup>th</sup> Street in neighboring Gainesville.

The condition and quality of construction for this property is similar to that of the subject, but the underlying land values are slightly superior. This building is configured with large open areas, like the subject.

This building leases for \$16.07/SF on a modified-gross basis.



**Rent 4** is a 5,000 SF commercial space located at 706 W. University Avenue in neighboring Gainesville. This building has previously been utilized as a restaurant but is now vacant and configured with larger open areas.

The condition and quality of construction for this property is superior to that of the subject, as are the underlying land values.

This building leases for \$18.00/SF on a modified gross basis.

**Comparable Rental Analysis:** The subject is currently configured as a special use (theater) property. Less weighting overall has been applied to the Gainesville rentals due to the superior market forces affecting these properties. More weighting overall has been applied to Rental 1 due to its location in close proximity, in the High Springs Historic District.

A detailed analysis was also conducted of current asking lease rates for commercial space. Interviews with local brokers were undertaken to verify these findings. Current asking rental rates range from \$9/SF to \$18/SF, depending on size, location and condition.

**Conclusion of Potential Gross Income:** With the correlation of the data discussed in the preceding text, and in consideration of the limited market for a special use property like the subject. I have concluded a reasonable market lease rate for the subject property of **\$12/SF** on a modified-gross basis. Thus, the PGI indicated for the subject property is:

$$\begin{array}{rcl} \underline{\$12/\text{SF} \times 4,100 \text{ SF}} & = & \underline{\$49,200} \\ \underline{\text{TOTAL GPI}} & = & \underline{\$49,200} \end{array}$$

### **VACANCY AND COLLECTION LOSS**

This is ordinarily estimated using the indications from similar properties in the market, as well as current and historical data available for the subject improvements.

**Subject - Historical V&C Loss:** The subject property has been owner-occupied in the previous several years.

**Market - Historical V&C Loss:** Data for vacancy and collection losses for these types of properties has not been widely available from this immediate market, or from the greater market. In our conversations with brokers, and considering the neighborhood analysis which identified the subject's immediate neighborhood as desirable, mitigated by the special use nature of the property



and its limited market, it is concluded that overall vacancy rates are moderate for the subject area and slightly higher for a property like the subject.

A survey of retail buildings in this area indicated a range of vacancy rates of about 2% to 15%, with a median clustered around 8%. Based upon market indices for these types of property and given the special use nature of the subject property, I have concluded a reasonable vacancy and collection loss for a use like the subject would approximate **15%**.

**Conclusion of Stabilized Vacancy & Collection Loss:** Thus, with indications from the market, and considering the subject's location and the overall strength and forecasted strengthening of the immediate market, we have concluded a reasonable stabilized Vacancy & Collection Loss for the subject property will approximate **15%**.

We concluded a reasonable rental for the subject, making it possible to calculate PGI and EGI as follows:

<b>TOTAL GPI =</b>	<b>\$49,200</b>
<b>Less Vacancy &amp; Collection @ 15%</b>	<b><u>\$ 7,380</u></b>
<b>Effective Gross Income [EGI]</b>	<b>\$41,820</b>

#### **EXPENSES AND NET OPERATING INCOME ESTIMATE**

**Market Indication of Expenses:** These expenses include all taxes, fees, utilities, maintenance, insurance and miscellaneous expenses. Expense data was provided from several competing commercial properties in the subject market. This researched yielded a range of overall expense ratios from 18% of EGI to 30% of EGI, with a median clustered around 24% of EGI, based on the lease structures of the subject and comparable rentals. Thus, I have concluded a market-indicated expense ratio of 24% of EGI for the subject property.

The total market estimate of expenses will be used to reduce EGI into an estimation of net operating income.

### **STABILIZED INCOME AND EXPENSE STATEMENT [ACCRUAL BASIS]**

The following is a summary tabulation of the foregoing revenue and expense data concluded for the subject improvements.

#### **Income Approach Summation – Whole Property**

<b>Subject Leaseable SF</b>	4,100 SF
<b>Lease Rate</b>	\$12.00 SF
<b>Potential Gross Income</b>	\$49,200
<b>Less: Vacancy &amp; Collection 15%</b>	<u>\$ 7,380</u>
<b>Effective Gross Income</b>	\$41,820
<b>Less Expenses</b>	<u>\$ 10,037</u>
<b>Net Operating Income</b>	<b>\$31,783</b>

### **380 CAPITALIZATION RATE**

The final step in the income approach is to estimate an overall capitalization rate [OAR], which is applied to the net operating income to derive a final estimate of value by this approach.

Detailed analysis is maintained in the appraiser's work files which analyzes sales in the subject market and their indicated NOIs. This analysis provided a range of market-derived capitalization rates for properties like the subject of 7.00% to 12.0%.

**Debt Coverage Ratio Analysis:** The debt coverage formula method is a viable alternative means by which to develop an OAR, and is also market derived. The overall range by this method was 7.25% to 10.05%.

Both methods have their individual strengths, thus are considered equally in generating an indication of the appropriate OAR for the subject parent property. Given the subject's current configuration as a special use property in the High Springs Historic District, I have concluded a market-derived capitalization rate of 10.0% for the subject property.

**INDICATION OF VALUE BY THE INCOME**  
**CAPITALIZATION APPROACH**

With the data available from the sales, generally corroborated by the range from other sales not considered in this report, as well as the DCR analysis, we have concluded that a reasonable OAR for the improved parent tract will approximate 10.0%. This takes into consideration all factors, including any degree of risk to be expected in continuing an income stream in a special use property like the subject. It is dependent upon current market conditions and overall supply of similar product. Thus, 10.0% is reasonable. The value of the improved parent tract, as stabilized, using the direct capitalization method of the income approach, is, therefore, as follows:

<b>Net Operating Income :</b>	<b>\$31,783</b>
<b>Divided by OAR</b>	<b><u>0.010</u></b>
<b>Estimate of Value by the</b>	
<b>Income Approach:</b>	<b>\$317,830</b>
<b>Rounded</b>	<b>\$318,000</b>

### **RECONCILIATION OF APPROACHES**

<b>Cost Approach:</b>	<b>N/A</b>
<b>Sales Comparison Approach:</b>	<b>\$328,000</b>
<b>Income Capitalization Approach:</b>	<b>\$318,000</b>

Both approaches to value had a reasonable quality and quantity of data to provide a credible opinion of value, but larger properties like the subject are most often owner-occupied. Additionally, the sales data was better overall than the rental data. As such, more weighting overall has been applied to the sales comparison approach.

Based upon the foregoing analysis, therefore, I have concluded that the subject has a market value of the fee simple title, as of June 1, 2021, predicate upon the Assumptions and Limiting Conditions stated herein, of:

**\$325,000**

**Three Hundred Twenty-Five Thousand Dollars**

# **Addenda**



## **Explanations and Definitions**

### **Appraisal Process – Approaches to Value**

**Vacant Land:** The **Direct Sales Comparison** approach is the most common technique for valuing land, and is the preferred method when sufficient comparable sales are available. To apply this method, sales of similar parcels of land are analyzed, compared and adjusted to provide a value indication for the land being appraised. In the comparison process the similarity or dissimilarity of the parcels is considered. This approach best reflects market behavior and provides a reliable basis for an opinion of value for the subject. When sufficient market data exist to value the subject parcels as vacant land, only the Sales Comparison method is used. [Based on explanation provided in The Appraisal of Real Estate, 12<sup>th</sup> Edition]

**Improved Property:** In developing an opinion of value, the appraiser researches the local market for sales and offers of properties and contracts similar to the subject, rentals of similar properties and their operating expenses, current rates of return on investments, construction costs and factors of depreciation, demand for property types similar to the subject, and general economic conditions. The cost, sales comparison, and income capitalization approaches are used, where applicable, to process these data into a final opinion of value. The three approaches are interdependent, requiring that data and assumptions from all three are reciprocal. Generally, however, insufficient market data render varying value conclusions, which must be reconciled into a final estimate of value.

The **cost approach** adds the depreciated reproduction or replacement cost of the improvements to the value of the land, as if vacant, to achieve an indication of value for the subject property. Ordinarily, the approach is most reliable when the improvements are special purpose, or new and represent the highest and best use of the site.

The **sales comparison approach** compares recent transactions of similar, competitive properties on the basis of various units, including land and improvements, as well as gross income. This approach directly reflects the actions of buyers and sellers in the open market

In the **income capitalization approach**, after deducting from the gross income a reasonable allowance for vacancy and income loss, expenses, and reserve for replacement, the net operating income is capitalized into an indication of value for the subject, using an overall capitalization rate.

**Debt Coverage Ratio Analysis:** The debt coverage ratio [DCR] method of generating an OAR relies upon the following formula:

$$\begin{aligned}\text{DCR} &= \text{OAR}/(\text{L/V Ratio} \times \text{Mortgage Constant}) \\ &= 0.1005/(0.80 \times 0.111856) \\ &= 1.12\end{aligned}$$

The typical debt coverage ratio demanded by lenders in the area is 1.2 to 1.25. This can vary depending on the history of the borrower, as well as the perceived success of a proposed project.

**Definition of Reasonable Exposure Time:**

Reasonable exposure time is that at which the property interest appraised would have been offered in the open market PRIOR to the effective date of this appraisal.

Reasonable exposure time is one of a series of conditions in most definitions of market value and is always presumed to **precede** the effective date of appraisal. It is defined by USPAP as: “The estimated length of time the property interest being appraised would have been offered on the market, prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events, assuming a competitive and open market.” It is noted that the concept encompasses adequate, sufficient and reasonable time [on the market], as well as adequate, sufficient and reasonable effort [to expose said property to the market].

[Source: USPAP, 2005]

**Reasonable Marketing Period:**

The most probable amount of time necessary to expose a property, in its entirety, to the open market in order to achieve a sale. Implicit thereto are the following characteristics:

- [1] the property will be actively exposed and aggressively marketed to potential purchasers through marketing channels commonly used by sellers of similar type properties
- [2] the property will be offered at a price reflecting the most probable markup over market value used by sellers of similar type properties;
- [3] a sale will be consummated under the terms and conditions of the definition of market value set forth herein.

[Source: USPAP, 2005]

### **Property Rights [Interest] Appraised:**

**Fee simple estate** -- absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

(Source: The Dictionary of Real Estate Appraisal, Fourth Edition)

**Leased Fee Estate** -- an ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others [usually consists of the right to receive rent and the right to repossession at the termination of the lease]. The rights of the lessor [the leased fee owner] and the lessee are specified by contract terms contained within the lease.

(Source: The Dictionary of Real Estate Appraisal, Fourth Edition)

**Leasehold Estate** -- the interest held by the lessee [the tenant or renter] through a lease transferring the rights of use and occupancy for a stated term under certain conditions.

(Source: The Dictionary of Real Estate Appraisal, Fourth Edition)

**Fee Simple Conditional** -- a fee simple estate that may be terminated when a specified event occurs, which may be at any time, or not all. The condition does not automatically terminate the estate; the grantor, the heirs, or a designee must act to terminate it.

(Source: The Dictionary of Real Estate Appraisal, Fourth Edition)

**Fee on Limitation** -- a fee simple estate that is automatically terminated when a specified event occurs, which may be at any time or not at all.

(Source: The Dictionary of Real Estate Appraisal, Fourth Edition)

**Life Estate** – total rights of use, occupancy, and control, limited to the lifetime of a designated party, often known as the **life tenant** [**the life tenant** is one who owns an estate in real property for his or her own lifetime, the lifetime of another person, or an indefinite period limited by a lifetime].

(Source: The Dictionary of Real Estate Appraisal, Fourth Edition)

**Easement** – an interest in real property that conveys use, but not ownership, of a portion of an owner's property. (Source: The Dictionary of Real Estate Appraisal, Fourth Edition)

**Temporary Construction Easement** – an easement granted for a specific purpose and applicable for a specific time period, that is terminated after the construction of the improvement and the unencumbered fee interest in the land reverts to the owner. (Source: The Dictionary of Real Estate Appraisal, Fourth Edition)

**Permanent Easement** -- a [perpetual] interest in real property that conveys use, but not ownership, of a portion of an owner's property. (Source: The Dictionary of Real Estate Appraisal, Third Edition)

An easement conveyed in perpetuity. (Source: The Dictionary of Real Estate Appraisal, Fourth Edition)

### **Definition of Market Value**

“The amount of money that a purchaser willing but not obliged to buy the property would pay an owner willing but not obliged to sell, taking into consideration all uses to which the property is adapted and might be applied in reason. Inherent in the willing buyer-willing seller test of fair market value are the following:

1. A fair sale resulting from fair negotiations.
2. Neither party acting under compulsion of necessity (this eliminates forced liquidation or sale at auction). Economic pressure may be enough to preclude a sale's use.
3. Both parties having knowledge of all relevant facts.
4. A sale without peculiar or special circumstances.
5. A reasonable time to find a buyer.”

### **Neighborhood Definition:**

A neighborhood is defined as follows: A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises. [*The Dictionary of Real Estate Appraisal*, Fourth Ed.] Byrl N. Boyce, ed., *Real Estate Appraisal Terminology*, explains further - A portion of a larger community, or an entire community, in which there is a homogeneous grouping of inhabitants, buildings, or business enterprises. Inhabitants of a neighborhood usually have more than a casual community of interests. Neighborhood boundaries may consist of well-defined natural or man-made barriers, or they may be more or less well-defined by a distinct change in land use or in the character of the inhabitants.

### **Definition of Highest and Best Use:**

Highest and best use is defined as "the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and which results in the highest value." [The Appraisal of Real Estate, 12<sup>th</sup> Ed.]



When the purpose of an appraisal is the estimation of market value, the Highest and Best Use of the subject must be determined to identify the most profitable, competitive use to which the property can be put. Highest and best use is shaped by competitive forces within the subject market. As the Cost Approach requires valuation of the property as if vacant, the highest and best use of the property, as if vacant, must be identified. Many appraisals include an allocation of value between the land and its associated improvements, also requiring the determination of highest and best use as if vacant. Land value, therefore, depends upon the uses to which the property can be put.

The highest and best use of a property as improved is determined to identify a projected (or present) use that will produce the highest capital return to the property, and to identify and use comparable properties in valuation procedures.

The highest and best use concept is based on traditional appraisal theory and reflects the attitudes of typical buyers and sellers who recognize that value is predicated on future benefits. This theory is based on the wealth maximization of the owner, with consideration to community goals. A use which does not meet public needs, will not meet the above highest and best use criteria.

**Michael P. Bobbitt, MBA**  
**Florida State-Certified General Appraiser #0002749**

**PROFESSIONAL QUALIFICATIONS**

[PAGE ONE]

PROFESSIONAL

AFFILIATIONS: Florida State-Certified General Real Estate Appraiser [#0002749].  
Associate Member – Appraisal Institute

EDUCATION: Bachelor of Business Administration, Saint Leo University, 2000  
  
Master of Business Administration (M.B.A.), Saint Leo University, 2003  
  
Doctoral Studies in Business Administration (Land/Applied Economics Concentration),  
Touro University International, current.

APPRAISAL INSTITUTE

Courses: Course 410 – Standards of Professional Practice, Part A; Course 420 – Standards of Professional Practice, Part B; Course 110 – Appraisal Principles; Course 120 – Appraisal Procedures; Course 310 – Basic Income Capitalization; Course 510—Advanced Income Capitalization; Course 530– Advanced Sales Comparison & Cost Approaches; Course 540 – Report Writing and Valuation Analysis

PROFESSIONAL EXPERIENCE:

- > Principle, Applied Economics Group, Gainesville/Lakeland, Fl, current
- > Commercial Real Estate Appraiser, Florida Property Consultants Group, Gainesville, Florida, 1998-2004
- > Real Estate Agent, Watson Realty Corporation, Gainesville, Fl. 1997-1998
- > Development Consultant, Jim Jean Real Estate, Gainesville, Fl. 1996-1997

#### HAS APPRAISED:

Gas Stations/Convenience Stores	Medical Condominiums	Marinas
Retail Discount Stores	Retail Strip Centers	Timber land
Waterfront Property	Automobile Dealerships	Auto Repair Facilities
Mobile Home Dealerships	Home Supply Warehouse Stores	Drive-thru Restaurants
Sit-down Restaurants	Mobile Home Parks	Government Buildings
Single Family Residential Properties	Manufactured Homes	Multi-Family Res. Homes
Warehouses/Warehouse Condos	Office Buildings	Stand-alone Retail
Residential Condo Developments	Hotels/Motels	Big Box Retail Centers
Easements	Apartment Buildings	Churches
Acreage Tracts	Citrus Groves	Subdivision Analysis
Utility Sites	Eleemosyntary Facilities	Convenience Stores
Plant Nurseries	Special Purpose Properties	Golf Courses
Regional Shopping Centers	Supermarkets	Eminent Domain

#### **Governmental/Condemnation Experience**

Florida Department of Transportation:		City Governments:	County Governments:
District One	District Two	Gainesville, Fl.	Leon County
District Three	District Five	Tallahassee, Fl.	Alachua County

North Florida Water Management District

Department of the Internal Improvements Trust Fund

#### **Professional Associations/Other Licenses**

AOPA—Aircraft Owners and Pilots Association

Federal Aviation Administration—Private Pilot Certificate

### Additional Information

Mr. Bobbitt has conducted commercial real estate appraisals in every county in the State of Florida, and many in Georgia and Alabama. Having spent several years working on large-scale eminent domain projects, Mr. Bobbitt has had the opportunity to conduct a vastly larger number of appraisals in many more markets than the typical appraiser. As such, he has experience with nearly every property type in a variety of markets. His graduate studies have been focused on how business and economics affect real estate markets. This is culminated in his present doctoral research (PhD completion anticipated in winter of 2005), the dissertation of which is focused on how real estate markets react to larger economic conditions.

Mr. Bobbitt has experience preparing litigation-ready appraisal reports which consider all aspects of how the market determines the value of a property. These appraisals are thoroughly researched and documented, generally including quantitative research supporting adjustments and reconciliation conclusions.

Mr. Bobbitt continues active research in the field of real estate valuation and land/applied economics, writing articles and presenting research for publication in academic and trade journals.

**From:** [Janet Alligood](#)  
**To:** [Ashley Stathatos](#)  
**Subject:** priest theatre interior contents  
**Date:** Monday, September 25, 2023 1:41:49 PM  
**Attachments:** [quote\\_69296\\_2018-08-17-15-50-17 \(1\).pdf](#)  
[97666-priest2 \(1\).pdf](#)  
[Screenshot 2023-09-25 102050.png](#)  
[Screenshot 2023-09-25 095312.png](#)  
[Screenshot 2023-09-25 102826.png](#)  
[Screenshot 2023-09-25 102738.png](#)  
[Screenshot 2023-09-25 102859.png](#)  
[Screenshot 2023-09-25 102612.png](#)

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You don't often get email from janet.alligood@gmail.com. [Learn why this is important](#)

Hi Ashley,

I have compiled a list of the contents inside the theatre for your reference. Hope this is helpful.

Barco Projector, Digital Sound System, Roll Down Screen (Inv attached) \$30,000  
Popcorn Machines (3) 2 new, 1 old (Inv attached) \$3,700  
Nacho Machine \$100.00  
Coke Machine \$500.00  
Desk and Chair Projector Room \$300  
Stressless Chairs (12) (Competitive Price Analyses Attached) \$3000  
Projector Room A/C \$150  
Storage Racks (2) \$100  
35mm Simplex Projector (Competitive Price Analyses Attached) (2) \$7,500

If you need anything else, please let me know.

Thank you,

Janet



# PAUL STRESING ASSOCIATES, INC.

ARCHITECTURE ▪ SPACE PLANNING ▪ INTERIOR DESIGN

Paul R. Stresing, President  
Certificate of Authorization No. AA-0003377  
Florida Architectural License No. AR0013985

American Institute of Architects  
National Council of Architectural  
Registration Boards

April 5, 2021

Ms. Ashley Stathatos  
City Manager  
City of High Springs  
High Springs, FL

**RE: Priest Theatre Assessment Report, High Springs, Florida**

Ms. Stathatos:

Thank you for the opportunity to tour the Priest Theatre located at 108575 NW 237<sup>th</sup> Street, High Springs, Florida. As I mentioned in our initial discussion, encountering a little local gem such as this from an architectural standpoint is always interesting because it allows one the opportunity to take a step back in time to appreciate the history of technology, building construction, means and methods, design strategies, and the building code of that era. As you are aware I was asked by Damon and David to tour the buildings and provide a brief assessment critique of the buildings current condition and the buildings handicap accessibility opportunities and the life safety components of the building. An evaluation of a historic building's life safety and handicap accessibility features start with a respect for the historical and structural features of the building, its applicable building codes, and a reasonable interpretation of the governing building codes that were active at the time of the original permitting and construction. When providing such an evaluation it is important to respect the spirit of the building codes and the preservation of the buildings historical significance has to be considered when attempting to compare current code standards to previous code requirements used to construct the building which is why I refer to the spirit of the code during this evaluation effort. With a little ingenuity, creativity and an appreciation of the building and fire code requirements applicable to the 1910 buildings successful enhancement solutions can be developed for consideration. It is important to note that the facility still functions as an operating theatrical and movie theatre, there have only been maintenance upkeep improvements and the building's utilities remain active, which is an important factor when establishing the applicable code for compliance. Before offering future building enhancement suggestions on the life safety and handicap accessibility I would like to take a minute to identify general information and observations about the building encountered during my visits for the reader's benefit. In my three visits I toured all of the interior spaces looking at visual cues as to the condition of the building, however, I did not walk the roof or conduct destructive investigations. One of my visits was to look at the buildings mechanical and electrical with my Engineers, KPI Engineering and our observations and opinions are included in this assessment. Photographic documentation is provided at the end of this assessment.

The 111 year old Priest Theatre is sited in downtown High Springs with an adjacency to historic Main Street, the downtown Railway Avenue Greenway, the High Springs Brewing Co. and the adjacent cluster of historic buildings of that era. The theatre building itself is central to each and the adjacent activity areas allows for future plaza development for centralized activities creating an activity space along the Railway greenway. Along the north side of the building the property line falls roughly 4'-6" off the face of the building (3'-0" off the vertical face of the exterior walls protruding structural pilasters) where an Alachua County Library easement separates the theatre property line from the South face of the adjacent retail and restaurant businesses along SR 27, this easement appears to be roughly 15'-0" in width but should be confirmed. The East side of the building serves as a service drive and employee parking for the businesses on SR 27 and SR 41 as seen in the photographic documentation. The front, or the West side of the building, fronts 237<sup>th</sup> Street with the High Springs Brewing Company located diagonally across the street where the South side of the building creates the backdrop for a large undeveloped green space that is part of the property.

To the immediate South side of the theatres undeveloped green space (part of the theatre site) is a recently renovated and repurposed historic railway Train Station support building that has been tastefully converted into the City Annex Building housing the CRA and Building Department. This recent renovation to the iconic building which has created a unique charm to the immediate area. Located at the west end of the Annex building is an existing freestanding single-story masonry building currently under renovation and remodeling efforts and it is my understanding could be converted into a small restaurant and centralized to the brewing company, the greenway belt, and the Priest Theatre.

The theatre itself, in its current condition is a somewhat nondescript two-story masonry and stucco freestanding building (sides and rear elevation are finished in stucco) with two different color brick creating an ornamental pattern cladding the front (West) elevation. The buildings main entry includes a tease of transparent glass block highlighting the vertical jambs of the entrance. The original building had a surface mounted neon marquee canopy that has since been removed for reasons unknown, however, the unit has been captured in early photographic documentation that can be used to recreate the surface applied iconic marquee (architectural jewelry) to restore the buildings original character if desired. The buildings side elevations (north and south) have four protruding structural pilasters 1'-4" deep at the ground level terracing or tapering as they progress up the wall before disappearing into the exterior wall. A series of windows with articulated window sills projecting out from the wall have been infilled and the entire wall assembly stuccoed and their silhouette can be detected in the stucco. At each side of the building elevation roughly 30'-0" off the back corners a masonry chimney project from the wall and extend above the top of wall parapet or edge condition which provided heat in the original building and with the introduction of mechanical equipment have been sealed. The roof is a single slope roof directing storm water to the rear elevation (East) where it sheet flows off the edge of the roof. There were no gutters and downspouts that could be readily detected allowing stormwater to run off the roof edge and where some water is able to run down the vertical wall surface. The entire rear elevation is cladded with a stucco veneer to match the buildings side elevations.

The main entry into the lobby has been modernized with the installation of a centralized storefront system with its entrance and exiting separated by a ticket booth window. Approaching the main

entrance from the street parking and sidewalk it was noticed that there are no stairs or steps separating the approach sidewalk from the buildings main entrance, however, once in the lobby there is an elevation change from the lobby up to the theatres sound lock hall complicating handicap accessibility which is addressed later in this report. The lobby is configured with a centralize walk from the main entry/exit doors to the single arched Theatre access point with stairs and a concession area along its north end of the lobby and a stairwell with an A/C equipment closet along the south portion of the space. The main entrance/exit ticket booth is centrally located along the front entry wall and a unique radiused transition stair guides patrons up into the theatre sound lock access hall. The lobby and sound lock hall mechanical equipment utilizes the raised wood floor chase directly under the sound lock hall running north and south between the lobby and theatre seating area as a duct work and plumbing chase to distribute utilities and conditioned air along the lobby and into the sound lock hallway. This space is accessed from within the lobby A/C closet. The ceiling stucco/plastering work captures the spirit of early Art Deco style with a unique semicircular fish scale type overlapping pattern throughout the lobby and the sound lock hallway running along the width of the building. Quarry tile clads the front-of-house floor in these areas and the divisor wall between the lobby and the sound lock hall is decorated with a white split face brick veneer and a decorative brick transition arch opening between the main spaces mimicked in the stair design creating an entry apron up into the entry archway. The sound lock halls east wall is clad with carpet to absorb transfer noise from the theatre to lobby area. Each end of the transition sound lock hall has a restroom, male restroom at the north end and a female restroom at the south end and an adjacent access door allows access into the theatre seating area down one of the main isles.

The actual theatre seating space is a wood buildup slope floor on a concrete slab. The sloping seating area starts at the stage apron sloping up to the back of the theatre sound lock hall and has two East to West oriented illuminated carpet isle ways with a North and a South bank of side seats (5 seats/10 rows) and a centralized main bank of foldup theatre seats 12 seats/11 rows accessed between the main two illuminated isle ways. The interior walls of the theatre are cladded with heavy pleated acoustical fabric down to a transition wainscot at  $\pm 36$  AFF and painted plaster/stucco wall finish below. The ceiling is a convex hard plaster ceiling system which is used to disperse reflected sound waves away from their original directional paths to eliminate parallel planes and undesirable interior reverberation and echoes. Retrofit steel columns, foundations, and a series of cross beams were added in the mid 80's as precautionary measures to stabilize the convex plaster ceiling system while reroofing efforts took place and the exposed framing now has become part of the interior ornamentation adding to its unique decor.

The stage is a wood framed raise stage with retractable front curtains and access stairs are located at the extreme South wall exiting the stage and seating area to an existing emergency exit door and to the main floor. Each side of the raised stage has an open mechanical platform with a mechanical unit  $\pm 7'-0"$  above the stage. The mechanical system was added to the building in  $\pm 1972$ . Each of the raised units appear to be 7 ½ ton units in size and have had their compressors replaced a few years ago.

The interior wood ceiling and wood floor have areas of damaged wood created from previous roof leaks that have been repaired, however, the damaged ceiling wood has never been replaced. No indication of any recent active water infiltration or wet conditions were detected. The current Owner has advised that the building was reroofed in early 2000 and precautionary maintenance to reseal the

torch down modified bitumen roof ply members was done ±5 years ago and the reroofing efforts corrected any roof leaks creating the water damage. The stage floor has signs of receiving floor patching over the years and will require a little attention reinforcing the floor patches for precautionary reasons, nothing overly alarming was encountered considering the age of the building. There are signs of previous water infiltration on the interior face of the back wall of the stage that appears to be the result of compromised flashings around an upper wall fan or window that has since been removed and infilled years ago prior to the exterior wall stucco skim coated. Accessing under the raised stage wood floor the previous patching is evident with the presence of newer wood flooring material and miscellaneous incidental blocking used to stiffen the floor which was photographically documented for the readers use. The stage is equipped with a manually operated motion picture projection screen located at proscenium opening and any specialty theatrical lighting and sound equipment used during performances is mobile and provided by the theatrical group which is fairly typical.

The projection area at the West end of the auditorium is located on a viewing mezzanine accessed by stairs along the South wall of the lobby. This mezzanine viewing area at one time had an emergency escape window along the North wall of the spectator mezzanine that has been removed and the opening sealed and the exterior escape ladder unit removed over the years. There is no handicap accessibility to the mezzanine area (it is important to note that the Americans with Disabilities Accessibility Act was not implemented until 1993, almost 85 years after the building was built.) The projection booth has recently been rewired and a new electrical service installed, two existing projectors are located in the space, both a 1944 35mm projector, and a modern Digital projector (2k), both are in working order. The room is equipped with a modern sound system and computer serving the projectors.

With the brief description of the building, its site, and the general neighborhood context the theatre is located presented the effort Paul Stresing Associates was tasked with was to provide an initial assessment of the buildings code compliance as it relates to handicap accessibility and life safety and to assist in aiding the City in identifying any general conditions requiring short and long-term enhancement efforts. The following assessment is based on three visits to the building and its site, one of which was with KPI Engineering to look at the electrical and mechanical systems. The following levels of consideration are provided for City's assessment and are listed in an order of prioritization and phasing that can be addressed as funds become available to implement any one of the enhancements. The level 1 category was the initial question I was asked which is with respect to the building code, what improvements need to be completed to make the building code compliant? Levels 2, 3, and 4 are labeled as to priority and funding availability to further enhance the facility. It is important to note that there is a code requirement that if enhancement remodeling or renovation cost or value exceeds 50% of the value of the building the entire building will be required to be brought up to code, which in the case of the buildings structural would be extremely difficult, if not impossible, to achieve. Each level is described below.

- Level No. 1 - Code compliance conformity
- Level No. 2 - In good conscience improvements
- Level No. 3 - Enhanced improvements
- Level No. 4 - Future improvements

The above having been said, the following is a breakdown of each level category and as a summary I have provided a reasonable budget number to execute the work by subcontracting it out to licensed specialty contractors for each discipline.

#### **Level No. 1 – Code Compliance**

Because the building has remained active and the use classification will remain undisturbed the current building is in compliance with the code the building was permitted under and there are no current code violations because the current code is not applicable. As a general note, it is impossible to make most historic buildings meet today's codes. There are a few life safety maintenance conditions that should be addressed for safety reasons.

- 1) The two main emergency exit door configurations at each side (north and south) of the front of the stage should be replaced with new hollow metal door assemblies, panic hardware, and a 5x5 concrete stoop added to the exterior to allow stable transitioning of surfaces as you exit either of the existing emergency exits. The South exit is a single door and the North exist is a pair of doors.
- 2) Police the interior and replace any existing nonfunctioning illuminated exit signs and detectors.
- 3) Miscellaneous wood floor repair and support framing enhancement of the flooring at the North side of the stage currently infilled with plywood that slightly deflects when walked over.
- 4) The exterior exit transition alcove at the base of the stage stairs creates a pinch point and awkward exiting configuration out the South walls single exit door that needs to be reconfigured. The pair of exit doors out the North wall should also be replaced as noted in item 1 above, however, its alcove configuration does not interfere with exiting. Also, at the South wall single exit consider either reconfiguring the front alcoves corner angled wall or eliminating it in its entirety and preserve the illuminated exit sign once item No. 1 above is completed, which will eliminate the pinch point.

#### **Level No. 2 – In Good Conscience**

- 1) Life Safety: Installation of a fire alarm voice evacuation system.
- 2) Life Safety: Remove the eight seats at each side against the wall to allow additional access in and out of the five-seat grouping specifically the chair units adjacent to the column pilaster which will allow easier access and exiting. The front row removal of a chair could allow for handicap wheelchair positioning.
- 3) Wood Replacement: Complete the wood replacement in the non-walking areas of the stage addressed in Level 1, item 3 above which would include the removal or replacement of the wood ceiling and once the existing A/C equipment is raised and reconfigured the equipment platforms can be modernized to accommodate the new equipment and rid the area of any compromised wood.
- 4) Rear Mezzanine: Depending on the use of the space either add a door at the base of the Lobby Area Mezzanine access stairs to control public access, or if the public is allowed access, restore the original emergency exit out of the North exterior wall and install replacement emergency exit window or door in addition to the steel emergency exit stairs with a roof cover allowing safe access from the mezzanine to the ground.



Note: There is an apparent Library easement roughly 4'-6" off the face of the exterior wall and periodic pilasters that are 15" to 16" deep projecting from the actual exterior face of the wall, so subtracting the depth of the pilasters there should be a 36" to 37" remaining space to the easement or property line to allow an emergency exit stair unit to be constructed. On a side note, I think it would be worth reaching out to the Alachua County Library to explain the restoration of the life safety existing enhancement out of the second floor to see if we can gain a 12" extension onto their easement to allow for a slightly larger emergency access unit. Possibly suggest converting the ±15'-0" wide unused area into a reading and meditation patio or garden area. In the spirit of cooperation I would hope they would understand and promote the idea of the buildings restoration efforts.

- 5) Replacement of HVAC Units: There are two Trane 7 ½ ton units in the stage area that were installed in 1971 and a small lobby unit located under the mezzanine stairs. According to the Owner one of the unit's compressor was replaced three years ago and the second unit's compressor was replaced seven years ago. None of the installed units address outside air requirements, putting the buildings interior atmosphere under negative pressure during any type of exhaust from the interior of the building (projection room, bathrooms, stage, etc.). The negative pressure encourages outside humid air to be pulled into the building from every crack and door in the exterior envelope. Replacement units will be engineered to current standards and will address the outside air requirements and control the humidity levels. The buildings electrical main has already been updated so once the A/C loads are confirmed the electrical can be verified to confirm size of feeder wires to the equipment.

Note: Replacement of the A/C units will also allow wire and refrigerant line cleanup and management to eliminate the current over head routing. This replacement effort could certainly wait until the units ultimately fail, however, availability of the units may be questionable. Another option would be a pre-emptive approach where measures can be taken to order install and commission the new units during the initial transition time which may be beneficial if you are trying to consolidate the improvement efforts to minimize disruptions, especially with the current construction market procurement scheduling tripling due to current construction demand.

- 6) Miscellaneous Electrical Maintenance: Add and/or change out the existing lighting to energy efficient LED where possible (this will allow additional lighting for the stage and other areas that are easily dimmed) and a choice of color rendition of the lighting.
- 7) Unassisted Accessibility into the Theatre: Two reasonable options are presented below:
  - A. To minimize the structural alterations of the building consider the installation of an outside accessibility ramp to gain access to the raised sound lock hallway. It should be noted that a code compliant handicap ramp cannot physically fit in the lobby area. Efforts to install a handicap ramp at the West end of the South side of the building can utilize a previously infilled wall opening common to the female restroom located at the South end of the sound lock hallway with little to no impact on the existing building's structure. This ramp and door assembly would gain unassisted access to the back seating area because of limited area in the lobby to accommodate a ramp. This option would eliminate the female restroom in its entirety and the male restroom located at the North end of the sound lock hallway could be converted into a unisex or family handicap accessible restroom by eliminating the urinal and minor reconfiguring of the space. With only one interior unisex restroom within the building a freestanding public restroom could be constructed in the adjacent greenspace that can serve the theatre as well as other exterior events in the area

with as many toilet fixtures as deemed necessary. The theatres greenspace can be developed into a public event plaza area used for local events and pre and post theatre dining and relaxing in addition to non theatre events such as art shows, farmers markets, musical events. It is important to note that this option would provide emergency exit access out the rear of the theatre out the new handicap ramp assembly which currently does not exist, so it resolves two deficiencies.

- B. An alternate solution for consideration is to reconfigure the South portion of the main lobby and add a vertical wheelchair lift and 5'-0" square landing that abuts a new cut-in wall opening into the sound lock hall directly in front of the female restroom. This option would preserve the existing two restrooms that can be reconfigured to make handicap accessible. This option would eliminate a large portion of the lobbies southern section with the lift/landing assembly and the needed access to the A/C closet. This option would not add toilet fixtures (male and female) to the facility, however, the addition of a freestanding restroom with a possible concession and storage component could be added to the plaza to supplement the buildings plumbing deficit as well as public needs outside the theatre.
- 8) Restroom Accessibility Enhancements (Assuming Level 2, Item 7a is utilized): Design and construct a freestanding restroom building with a possible concession and/or storage component (for outside events) to the theatres adjacent greenspace to supplement the building restroom needs. With careful and creative planning a freestanding public restroom can be master planned to create an activity plaza utilized by patrons from multiple adjoining businesses, as well as public events as noted earlier.

### **Level No. 3 – Advanced Improvements and Enhancements**

The following is a list of general enhancements that could occur when funds become available:

- 1) North Exit Alcove: Consider reconfiguring of the North exit alcove at the front of the stage and minor refining to complement the South alcove reconfiguration. (Note: This is a Level 3 improvement and not a Level 1 as in Level 1 Item 4 because the double doors on the North side of the building slides the active door leaf of the pair of doors to the East, away from the angle wall transition of the alcove wall eliminating the required exit width pinch point, as is the case on the South wall)
- 2) Installation of a Gutter and Downspout System Along the East (Rear) Wall: Since the roof slopes from the West elevation (Front of Building) down to the East (rear) elevation all storm water cascades off the East end of the building, some of which sheet flows down the rear of the buildings vertical face. Installation of a continuous gutter with two groupings of double box downspouts with a 6" separation and each grouping pulled in from the SE and NE corners of the building 24" for a total of 4 downspouts would collect the stormwater and release it at ground level where a refinement of the existing swale area can evacuate it from the base of the East rear wall.
- 3) Installation of a push button handicap access activator/button. If item 7A is implemented install at new entry door at top of ramp. If 7B is implemented install at front entry door unless there is a full-time attendant present, then this item can be disregarded.

#### **Level No. 4 – Future Improvements and Enhancements**

The following is a list of general enhancements that could occur when funds become available and could be opportunities for patron contributions and assistance:

- 1) Install exterior front display marquee using photographic documentation of the early front elevation, install a fabricated replica movie marquee unit.
- 2) Install a dumpster screen at the rear of the building (East elevation) to police up the back service area for a number of business. This work should include some minor grading and swale drainage enhancement.
- 3) The roof will most likely require replacement in five to six years down the road. Owner advised the roofing ply seams were resealed about 4 ½ to 5 years ago which will extend the life of the torch grade modified bitumen roof. This is pointed out for future budgeting and planning.
- 4) Miscellaneous painting/preparation and resealing exterior penetrations.
- 5) Miscellaneous ceiling steel beam directly in front of the projection booth could use an intermediate filler member between the center or mid span of the beam and the wall to act as a stiffener as a precautionary measure.

As previously stated, the above items are a basic assessment of the building and its site to allow the City to establish a list of priorities that can be implemented as funds become available. This is a task the City or a Theatre Committee should address with respect to the prioritization of any/all improvements. As initially tasked the question as to the code compliance of the building it is relatively easy to answer, if the use is not changed and the building is in working or operational condition the applicable code it was permitted under is the active code, unless major remodel or renovations exceeding 50% of the value of the building is exceeded, at which time the code requires upgrading to the current code. In my opinion, this threshold has not been exceeded and structural limitations of the existing building would make it virtually impossible to gain a recognition of the current 2020 FBC (7<sup>th</sup> edition).

To gain an appreciation of the cost impact of each of the considerations I have generated an Opinion of Probable Cost for budgeting purposes.

**Level No. 1** (The items identified in the Level No. 1 areas of considerations are repair items effecting life safety and should be addressed as soon as possible.)

Item No. 1 - Emergency exit enhancements.....	\$±3,500.00
Item No. 2 - Life Safety illuminated exits signage and detector replacement...	\$500.00
Item No. 3 - Miscellaneous wood floor repair.....	\$1,500 to \$2,500.00
Item No. 4 - Exit alcove reconfiguration.....	\$2,500 to 3,000.00

#### **Level No. 2**

Item No. 1 - Fire and voice evacuation system.....	\$15,000.00
Item No. 2 - Thinning out of seats and grinding bolts.....	\$750.00
Item No. 3 - Stage ceiling and mezzanine wood replacement..... (Scaffold work)	\$3,000 to \$3,500.00
Item No. 4a - Mezzanine door at base of stairs.....	\$1,200 to \$1,500.00

Item No. 4b - Mezzanine egress window/door and escape stairs..... \$65,000.00

Item No. 5 - HVAC Replacement..... \$60,000.00

Item No. 6 - Minor electrical upgrades..... \$5,000 to \$6,000.00

Item No. 7a - Exterior handicap accessibility ramp..... \$50,000 to \$55,000.00

Item No. 7b - Handicap lift, landing, wall cut-in, and electric..... \$65,000.00

Item No. 8 - Freestanding bathroom building (depending on design)..... \$±350,000 to \$400,000.00

**Level No. 3**

Item No. 1 - Front of stage North exit alcove removal or reconfigure..... \$2,500 to \$3,500.00

Item No. 2 - Installation of a gutter and downspout system..... \$±2,200 to \$2,500.00

Item No. 3 - Handicap push button door access..... \$±3,200 to 4,200.00

**Level No. 4**

Item No. 1 - Front marquee replacement..... \$±50,000 to \$90,000.00

Item No. 2 - Dumpster screen wall and gate..... \$±75,000.00

**Level No. 3**

Item No. 3 - Reroofing of building (assume \$15/sf)..... \$75,000.00

Item No. 4 - Miscellaneous interior steel ceiling beam maintenance..... \$3,000 to \$4,000.00  
(Scaffold work)

Item No. 5 - Miscellaneous painting/maintenance..... \$3,000 to \$5,000.00

The above opinion of probable cost information is provided as an aid to project cost implications when prioritizing the various enhancements and maintenance efforts. The actual prioritization ranking will require a meeting with City Staff which I will be glad to participate in to familiarize a short and long term implementation strategy. I have included a Level 4 to identify items that local contributions could be solicited to in order to aid in the future restoration efforts. The Opinion of Probable Cost values are subject to the volatility of current construction industry pricing and could have a 10% to 15% swing but are reasonable for planning purposes. In response to the initial question, the current status of the building is not subject to current 2020 building codes, however, Level No. 1 are life safety items a Building Official, Fire Inspector or Architect/Engineer would identify as well and are improvements that should be implemented. Each of the items can be accomplished without too much effort as a maintenance task.

If I can be of any further assistance please don't hesitate to contact me.

Respectfully submitted,

PAUL R. STRESING, AIA/NCARB





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2021-04-05\_Priest Theater Existing-03



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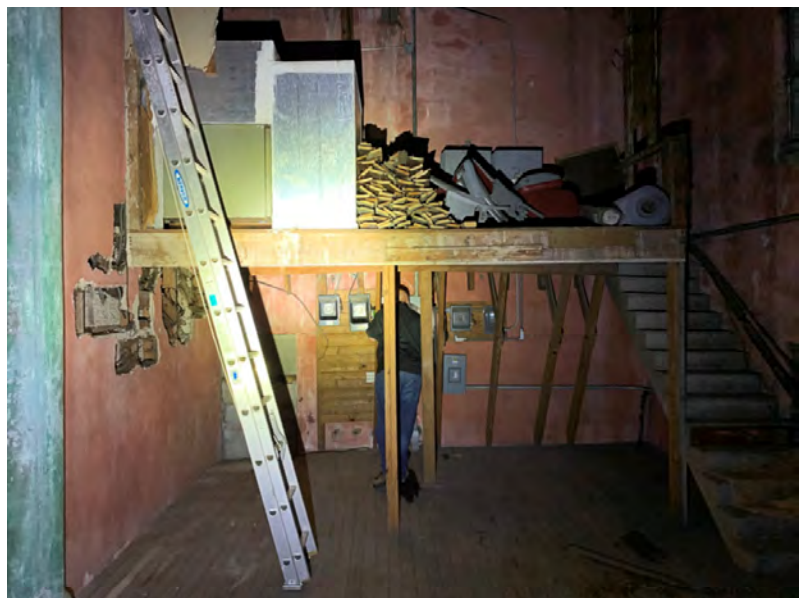
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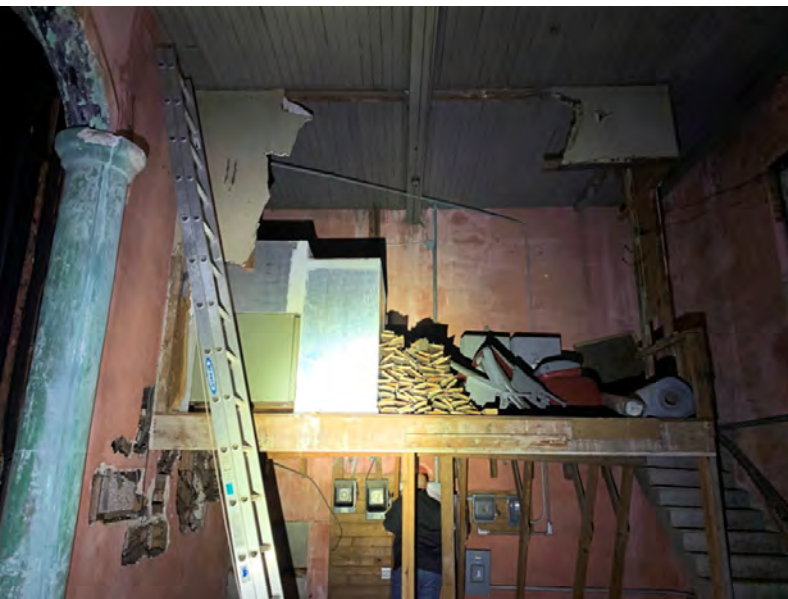


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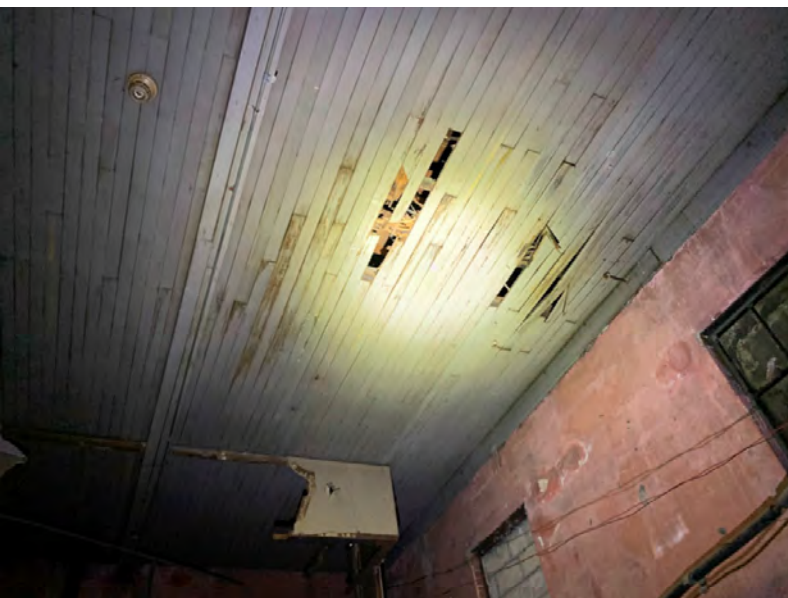




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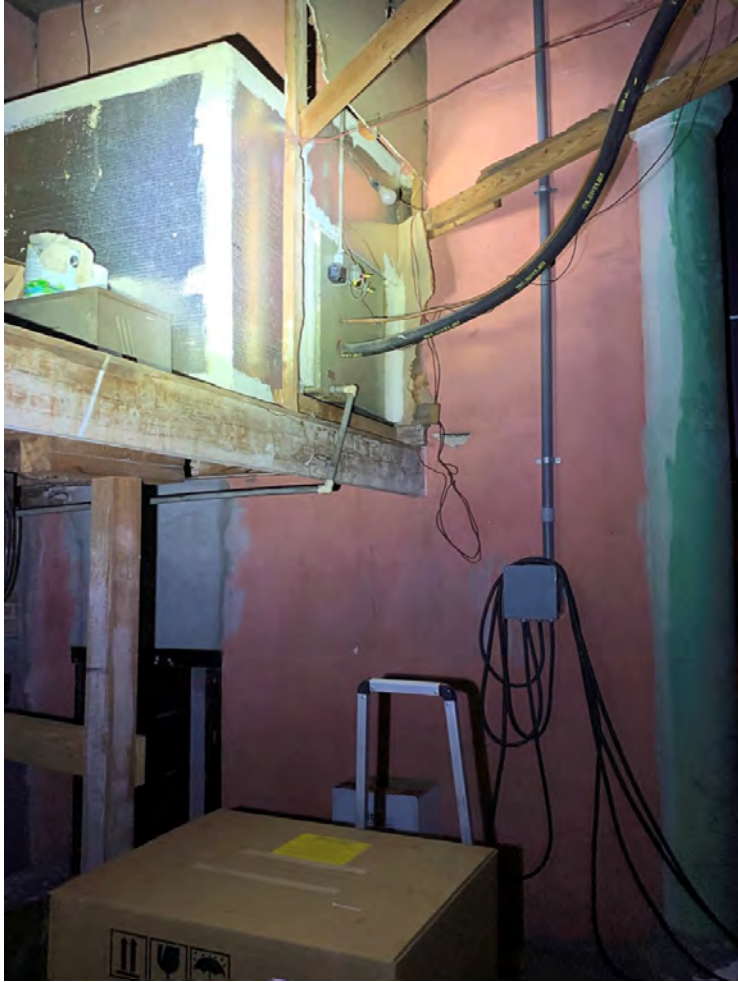


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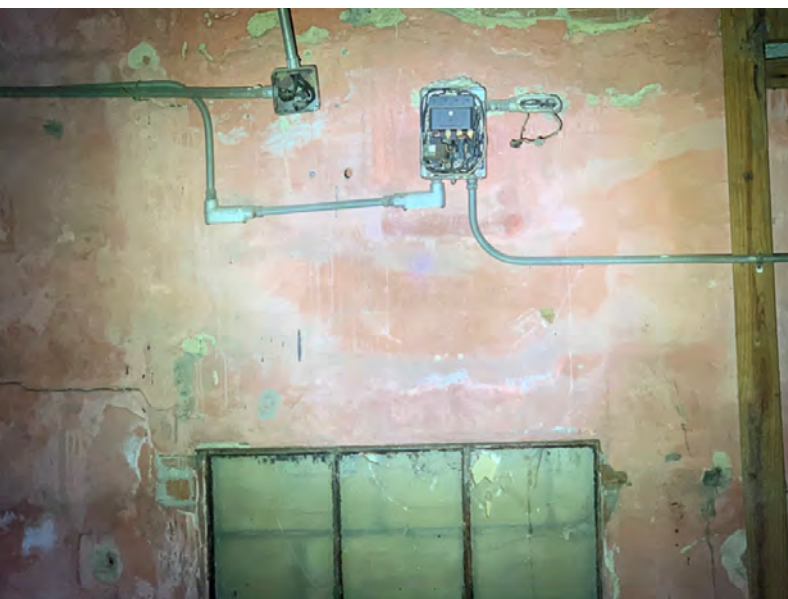


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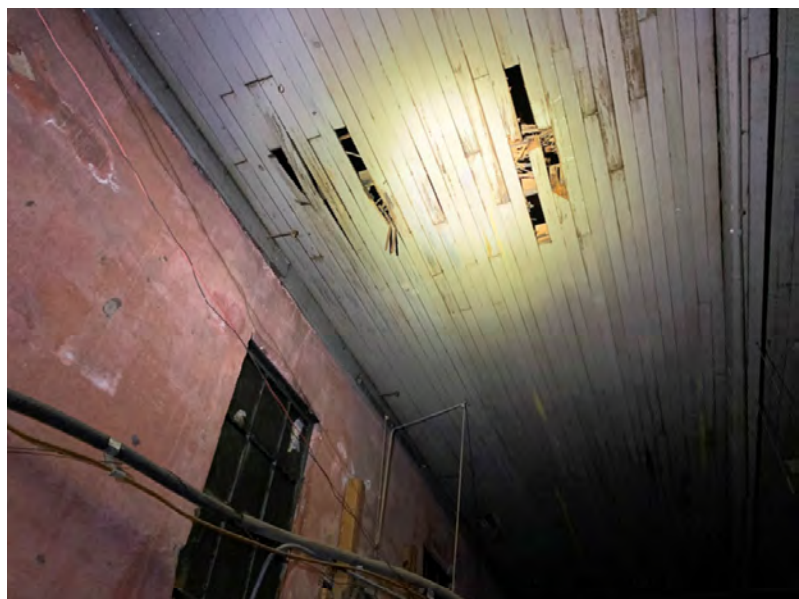


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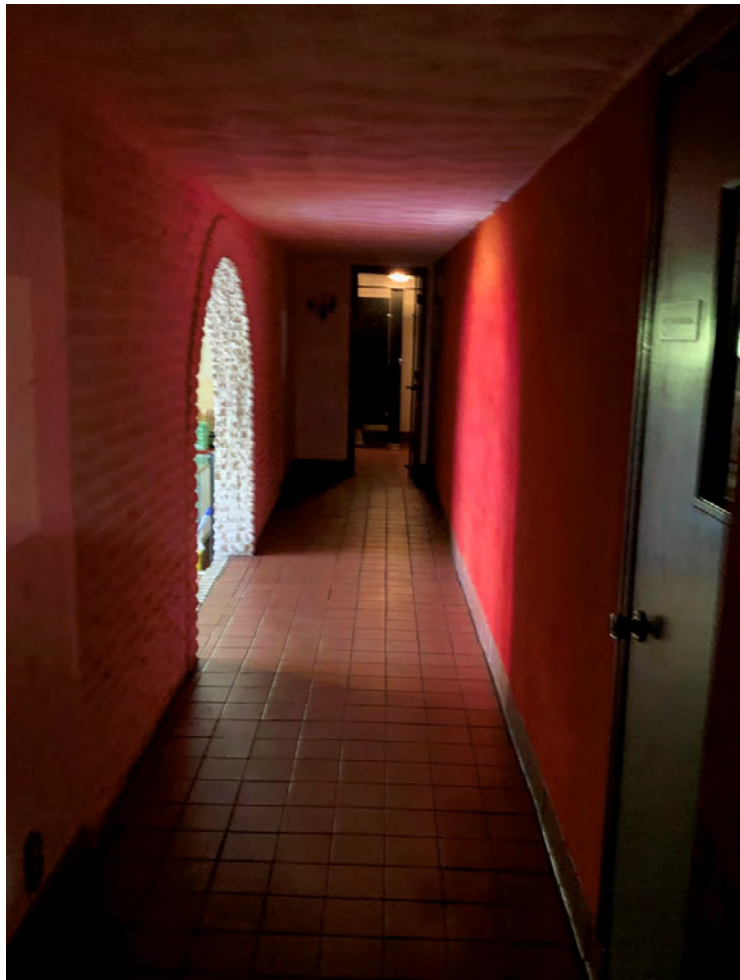




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**AGREEMENT BETWEEN**  
**THE STATE OF FLORIDA, DEPARTMENT OF STATE**  
**AND**  
**The City of High Springs**  
**24.h.sc.900.125**

This Agreement is by and between the State of Florida, Department of State, Division of Historical Resources hereinafter referred to as the "Division," and the The City of High Springs hereinafter referred to as the "Grantee."

The Grantee has been awarded a Special Category Grant by the Division, grant number 24.h.sc.900.125 for the Project "Priest Theatre - Line Item," in the amount of \$1,040,450 ("Grant Award Amount"). The Division enters into this Agreement pursuant to Line Item 3237, contained in the 2024 General Appropriations Act, SB2500, Laws of Florida. The Division has the authority to administer this grant in accordance with Section 267.0617, *Florida Statutes*.

In consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. **Grant Purpose.** This grant shall be used exclusively for the "Priest Theatre - Line Item," the public purpose for which these funds were appropriated.

- a) The Grantee shall perform the following **Scope of Work**:

Grant funds will be used to acquire, renovate, and preserve the historic Priest Theatre, in High Springs, Florida. Work items include purchase property; structural stabilization; and repair/replace building's roof structure and roof system, including repair ceiling steel beams. Grant funds will also be used for architectural/engineering services.

All tasks associated with the Project shall meet the requirements set forth in this agreement.

- b) The Grantee agrees to provide the following **Deliverables** and **Performance Measures** related to the Scope of Work for payments to be awarded.

#	Payment Type	Deliverable Description	Documentation	Payment Amount
1	Fixed Price	Provide a copy of the property purchasing timeline and sale documentation including an offer letter, a title report, draft sale contract, and all draft closing documents that were placed in escrow to the Division for review and approval.	One (1) digital copy of the property purchasing timeline; One (1) digital copy of the offer letter; One (1) digital copy of the draft sale contract; One (1) digital copy of all draft closing documents that were placed in escrow.	\$350,000

2	Fixed Price	Provide a copy of the professional architectural/engineering consultant's credentials; a copy of the construction project timeline; and executed sale contract, and all executed closing documents that were placed in escrow to the Division for review and approval.	One (1) copy of the professional architectural/engineering consultant credentials; one (1) digital copy of the construction project timeline; One (1) digital copy of the executed sale contract; One (1) digital copy of all executed closing documents that were placed in escrow.	\$172,612
3	Fixed Price	Complete and submit a completed Application and Certificate for Payment (AIA Document G702) and Schedule of Contract Values (AIA Document G703), or their equivalents, showing at least thirty percent (30%) of the project completed for review and approval; Photographic documentation of installed project identification sign with Grant Funding Acknowledgement.	One (1) digital copy of a completed Application and Certificate for Payment (AIA Document G702) and Schedule of Contract Values (AIA Document G703), or their equivalents, showing at least thirty percent (30%) of the project completed; Photographic documentation of installed project identification sign with Grant Funding Acknowledgement.	\$172,612
4	Fixed Price	Complete and Submit one (1) copy of a completed Application and Certificate for Payment (AIA Document G702) and Schedule of Contract Values (AIA Document G703), or their equivalents, showing at least sixty percent (60%) of the project completed.	One (1) digital copy of a completed Application and Certificate for Payment (AIA Document G702) and Schedule of Contract Values (AIA Document G703), or their equivalents, showing at least sixty percent (60%) of the project completed.	\$172,613

5	Fixed Price	Complete and submit an Application and Certificate for Payment (AIA Document G702) and Schedule of Contract Values (AIA Document G703), or their equivalents, showing at least one hundred percent (100%) of the project completed, including all retainage amounts paid, for review and approval. In addition, a new/updated FMSF form (for previously extant structures over 50 years old) for the property and executed Restrictive Covenant filed with the County Clerk shall be submitted prior to final payment; a Single Audit Form shall be completed by the Grantee and submitted along with the Final Progress Report prior to final payment; documentation to support all paid expenditures including detailed paid invoices, bank records, and canceled checks.	One (1) digital copy of the completed Application and Certificate for Payment (AIA Document G702) and Schedule of Contract Values (AIA Document G703), or their equivalents, showing at least one hundred percent (100%) of the project completed, including all retainage amounts paid; One (1) copy of the new/updated FMSF form (for previously extant structures over 50 years old); One (1) copy of the executed Restrictive Covenant filed with the County Clerk; One (1) Single Audit Form; One (1) copy of the final progress report; documentation to support all paid expenditures including detailed paid invoices, bank records, and canceled checks.	\$172,613
<b>Totals</b>				<b>\$1,040,450</b>

- c) The Grantee has provided an Estimated Project Budget based upon reasonable expenditures projected to accomplish the Grantee's Scope of Work and Deliverables outlined in the Agreement. The Budget provides details of how grant and match funds will be spent. All expenditures shall be in accordance with this budget (which is incorporated as part of this Agreement and entitled Attachment A) and must be incurred during the term of this Agreement, as stated in Section 2 of this Agreement.

2. **Length of Agreement.** This Agreement shall begin on 07/01/23 and shall end 06/30/25, unless terminated in accordance with the provisions of Section 33 of this Agreement. Contract extensions will not be granted unless Grantee is able to provide substantial written justification and the Division approves such extension. The Grantee's written request for such extension must be submitted to the Division no later than thirty (30) days prior to the termination date of this Agreement and no amendment will be valid until a written amendment is signed by both parties as required in Section 7 and Section 15 of this Agreement.
3. **Contract Administration.** The parties are legally bound by the requirements of this Agreement. Each party's contract manager, named below, will be responsible for monitoring its performance under this Agreement, and will be the official contact for each party. Any notice(s) or other communications in regard to this agreement shall be directed to or delivered to the other party's contract manager by utilizing the information below. Any change in the contact information below shall be submitted in writing to the contract manager within 10 days of the change.

**For the Division of Historical Resources:**

Harley Burgis  
Florida Department of State  
R.A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399  
Phone: 850.245.6393  
Email: harley.burgis@dos.myflorida.com

**For the Grantee:**

Contact: ASHLEY STATHATOS  
Address: 23718 W US HWY 27 High Springs Florida 32643  
Phone:  
Email: astathatos@highsprings.gov

4. **Grant Payments.** All grant payments are requested online via [www.dosgrants.com](http://www.dosgrants.com) by submitting a payment request with documentation that the deliverable has been completed. The total grant award shall not exceed the Grant Award Amount, which shall be paid by the Division in consideration for the Grantee's minimum performance as set forth by the terms and conditions of this Agreement. Grant payment requests are not considered complete for purposes of payment until review of the deliverables for compliance with the terms and conditions of this Agreement by the appropriate Division staff is complete and approval of the deliverable given. The grant payment schedule is outlined below:
  - a) All payments will be made in the amounts identified with the Deliverables in Section 1 of this agreement
  - b) All payments will be made in accordance with the completion of those Deliverables.
5. **Electronic Payments.** The Grantee can choose to use electronic funds transfer (EFT) to receive grant payments. All grantees wishing to receive their award through electronic funds transfer must submit a Direct Deposit Authorization form to the Florida Department of Financial Services (DFS). If EFT has already been set up for the organization and a payment has been received at the account in the past year, the Grantee does not need to submit another authorization form unless the organization has changed bank accounts. If the grantee has not received a payment at the account in the past year, they should check with DFS at (850) 413-5517 or e-mail at [DirectDeposit@MyFloridaCFO.com](mailto:DirectDeposit@MyFloridaCFO.com) to see if their EFT request is still active. The authorization form is accessible at [https://www.myfloridacfo.com/docs-sf/accounting-and-auditing-libraries/vendors/vendor-relations/dfs-a1-26e-direct-deposit-vendors.pdf?sfvrsn=eff728cf\\_16](https://www.myfloridacfo.com/docs-sf/accounting-and-auditing-libraries/vendors/vendor-relations/dfs-a1-26e-direct-deposit-vendors.pdf?sfvrsn=eff728cf_16) where information pertaining to payment status is also available.
6. **Florida Substitute Form W-9.** A completed Substitute Form W-9 is required from any entity that receives a payment from the State of Florida that may be subject to 1099 reporting. The Department of Financial Services (DFS) must have the correct Taxpayer Identification Number (TIN) and other related information in order to report accurate tax information to the Internal Revenue Service (IRS). To register or access a Florida Substitute Form W-9 visit [flvendor.myfloridacfo.com](http://flvendor.myfloridacfo.com). **A copy of the Grantee's Florida Substitute Form W-9 must be submitted to the Division, as required, in advance of or with the executed Agreement.**
7. **Amendment to Agreement.** Either party may request modification of the provisions of this Agreement by contacting the Division to request an Amendment to the Contract. **Changes which are agreed upon shall be valid only when in writing, signed by each of the parties, and attached to the original of this Agreement.** If changes are implemented without the Division's written approval, the organization is subject to noncompliance, and the grant award is subject to reduction, partial, or complete refund to the State of Florida and termination of this agreement.

**8. Financial Consequences.** The Department shall apply the following financial consequences for failure to perform the minimum level of services required by this Agreement in accordance with Sections 215.971 and 287.058, *Florida Statutes*.

- a) Any advanced funds will be returned to the State of Florida if unexpended within the first 3 months of disbursement.
- b) Payments will be withheld or reduced for failure to complete services as identified in the Scope of Work and Deliverables, provide documentation that the deliverable has been completed, or demonstrate the appropriate use of state funds.
- c) If the grantee has spent less than the Grant Award Amount in state funds to complete the Scope of Work, the final payment will be reduced by an amount equal to the difference between spent state dollars and the Grant Award Amount.
- d) The Division may reduce individual payments by 10% if the completed Deliverable does not meet the Secretary of the Interior's Standards and Guidelines or other industry standards applicable to the project.

The Division shall reduce total grant funding for the Project in direct proportion to match contributions not met by the end of the grant period. This reduction shall be calculated by dividing the actual match amount by the required match amount indicated in the Agreement and multiplying the product by the Grant Award Amount indicated in the Agreement. Pursuant to Section 17, Grantee shall refund to the Division any excess funds paid out prior to a reduction of total grant funding.

**9. Additional Special Conditions.**

**Development Projects**

1. All project work must be in compliance with the Secretary of the Interior's Standards and Guidelines available online at [www.nps.gov/tps/standards.htm](http://www.nps.gov/tps/standards.htm).
2. The Grantee shall provide photographic documentation of the restoration activity. Guidelines regarding the photographic documentation are available online at <https://dos.myflorida.com/historical/grants/special-category-grants/>.
3. Architectural Services
  - a. All projects shall require contracting for architectural services. Engineering services may also be required if determined necessary by the Division.
  - b. The Grantee may request a waiver of this requirement from the Division if they believe that the architectural/engineering services are not needed for the Project. The Division shall make a recommendation to the Grantee after review of the proposed work.

**4. Architectural Documents and Construction Contracts**

The Grantee shall submit the architectural services contract to the Department for review and approval prior to final execution. Procurement documentation supporting maximum open competition must be submitted to the Division for review and approval prior to execution of project contracts. In addition, pursuant to *Section 267.031(5)(i), Florida Statutes*, the Grantee shall submit architectural planning documents to the Department for review and approval. All projects must produce the following:

a. Construction documents that reflect the complete scope of work as defined in section 1.a of this agreement

b. If construction documents are not appropriate (as determined by the Division), the grantee will have their architect, engineer, or contractor provide written material specifications for the tasks identified in the scope of work.

c. In the instance that some of the items identified in the scope or work do require drawings and others do not, the grantee will have their architect provide drawings for the scope items for the instances when it is required and have their architect, engineer, or contractor provide material specifications in instances when drawings are not required.

It should be evident in the drawings any and all alterations being made to historic buildings structures and sites. These final documents must include details of all repair work to historic fabric, including details on repair methodology and material, as well as all replacement materials for historic fabric that cannot be repaired. For development projects, details and product sheets for all exterior finishes (windows, doors, lighting, exterior wall material, etc.) and significant interior finishes (flooring, wall material, lighting, ceiling material and finish, etc.), must also be included.

5. For the construction phase of the Project, in addition to the review submissions indicated above, a copy of the construction contract must be submitted to the Department for review and approval **prior** to final execution. Procurement documentation supporting maximum open competition **must be** submitted to the Division for review and approval prior to execution of project contracts. Department review and approval of said contracts shall not be construed as acceptance by or imposition upon the Department of any financial liability in connection with said contracts.

6. For projects involving ground disturbance (examples include: historic building or structure relocation, grading and site work, installation of sewer and water lines, subgrade foundation repairs or damp proofing, construction of new foundations and installation of landscape materials), the Grantee shall ensure that the following requirements are included in all contracts for architectural and engineering services:

a. Ground disturbance around historic buildings or elsewhere on the site shall be minimized, thus reducing the possibility of damage to or destruction of significant archaeological resources.

b. If an archaeological investigation of the Project site has not been completed, the architect or engineer shall contact the Department for assistance in determining the actions necessary to evaluate the potential for adverse effects of the ground disturbing activities on significant archaeological resources.

c. Significant archaeological resources shall be protected and preserved in place whenever possible. Heavy machinery shall not be allowed in areas where significant archaeological resources may be disturbed or damaged. Significance is evaluated based on an evaluation of identity, age, location, and context in conjunction with their capacity to reveal information through the investigatory research designs, methods, and techniques used by archeologists.

d. When preservation of significant archaeological resources in place is not feasible, a mitigation plan shall be developed in consultation with and approved by the Department's Compliance Review Section (contact information available online at [www.flheritage.com](http://www.flheritage.com)). The mitigation plan shall be implemented under the direction of an archaeologist meeting the *Secretary of the Interiors' Professional Qualification Standards for Archaeology*.



e. Documentation of archaeological investigation and required mitigation actions shall be submitted to the Compliance Review Section for review and approval. This documentation shall conform to the *Secretary of the Interior's Standards for Archaeological Documentation*, and the reporting standards of the Compliance Review Section set forth in *Chapter 1A-46, Florida Administrative Code*.

f. Copyright and Royalties: When publications, brochures, films, or similar materials are developed, directly or indirectly, from a program, project or activity supported by grant funds, any copyright resulting therefrom shall be held by the Florida Department of State, Division of Historical Resources. The author may arrange for copyright of such materials only after approval from the Department. Any copyright arranged for by the author shall include acknowledgment of grant assistance. As a condition of grant assistance, the grantee agrees to, and awards to the Department and, if applicable, to the Federal Government, and to its officers, agents, and employees acting within their official duties, a royalty-free, nonexclusive, and irrevocable license throughout the world for official purposes, to publish, translate, reproduce, and use all subject data or copyrightable material based on such data covered by the copyright.

8. Demolition of Historic Property: If a development project includes the demolition of whole structures on a property, historic or not, then the applicant must submit a detailed explanation as to why the structure is being demolished. If it is because the structure is structurally unsound, then an engineer's report may be requested. If the structure to be demolished is historic or contributing resource to the property, then the applicant must also submit a salvage report, detailing what, if any, of the building can be salvaged and how the applicant plans to reuse those materials.

#### Acquisition Project

The Grantee shall provide the following information to the Division for review and approval:

1. A copy of the complete summary appraisal prepared by a Florida State Certified General Real Estate Appraiser. Two appraisals are required if the first appraisal exceeds \$500,000.
2. A copy of a title policy.
3. A copy of an executed option or purchase agreement.
4. A copy of the certified land survey.
5. A copy of a professional archaeological survey if the property is being proposed for purchase as a significant archaeological site.

#### Museum Exhibit Projects

The Grantee shall provide the following information to the Division for review and approval:

1. Copyright and Royalties: When publications, brochures, films, or similar materials are developed, directly or indirectly, from a program, project or activity supported by grant funds, any copyright resulting therefrom shall be held by the Florida Department of State, Division of Historical Resources. The Division and the Grantee have agreed that the Department and Grantee will be co-owners of copyright of the product described in the scope of work of this Grant Award Agreement and will each hold irrevocable license throughout the world for official purposes, to publish, translate, reproduce, and use all subject data or copyrightable material based on such data covered by the copyright. Any copyright use by the Grantee shall include acknowledgment of grant assistance from the Department.
2. The Grantee shall submit museum exhibit project contracts to the Division for review and approval prior to execution. Procurement documentation supporting maximum open competition must be submitted upon request to the Division for review and approval prior to execution of project contracts.

3. The Grantee shall submit museum exhibit fabrication and design plans, including specifications, to the Division for review and approval prior to installation.

**10. Credit Line(s) to Acknowledge Grant Funding.** Pursuant to Section 286.25, *Florida Statutes*, in publicizing, advertising, or describing the sponsorship of the program the Grantee shall include the following statement:

- a) "This project is sponsored in part by the Department of State, Division of Historical Resources and the State of Florida." Any variation in this language must receive prior approval in writing by the Division.
- b) All site-specific projects must include a Project identification sign, with the aforementioned language, that must be placed on site. The cost of preparation and erection of the Project identification sign are allowable project costs. Routine maintenance costs of Project signs are not allowable project costs. A photograph of the aforementioned sign must be submitted to the Division as soon as it is erected. Non-site-specific projects that produce report(s) must include the aforementioned language in the report.

**11. Encumbrance of Funds.** The Grantee shall execute a binding contract for at least a part of the Scope of Work by September 30, except as allowed below.

- a) **Extension of Encumbrance Deadline:** The encumbrance deadline indicated above may be extended by written approval of the Division. To be eligible for this extension, the Grantee must demonstrate to the Division that encumbrance of grant funding and the required match by binding contract(s) is achievable by the end of the requested extended encumbrance period. The Grantee's written request for extension of the encumbrance deadline must be submitted to the Department no later than fifteen (15) days prior to the encumbrance deadline indicated above.
- b) **Encumbrance Deadline Exception:** For projects not involving contract services the Grantee and the Department shall consult on a case-by-case basis to develop an acceptable encumbrance schedule.

**12. Grant Reporting Requirements.** The Grantee must submit the following reports to the Division. All reports shall document the completion of any deliverables/tasks, expenses and activities that occurred during that reporting period. All reports on grant progress will be submitted online via [www.dosgrants.com](http://www.dosgrants.com).

- a) **First Project Progress Report** is due by October 31, for the period ending September 30 (first year of the Grant Period).
- b) **Second Project Progress Report** is due by January 31, for the period ending December 31 (first year of the Grant Period).
- c) **Third Project Progress Report** is due by April 30, for the period ending March 31 (first year of the Grant Period).
- d) **Fourth Project Progress Report** is due by July 31, for the period ending June 30 (first year of the Grant Period).
- e) **Fifth Project Progress Report** is due by October 31, for the period ending September 30 (second year of the Grant Period).
- f) **Sixth Project Progress Report** is due by January 31, for the period ending December 31 (second year of the Grant Period).

- g) **Seventh Project Progress Report** is due by April 30, for the period ending March 31 (second year of the Grant Period).
- h) **Final Report.** The Grantee must submit a Final Report to the Division within one month of the Grant Period End Date set forth in Section 2 above.

- 13. **Matching Funds.** The Grantee is required to provide a 100% match of the Grant Award Amount unless reduced as provided in this section. Of the required match, a minimum of 25% must be cash on hand. The remaining match may include in-kind services, volunteer labor, donated materials, and additional cash. For projects located in Rural Economic Development Initiative (REDI) counties or communities that have been designated in accordance with Sections 288.0656 and 288.06561, *Florida Statutes*, Grantees may request a reduction of the match amount. The Grantee must submit documentation that the minimum match requirements have been met and provide to the Division documentation evidencing expenses incurred to comply with this requirement.
- 14. **Grant Completion Deadline.** The grant completion deadline is the end date of this Agreement set forth in Section 2 above. The Grant Completion Deadline is the date when all grant and matching funds have been paid out or incurred in accordance with the work described in the Scope of Work, detailed in the Estimated Project Budget. If the Grantee finds it necessary to request an extension of the Grant Completion Deadline, an Amendment to the Agreement must be executed as per Section 7, and the stipulations in Section 15 must be met.
- 15. **Extension of the Grant Completion Deadline.** An extension of the completion date must be requested at least thirty (30) days prior to the end of the Grant Period and may not exceed 180 days, unless the Grantee can clearly demonstrate extenuating circumstances. An extenuating circumstance is one that is beyond the control of the Grantee, and one that prevents timely completion of the Project such as a natural disaster, death or serious illness of the individual responsible for the completion of the Project, litigation related to the Project, or failure of the contractor or architect to provide the services for which they were contracted to provide. An extenuating circumstance does not include failure to read or understand the administrative requirements of a grant or failure to raise sufficient matching funds. Changes to the original completion deadline shall be valid only when requested in writing, approved by the Division, and an Amendment to the Agreement has been executed by both parties and attached to the original of this Agreement. The Grantee must provide documentation that a portion of the grant funds and match contributions are encumbered and demonstrate to the satisfaction of the Division that project work is progressing at a rate such that completion is achievable within the extended Grant Period.
- 16. **Non-allowable Grant Expenditures.** The Grantee agrees to expend all grant funds received under this agreement solely for the purposes for which they were authorized and appropriated. Expenditures shall be in compliance with the state guidelines for allowable Project costs as outlined in the Department of Financial Services' Reference Guide for State Expenditures (revised 10/2022), which are incorporated by reference and are available online at [https://www.myfloridacfo.com/docs-sf/accounting-and-auditing-libraries/state-agencies/reference-guide-for-state-expenditures.pdf?sfvrsn=b4cc3337\\_2](https://www.myfloridacfo.com/docs-sf/accounting-and-auditing-libraries/state-agencies/reference-guide-for-state-expenditures.pdf?sfvrsn=b4cc3337_2). The following categories of expenditures are non-allowable for expenditure of grant funds and as contributions to required match:
  - a) Expenditures for work not included in the Scope of Work of the executed Grant Award Agreement;
  - b) Costs of goods and services not procured in accordance with procurement procedures set forth in the Grant Award Agreement;
  - c) Costs not consistent with the grant project type, as described in section V.C.2. of the program guidelines and as selected in the application;

- d) Expenses incurred or obligated prior to or after the Grant Period, as indicated in the Grant Award Agreement;
- e) Expenses associated with lobbying or attempting to influence Federal, State, or local legislation, the judicial branch, or any state agency;
- f) Expenditures for work not consistent with the applicable historic preservation standards as outlined in the Secretary of the Interior's Guidelines available at [www.nps.gov/tps/standards/treatment-guidelines-2017.pdf](http://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf), standards available at <http://www.nps.gov/tps/standards.htm> and [nps.gov/history/local-law/arch\\_stnds\\_0.htm](http://www.nps.gov/history/local-law/arch_stnds_0.htm) or applicable industry standards;
- g) Costs for projects having as their primary purpose the fulfillment of Federal or State historic preservation regulatory requirements, specifically, costs of consultation and mitigation measures required under Section 106 of the *National Historic Preservation Act of 1966*, as amended, or under Section 267.031, F.S.;
- h) Projects directed at activities or Historic Properties that are restricted to private or exclusive participation or access, which shall include restricting access on the basis of sex, race, color, religion, national origin, disability, age, pregnancy, handicap, or marital status;
- i) Entertainment, food, beverages, plaques, awards, or gifts;
- j) Costs or value of donations or In-kind Contributions not documented in accordance with the provisions of the Grant Award Agreement;
- k) Indirect costs including Grantee overhead, management expenses, general operating costs and other costs that are not readily identifiable as expenditures for the materials and services required to complete the work identified in the Scope of Work in the Grant Award Agreement. Examples of indirect costs include: rent/mortgage, utilities, janitorial services, insurance, accounting, internet service, monthly expenses associated to security systems, non-grant related administrative and clerical staffing, marketing, and fundraising activities;
- l) Administrative and project management expenditures such as expenditures that are directly attributable to management of the grant-assisted Project and meeting the reporting and associated requirements of the Grant Award Agreement, whether grant expenditures or match contributions, which in aggregate exceed 5% of the grant award amount;
- m) Grantee operational support (i.e., organization salaries not directly related to grant activities; travel expenditures; per diem; or supplies);
- n) Insurance costs (Exception: costs for builder's risk, workers' compensation and contractor's liability insurance);
- o) Capital improvements to non-historic properties or non-historic additions to a Historic Property (Exception: pre-approved items of work for Museum Exhibit projects);
- p) Capital improvements to the interior of Religious Properties (Exception: repairs to elements of the structural system. Examples include: foundation repairs, repairs to columns, load bearing wall framing, roof framing, masonry repairs, window and exterior door repairs and restoration practices associated with the building envelope);

- q) Accessibility improvements for Religious Properties;
- r) Vehicular circulation (drives/driveways) within the property or from the property to surrounding streets and parking (Exception: provision of code-required handicapped parking pad(s));
- s) Sidewalks, paths, walkways, landscape features and accessories, planting, irrigation systems and site lighting (Exceptions: historic walkways; sidewalk required to link the code-required handicapped parking pad(s) to the accessible entry; historic retaining walls/planting/sodding required to halt documented erosion; pruning, removal or relocation of trees posing an immediate threat to the historic or archaeological resource; and limited site lighting required for security, all if approved by the Division);
- t) Fences and gates (Exception: restoration or in-kind replacement of damaged or missing historic fences, gates or sections of these);
- u) Furniture, including but not limited to: desks, tables, seating, rugs and mats, artwork and decorations, window treatments, case goods (including cabinets, countertops, or bookshelves) with no historic precedent, systems' furniture, movable partitions and acoustical treatments and components, unless specific prior approval has been granted by the Division (Exception: museum display units necessary for approved Museum Exhibit projects)
- v) Equipment (a) including but not limited to portable sound systems, specialty fixtures and equipment, visual display units, appliances, computers, cameras, printers, scanners, projection systems, portable light fixtures, and total stations unless specific prior approval has been granted by the Division (b) If special equipment is required for completion of the Project, it shall be rented for the grant term unless it can be shown that acquiring the equipment is cheaper than renting the equipment and approval has been provided by the Division as part of the documentation presented at the time of application. If the value of special equipment is to be used as a match contribution, the value of the match contribution shall be limited to the cost of rental for the Grant Period at the market rate for such rental in the region;
- w) Supplies that will not be consumed in use during the duration of this project;
- x) Costs associated with attending or hosting conferences, summits, workshops or presentation including facility rental fees including facility rental fees (Exception: municipal or county required public meetings necessary for completion of the grant-assisted project);
- y) Travel expenditures, including those of personnel responsible for items of work approved by the Division, administrative personnel, contracted or subcontracted employees, either for purposes of work on-site or research off-site; and
- z) Tuition waivers, fees, and other non-grant related costs associated with employing students for grant projects.

**17. Unobligated and Unearned Funds and Allowable Costs.** In accordance with Section 215.971, *Florida Statutes*, the Grantee shall refund to the State of Florida any balance of unobligated funds which has been advanced or paid to the Grantee. In addition, funds paid in excess of the amount to which the recipient is entitled under the terms and conditions of the agreement must be refunded to the state agency. Further, the recipient may expend funds only for allowable costs resulting from obligations incurred during the specified agreement period. Expenditures of state financial assistance must be in compliance with the laws, rules, and regulations applicable to expenditures of State funds, including, but not limited to, the *Reference Guide for State Expenditures*.



18. **Repayment.** All refunds or repayments to be made to the Department under this Agreement are to be made payable to the order of the "Department of State" and mailed directly to the following address: Florida Department of State, Attention: Grants Program Supervisor, Division of Historical Resources, 500 South Bronough Street Tallahassee, FL 32399. In accordance with Section 215.34(2), *Florida Statutes*, if a check or other draft is returned to the Department for collection, Grantee shall pay to the Department a service fee of \$15.00 or five percent (5%) of the face amount of the returned check or draft, whichever is greater.
19. **Single Audit Act.** Each Grantee, other than a Grantee that is a State agency, shall submit to an audit pursuant to Section 215.97, *Florida Statutes*. See Attachment B for additional information regarding this requirement.
20. **Retention of Accounting Records.** Financial records, supporting documents, statistical records, and all other records including electronic storage media pertinent to the Project shall be retained for a period of five (5) years after the close out of the grant. If any litigation or audit is initiated, or claim made, before the expiration of the five-year period, the records shall be retained until the litigation, audit, or claim has been resolved.
21. **Obligation to Provide State Access to Grant Records.** The Grantee must make all grant records of expenditures, copies of reports, books, and related documentation available to the Division or a duly authorized representative of the State of Florida for inspection at reasonable times for the purpose of making audits, examinations, excerpts, and transcripts.
22. **Obligation to Provide Public Access to Grant Records.** The Division reserves the right to unilaterally cancel this Agreement in the event that the Grantee refuses public access to all documents or other materials made or received by the Grantee that are subject to the provisions of Chapter 119, *Florida Statutes*, known as the *Florida Public Records Act*. The Grantee must immediately contact the Division's Contract Manager for assistance if it receives a public records request related to this Agreement.
23. **Investment of Funds Received But Not Paid Out.** The Grantee may temporarily invest any or all grant funds received but not expended, in an interest bearing account pursuant to Section 216.181(16)(b), *Florida Statutes*. Interest earned on such investments should be returned to the Division quarterly, except that interest accrued less than \$100 within any quarter may be held until the next quarter when the accrued interest totals more than \$100. All interest accrued and not paid to the Division, regardless of amount, must be submitted with the Grantee's final Progress Report at the end of the Grant Period.
24. **Noncompliance with Grant Requirements.** Any Grantee that has not submitted required reports or satisfied other administrative requirements for this grant or other Division of Historical Resources grants or grants from any other Florida Department of State (DOS) Division will be in noncompliance status and subject to the DOS Grants Compliance Procedure. Grant compliance issues must be resolved before a grant award agreement may be executed, and before grant payments for any DOS grant may be released.
25. **Accounting Requirements.** The Grantee must maintain an accounting system that provides a complete record of the use of all grant funds as follows:
  - a) The accounting system must be able to specifically identify and provide audit trails that trace the receipt, maintenance, and expenditure of state funds;
  - b) Accounting records must adequately identify the sources and application of funds for all grant activities

and must classify and identify grant funds by using the same budget categories that were approved in the grant application. If Grantee's accounting system accumulates data in a different format than the one in the grant application, subsidiary records must document and reconcile the amounts shown in the Grantee's accounting records to those amounts reported to the Division.

- c) An interest-bearing checking account or accounts in a state or federally chartered institution may be used for revenues and expenses described in the Scope of Work and detailed in the Estimated Project Budget.
- d) The name of the account(s) must include the grant award number;
- e) The Grantee's accounting records must have effective control over and accountability for all funds, property, and other assets; and
- f) Accounting records must be supported by source documentation and be in sufficient detail to allow for a proper pre-audit and post-audit (such as invoices, bills, and canceled checks).

- 26. Availability of State Funds.** The State of Florida's performance and obligation to pay under this Agreement are contingent upon an annual appropriation by the Florida Legislature, or the United States Congress in the case of a federally funded grant. In the event that the state or federal funds upon which this Agreement is dependent are withdrawn, this Agreement will be automatically terminated and the Division shall have no further liability to the Grantee, beyond those amounts already released prior to the termination date. Such termination will not affect the responsibility of the Grantee under this Agreement as to those funds previously distributed. In the event of a state revenue shortfall, the total grant may be reduced accordingly.
- 27. Independent Contractor Status of Grantee.** The Grantee, if not a state agency, agrees that its officers, agents and employees, in performance of this Agreement, shall act in the capacity of independent contractors and not as officers, agents, or employees of the state. The Grantee is not entitled to accrue any benefits of state employment, including retirement benefits and any other rights or privileges connected with employment by the State of Florida.
- 28. Grantee's Subcontractors.** The Grantee shall be responsible for all work performed and all expenses incurred in connection with this Agreement. The Grantee may subcontract, as necessary, to perform the services and to provide commodities required by this Agreement. The Division shall not be liable to any subcontractor(s) for any expenses or liabilities incurred under the Grantee's subcontract(s), and the Grantee shall be solely liable to its subcontractor(s) for all expenses and liabilities incurred under its subcontract(s). The Grantee must take the necessary steps to ensure that each of its subcontractors will be deemed to be "independent contractors" and will not be considered or permitted to be agents, servants, joint ventures, or partners of the Division.
- 29. Liability.** The Division will not assume any liability for the acts, omissions to act, or negligence of, the Grantee, its agents, servants, or employees; nor may the Grantee exclude liability for its own acts, omissions to act, or negligence, to the Division.
- a) The Grantee shall be responsible for claims of any nature, including but not limited to injury, death, and property damage arising out of activities related to this Agreement by the Grantee, its agents, servants, employees, and subcontractors. The Grantee, other than a Grantee which is the State or the State's agencies or subdivisions, as defined in Section 768.28, *Florida Statutes*, shall indemnify and hold the Division harmless from any and all claims of any nature and shall investigate all such claims at its own

expense. If the Grantee is governed by Section 768.28, *Florida Statutes*, it shall only be obligated in accordance with that Section.

- b) Neither the state nor any agency or subdivision of the state waives any defense of sovereign immunity, or increases the limits of its liability, by entering into this Agreement.
- c) The Division shall not be liable for attorney fees, interest, late charges or service fees, or cost of collection related to this Agreement.
- d) The Grantee shall be responsible for all work performed and all expenses incurred in connection with the Project. The Grantee may subcontract as necessary to perform the services set forth in this Agreement, including entering into subcontracts with vendors for services and commodities; and provided that it is understood by the Grantee that the Division shall not be liable to the subcontractor for any expenses or liabilities incurred under the subcontract and that the Grantee shall be solely liable to the subcontractor for all expenses and liabilities incurred under the subcontract.

**30. Strict Compliance with Laws.** The Grantee shall perform all acts required by this Agreement in strict conformity with all applicable laws and regulations of the local, state and federal law.

**31. No Discrimination.** The Grantee and their subcontractors may not discriminate against any employee employed under this Agreement, or against any applicant for employment because of race, color, religion, gender, national origin, age, pregnancy, handicap or marital status. The following or a similar provision must be inserted into all of the subcontracts for services executed under this Agreement:

- a) No employee or applicant for employment engaged under this Agreement may be discriminated against because of race, color, religion, gender, national origin, age, pregnancy, handicap or marital status.

**32. Breach of Agreement.** The Division will demand the return of grant funds already received, will withhold subsequent payments, and/or will terminate this agreement if the Grantee improperly expends and manages grant funds, fails to prepare, preserve or surrender records required by this Agreement, or otherwise violates this Agreement.

**33. Termination of Agreement.**

- a) **Termination by the Division.** The Division will terminate or end this Agreement if the Grantee fails to fulfill its obligations herein. In such event, the Division will provide the Grantee a notice of its violation by letter, and shall give the Grantee fifteen (15) calendar days from the date of receipt to cure its violation. If the violation is not cured within the stated period, the Division will terminate this Agreement. The notice of violation letter shall be delivered to the Grantee's Contract Manager, personally, or mailed to his/her specified address by a method that provides proof of receipt. In the event that the Division terminates this Agreement, the Grantee will be compensated for any work completed in accordance with this Agreement, prior to the notification of termination, if the Division deems this reasonable under the circumstances. Grant funds previously advanced and not expended on work completed in accordance with this Agreement shall be returned to the Division, with interest, within thirty (30) days after termination of this Agreement. The Division does not waive any of its rights to additional damages, if grant funds are returned under this Section.
- b) **Termination for convenience.** The Division or the Grantee may terminate the grant in whole or in part when

both parties agree that the continuation of the Project would not produce beneficial results commensurate with the further expenditure of funds. The two parties will agree upon the termination conditions, including the effective date, and in the case of partial terminations, the portion to be terminated.

- c) **Termination by Grantee.** The Grantee may unilaterally cancel the grant at any time prior to the first payment on the grant although the Department must be notified in writing prior to cancellation. After the initial payment, the Project may be terminated, modified, or amended by the Grantee only by mutual agreement of the Grantee and the Division. Request for termination prior to completion must fully detail the reasons for the action and the proposed disposition of the uncompleted work.

**34. Preservation of Remedies.** No delay or omission to exercise any right, power, or remedy accruing to either party upon breach or violation by either party under this Agreement, shall impair any such right, power or remedy of either party; nor shall such delay or omission be construed as a waiver of any such breach or default, or any similar breach or default.

**35. Non-Assignment of Agreement.** The Grantee may not assign, sublicense nor otherwise transfer its rights, duties or obligations under this Agreement without the prior written consent of the Division, which consent shall not unreasonably be withheld. The agreement transferee must demonstrate compliance with the requirements of the Project. If the Division approves a transfer of the Grantee's obligations, the Grantee shall remain liable for all work performed and all expenses incurred in connection with this Agreement. In the event the Legislature transfers the rights, duties, and obligations of the Division to another governmental entity pursuant to Section 20.06, *Florida Statutes*, or otherwise, the rights, duties, and obligations under this Agreement shall be transferred to the successor governmental agency as if it was the original party to this Agreement.

**36. Required Procurement Procedures for Obtaining Goods and Services.** The Grantee shall provide maximum open competition when procuring goods and services related to the grant-assisted project. Procurement documentation supporting maximum open competition may be requested by the Division for review and approval prior to execution of these subcontracts.

- a) The Grantee must procure all professional services (architects, conservators, historic preservation consultants, structural engineers, landscape architects) using at least a request for qualifications, and the grantee must solicit at least three (3) responses to their request for the service.
- b) All contracts for procurement of goods and services (construction, exhibit fabrication, etc.) not included in Section 36.a. as described above must be procured in the manner described below:
  - 1. **Procurement of Goods and Services Not Exceeding \$35,000.** The Grantee must use the applicable procurement method described below:
    - i. **Purchases Up to \$2,500:** Procurement of goods and services where individual purchases do not exceed \$2,500 may be conducted at the Grantee's discretion using good purchasing practices.
    - ii. **Purchases or Contract Amounts Between \$2,500 and \$35,000:** Goods and services costing between \$2,500 and \$35,000 require informal competition such as written quotations and informal bids, and may be procured by purchase order, acceptance of vendor proposals or other appropriate procurement document.
  - 2. **Procurement of Goods and Services Exceeding \$35,000.** Goods and services costing over \$35,000 may be procured by either formal invitation to bid or request for proposals, and may be procured by purchase order, acceptance of vendor proposals or other appropriate procurement document.
    - i. Any formal competitive solicitation shall be made available simultaneously to all vendors, must include the time and date for the receipt of bids, proposals, or replies and of the public opening,

and must include all contractual terms and conditions applicable to the procurement, and the criteria to be used in determining acceptability and relative merit of the bid, proposal, or reply.

- c) State entities should follow required procedures set forth in Chapter 287, Florida Statutes and Rule 60A 1.0 of Florida Administrative Code. If the grantee is a non-state entity (local government or non-profit organization) and has existing procurement requirements and procedures, follow the more restrictive, as long as state requirements are still met.

- 37. **Conflicts of Interest.** The Grantee hereby certifies that it is cognizant of the prohibition of conflicts of interest described in Sections 112.311 through 112.326, *Florida Statutes*, and affirms that it will not enter into or maintain a business or other relationship with any employee of the Department of State that would violate those provisions. The Grantee further agrees to seek authorization from the General Counsel for the Department of State prior to entering into any business or other relationship with a Department of State Employee to avoid a potential violation of those statutes.
- 38. **Binding of Successors.** This Agreement shall bind the successors, assigns and legal representatives of the Grantee and of any legal entity that succeeds to the obligations of the Division of Historical Resources.
- 39. **No Employment of Unauthorized Aliens.** The employment of unauthorized aliens by the Grantee is considered a violation of Section 274A (a) of the Immigration and Nationality Act. If the Grantee knowingly employs unauthorized aliens, such violation shall be cause for unilateral cancellation of this Agreement.
- 40. **Severability.** If any term or provision of the Agreement is found to be illegal and unenforceable, the remainder will remain in full force and effect, and such term or provision shall be deemed stricken.
- 41. **Americans with Disabilities Act.** All programs and facilities related to this Agreement must meet the standards of Sections 553.501-553.513, *Florida Statutes*, and the Americans with Disabilities Act of 1990 as amended (42 U.S.C. 12101, *et seq.*), which is incorporated herein by reference.
- 42. **Governing Law.** This Agreement shall be construed, performed, and enforced in all respects in accordance with the laws and rules of Florida. Venue or location for any legal action arising under this Agreement will be in Leon County, Florida.
- 43. **Restrictive Covenants.** For Acquisition and Development projects directed at Real Property, if funded, the Grantee (and the Property Owner, if not the Grantee) must file a Restrictive Covenant on the property with the Clerk of Court for ten (10) years for Development and twenty (20) for Acquisition prior to final release of grant funds and close-out of the project.
- 44. **Entire Agreement.** The entire Agreement of the parties consists of the following documents:
  - a) This Agreement
  - b) Estimated Project Budget (Attachment A)
  - c) Single Audit Act Requirements and Exhibit I (Attachment B)



In acknowledgment of this grant, provided from funds appropriated in the FY2024 General Appropriation Act, I hereby certify that I have read this entire Agreement, and will comply with all of its requirements.

Department of State:

By:

Alissa Lotane, Division Director

Date


Grantee:

By:

Authorizing Official for the Grantee

Typed name and title

Date

 City Manager  
Ashley Stathatos, City Manager  
10/31/2023

## ATTACHMENT A

### Estimated Project Budget

Description	Grant Funds	Cash Match	In Kind Match
Purchase property	\$350,000	\$0	\$0
Structural stabilization	\$100,000	\$0	\$0
Repair/replace building's roof structure and roof system, including repair ceiling steel beams	\$510,450	\$0	\$0
Architectural/engineering services	\$80,000	\$0	\$0
<b>Totals</b>	<b>\$1,040,450</b>	<b>\$0</b>	<b>\$0</b>

## **ATTACHMENT B**

### **FLORIDA SINGLE AUDIT ACT REQUIREMENTS**

#### **AUDIT REQUIREMENTS**

The administration of resources awarded by the Department of State to the Grantee may be subject to audits and/or monitoring by the Department of State as described in this Addendum to the Grant Award Agreement.

#### **MONITORING**

In addition to reviews of audits conducted in accordance with 2 CFR 200, Subpart F - Audit Requirements, and section 215.97, Florida Statutes (F.S.), as revised (see AUDITS below), monitoring procedures may include, but not be limited to, on-site visits by Department of State staff, limited scope audits as defined by 2 CFR §200.425, or other procedures. By entering into this agreement, the recipient agrees to comply and cooperate with any monitoring procedures or processes deemed appropriate by the Department of State. In the event the Department of State determines that a limited scope audit of the recipient is appropriate, the recipient agrees to comply with any additional instructions provided by Department of State staff to the recipient regarding such audit. The recipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Chief Financial Officer (CFO) or Auditor General.

#### **AUDITS**

##### **Part I: Federally Funded**

This part is applicable if the recipient is a state or local government or a nonprofit organization as defined in 2 CFR §200.90, §200.64, and §200.70.

1. A recipient that expends \$750,000 or more in federal awards in its fiscal year must have a single or program-specific audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements. EXHIBIT 1 to this agreement lists the federal resources awarded through the Department of State by this agreement. In determining the federal awards expended in its fiscal year, the recipient shall consider all sources of federal awards, including federal resources received from the Department of State. The determination of amounts of federal awards expended should be in accordance with the guidelines established in 2 CFR §§200.502-503. An audit of the recipient conducted by the Auditor General in accordance with the provisions of 2 CFR §200.514 will meet the requirements of this Part.
2. For the audit requirements addressed in Part I, paragraph 1, the recipient shall fulfill the requirements relative to auditee responsibilities as provided in 2 CFR §§200.508-512.
3. A recipient that expends less than \$750,000 in federal awards in its fiscal year is not required to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements. If the recipient expends less than \$750,000 in federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements, the cost of the audit must be paid from non-federal resources (i.e., the cost of such an audit must be paid from recipient resources obtained from other than federal entities).

The Internet web addresses listed below will assist recipients in locating documents referenced in the text of this agreement and the interpretation of compliance issues.

U.S. Government Printing Office [www.ecfr.gov](http://www.ecfr.gov)

## **Part II: State Funded**

This part is applicable if the recipient is a nonstate entity as defined by section 215.97(2), F.S.

1. In the event that the recipient expends a total amount of state financial assistance equal to or in excess of \$750,000 in any fiscal year of such recipient (for fiscal years ending June 30, 2017, and thereafter), the recipient must have a state single or project-specific audit for such fiscal year in accordance with section 215.97, F.S.; Rule Chapter 69I-5, F.A.C., State Financial Assistance; and Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. EXHIBIT 1 to this agreement lists the state financial assistance awarded through the Department of State by this agreement. In determining the state financial assistance expended in its fiscal year, the recipient shall consider all sources of state financial assistance, including state financial assistance received from the Department of State, other state agencies, and other nonstate entities. State financial assistance does not include federal direct or pass-through awards and resources received by a nonstate entity for federal program matching requirements.
2. For the audit requirements addressed in Part II, paragraph 1, the recipient shall ensure that the audit complies with the requirements of section 215.97(8), F.S. This includes submission of a financial reporting package as defined by section 215.97(2), F.S., and Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.
3. If the recipient expends less than \$750,000 in state financial assistance in its fiscal year (for fiscal years ending June 30, 2017, and thereafter), an audit conducted in accordance with the provisions of section 215.97, F.S., is not required. If the recipient expends less than \$750,000 in state financial assistance in its fiscal and elects to have an audit conducted in accordance with the provisions of section 215.97, F.S., the cost of the audit must be paid from the nonstate entity's resources (i.e., the cost of such an audit must be paid from the recipient's resources obtained from other than state entities).

The Internet web addresses listed below will assist recipients in locating documents referenced in the text of this agreement and the interpretation of compliance issues.

State of Florida Department Financial Services (Chief Financial Officer)  
<http://www.myfloridacfo.com/>

State of Florida Legislature (Statutes, Legislation relating to the Florida Single Audit Act)  
<http://www.leg.state.fl.us/>

## **Part III: Report Submission**

1. Copies of reporting packages for audits conducted in accordance with 2 CFR 200, Subpart F - Audit Requirements, and required by Part I of this agreement shall be submitted, when required by 2 CFR §200.512, by or on behalf of the recipient directly to each of the following:
  - A. The Department of State through the <https://dosgrants.com/> grants management system.

B. The Federal Audit Clearinghouse (FAC) as provided in 2 CFR §200.36 and §200.512.

2. Copies of financial reporting packages required by Part II of this agreement shall be submitted by or on behalf of the recipient directly to each of the following:

A. The Department of State through the <https://dosgrants.com/> grants management system.

B. The Auditor General's Office at the following address:

Auditor General

Local Government Audits/342

Claude Pepper Building, Room 401

111 West Madison Street

Tallahassee, Florida 32399-1450

The Auditor General's website (<https://flauditor.gov/>) provides instructions for filing an electronic copy of a financial reporting package.

3. Recipients, when submitting financial reporting packages to the Department of State for audits done in accordance with 2 CFR 200, Subpart F - Audit Requirements, or Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date that the reporting package was delivered to the recipient in correspondence accompanying the reporting package.

4. Recipients, when submitting financial reporting packages to the Department of State for audits done in accordance with 2 CFR 200, Subpart F - Audit Requirements, or Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date that the reporting package was delivered to the recipient in correspondence accompanying the reporting package.

## **Part IV: Record Retention**

The recipient shall retain sufficient records demonstrating its compliance with the terms of the award(s) and this agreement for a period of five years from the date the audit report is issued, and shall allow the Department of State, or its designee, the CFO, or Auditor General access to such records upon request. The recipient shall ensure that audit working papers are made available to the Department of State, or its designee, the CFO, or Auditor General upon request for a period of at least three years from the date the audit report is issued, unless extended in writing by the Department of State.



## **EXHIBIT 1**

### **FEDERAL RESOURCES AWARDED TO THE RECIPIENT PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:**

Not Applicable

### **COMPLIANCE REQUIREMENTS APPLICABLE TO THE FEDERAL RESOURCES AWARDED PURSUANT TO THIS AGREEMENT ARE AS FOLLOWS:**

Not Applicable

### **STATE RESOURCES AWARDED TO THE RECIPIENT PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:**

#### **MATCHING RESOURCES FOR FEDERAL PROGRAMS:**

Not applicable.

#### **SUBJECT TO SECTION 215.97, FLORIDA STATUTES:**

Florida Department of State, Acquisition, Restoration of Historic Properties Grants, CSFA Number 45.032. Award Amount: \$1,040,450

### **COMPLIANCE REQUIREMENTS APPLICABLE TO STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT ARE AS FOLLOWS:**

The compliance requirements of this state project may be found in Part Four (State Project Compliance Requirements) of the State Projects Compliance Supplement located at <https://apps.fldfs.com/fsaa/>.

**NEW  
BUSINESS  
ITEM # 1**



## Commission Agenda Item Request Form

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**MEETING DATE:** January 11, 2024

**SUBJECT:** City Audit

**AGENDA SECTION:** New Business

**DEPARTMENT:** Finance

**PREPARED BY:** Ashley Stathatos, City Manager

**RECOMMENDED ACTION:** Accept City Audit

---

### **SUMMARY**

James Moore will present the City Audit for the year ending September 30, 2022.

**REVIEWED BY CITY MANAGER:** Yes

**NEW  
BUSINESS  
ITEM #2**



## Commission Agenda Item Request Form

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**MEETING DATE:** January 11, 2024

**SUBJECT:** CRA Audit

**AGENDA SECTION:** New Business

**DEPARTMENT:** Finance

**PREPARED BY:** Ashley Stathatos, City Manager

**RECOMMENDED ACTION:** Accept CRA Audit

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### **SUMMARY**

James Moore will present the CRA Audit for the year ending September 30, 2022.

**REVIEWED BY CITY MANAGER:** Yes



**NEW  
BUSINESS  
ITEM #3**



## Commission Agenda Item Request Form

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**MEETING DATE:** January 11, 2024

**SUBJECT:** Wastewater Treatment Plant Update

**AGENDA SECTION:** New Business

**DEPARTMENT:** Public Works

**PREPARED BY:** Thomas Henry, Public Works Director

**RECOMMENDED ACTION:** Discussion & Consideration Only

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### **SUMMARY**

Mittauer & Associates, Inc. will provide an update on the construction of the Wastewater Treatment Plant and grants received to date.

**REVIEWED BY CITY MANAGER:** Yes

**NEW  
BUSINESS  
ITEM #4**



## Commission Agenda Item Request Form

**MEETING DATE:** January 11, 2024

**SUBJECT:** Discuss, Consider And Act On The Next Steps Of The City Manager Hiring Process.

**AGENDA SECTION:** New Business

**DEPARTMENT:** Commission

**PREPARED BY:** City Clerk

**RECOMMENDED ACTION:** Give saff direction on the process as we move forward with the City Manager Hiring process.

### Summary

The Closing date for City Manager Applications will be January 14, 2024; and the Commission will rank the applicants at the January 25, 2024 Commission Meeting, as well as, select the applicants for interviews.

With these dates quickly approaching, staff would like direction on if the Commission would prefer to have the interviews done as in person or via Zoom and if the February 8, 2024 Commission Meeting is still a good date for the interviews.

We will also need to establish how the Commission would like to handle the interview portion; such as the questions, who will ask the questions, how many questions, etc.

**ATTACHMENT:** City Manager Ads

**REVIEWED BY CITY MANAGER:** Yes

# CITY MANAGER

POSITION  
AVAILABLE



**City of High Springs**

23718 W US HWY 27  
HIGH SPRINGS, FL 32643

**Apply By: January 14, 2024**



# THE IDEAL CANDIDATE

The City is seeking a candidate who has a demonstrated record of achievement with the ability to vision and implement, making High Springs a first-class city that retains its idyllic small-town feel. This individual needs to be an outstanding leader and manager who understands the long-range impacts of actions.

The new City Manager should know that expectations are high. Responding promptly will be a key to success and the Commission expects their residents to receive the best service. Hence, the ideal candidate will believe strongly in customer service and ensure residents receive only the best.

The ideal candidate should have strong listening skills and serve as an advisor and sounding board for both the elected officials and residents. They must have an open-door policy and welcome all. They must have outstanding communications skills (including listening, diplomacy, and finesse). These skills will also include being able to break highly complex issues into simple pieces and being able to explain them in terms that everyone can understand.

The ideal candidate will be someone who has high, realistic expectations from the strong team of staff that is already in place. We are looking for a leader and mentor who will further motivate and encourage our employees to take ownership and accountability as a key component of their job. Experience in labor relations and union negotiations is preferred.

The ideal candidate is expected to be proactive, innovative, compassionate, and creative. This individual must have a high degree of integrity and honesty. Focusing on team building, performance, accountability, staff mentoring and positive acknowledgement with feedback are very important.

The ideal candidate should be someone who recognizes the value of past practice but who is always seeking a better, more efficient and effective way to implement the Commission's vision for our community.

Experience in Intergovernmental Relations will also be important. The next City Manager will need to be aware of issues and actions of other governments.

The ideal candidate must have a minimum of five years of progressive experience in public sector management overseeing at least 40 employees, with some or all of this experience in a small historic city. A Bachelor's degree in business administration, public administration or a related subject from an accredited college or university is required with a Master's degree preferred. Being an ICMA member is strongly preferred.

# ABOUT HIGH SPRINGS

High Springs has a population of 6,975 and is located in northwest Alachua County, approximately 20 miles northwest of Gainesville.

High Springs is known for its beautiful surrounding springs. Visitors and residents enjoy these springs for scuba diving, swimming, fishing, canoeing, and tubing, as well as their natural beauty.

The City has seen a high level of residential and commercial growth and development in the last few years. It is the desire for development and redevelopment to preserve our outstanding quality of life and balance with the residents' expectations and desires.

With its current leadership, the City will maintain its small-town feel while becoming an even more popular and prosperous community.

The City provides its own Police Department, Fire Department, Public Works, Building & Planning/Code Department, CRA and Parks & Recreation Department. There is also a branch of the Motor Vehicles. Some of the employees are unionized. The police department is represented by the Police Benevolent Association (PBA) and public works and administrative employees represented by American Federation of State, County and Municipal Employees (AFSCME).

The City also has a Farmer's Market which is overseen by the Community Redevelopment Agency.

The City has approximately 88 employees (79 full-time and 9 part-time). The FY 2023/2024 General Fund Budget is \$7,218,646 and the total budget is \$17,538,592. The Community Redevelopment Agency (CRA) budget is \$473,948.

## **GOVERNMENT**

The City operates under the Commission-City Manager form of government. The Commission consists of five members, each elected at large by the electors of the City and serving three-year terms.

The City Manager directs and supervises the administration of all departments with the exception of the City Attorney and City Clerk who serve as charter officers who are appointed by and report directly to the City Commission.

## **COMPENSATION**

The anticipated starting salary will be between \$100,000.00 TO \$120,000.00 annually with generous benefits which include a vehicle allowance, retirement benefits through FRS, health, vision, life, dental, Short- and Long -Term Disability insurance.

## **RESIDENCY**

The City Commission requires the City Manager to reside within the City limits.

## **HOW TO APPLY:**

Complete application, available online at [highsprings.gov](http://highsprings.gov), and return along with cover letter and resume' to City Clerk Angela Stone at 23718 W US Hwy 27, High Springs, FL 32643 or [astone@highsprings.gov](mailto:astone@highsprings.gov) by January 14, 2024.

## **THE PROCESS:**

Screening applications will begin on January 15, 2024 and conclude on January 18, 2024. The recommended semi-finalists will then be forwarded to the Commission for consideration. Five finalists will be selected on January 25, 2024 and interviews are scheduled for February 8, 2024.

## **CONFIDENTIALITY:**

Under the Florida Public Records Act, all applications are subject to disclosure after receipt.

### OTHER IMPORTANT INFORMATION

The City of High Springs is an Equal Opportunity Employer.



## **ADVERTISEMENT FOR CITY MANAGER CITY OF HIGH SPRINGS**

(Population approximately 6,975) The City of High Springs will be accepting applications for the position of City Manager until January 14, 2024. Starting salary \$100,000 - \$120,000 annually. A Bachelor's Degree required with a Master's degree preferred. Previous financial experience is preferred, along with five years of municipal government experience. Educational emphasis in public administration also preferred. An equivalent combination of training and experience may be considered. Professional managerial or governmental financial experience may be substituted on a year-for-year basis for the education and experience requirements. Work experience must show successful professional management, problem solving skills, interpersonal relations skills, and experience in fiscal management. It is required that the successful applicant live within the city limits of High Springs. The City Manager reports to and works under the supervision of a five-member city commission. The City Manager is responsible for the day-to-day operations of the city which provides full services including Police and Fire protection, water, wastewater collection and treatment, parks/recreation and street maintenance. All applicants must fill out an application. Applications may be picked up at High Springs City Hall or are available online at [www.highsprings.gov](http://www.highsprings.gov). Send application and accompanying resume' to Angela Stone, City Clerk, 23718 W US Hwy 27, High Springs, FL 32643 or to [Cityclerk@highsprings.gov](mailto:Cityclerk@highsprings.gov). Only applications and resumes received by January 14, 2024, will be considered. All documentation is subject to Florida's public records laws. The City of High Springs is an equal opportunity employer.