

23718 W US HWY 27  
High Springs, Florida 32643



Telephone: (386) 454-1416  
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**CITY COMMISSION MEETING**  
***Amended* AGENDA**  
**23718 W US HWY 27**

**NOVEMBER 28, 2023**

**6:30 PM**

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**MAYOR KATHERINE WEITZ  
VICE MAYOR TRISTAN GRUNDER  
COMMISSIONER ANDREW MILLER  
COMMISSIONER STEVEN TAPANES  
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:**
- (E) SPECIAL PRESENTATIONS**
- (F) UNFINISHED BUSINESS**
- 1. DISCUSS, CONSIDER AND ACT ON FY 2024 RATES**
  - A. WATER**
  - B. SEWER**
  - C. SOLID WASTE RATES**
- (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 APPOINTING A MEMBER TO THE METROPOLITAN TRANSPORTATION PLANNING ORGANIZATION.**
  - 2. DISCUSS, CONSIDER AND ACT ON FY 2022/2023 BUDGET AMENDMENT.**

- 3. DISCUSS, CONSIDER AND ACT ON PRIEST THEATER.**
  - 4. DISCUSS, CONSIDER AND ACT ON INTERLOCAL AGREEMENT BETWEEN ALACHUA COUNTY AND THE CITY OF HIGH SPRINGS FOR FIRE PREVENTION SERVICES.**
  - 5. DISCUSS, CONSIDER AND ACT ON PROPOSED ADVERTISEMENT FOR CITY MANAGER INCLUDING COMPENSATION AND BENEFITS.**
  - 6. DISCUSS PLACING AN RFQ OR RFP FOR CITY ATTORNEY SERVICES.**
- (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 COMMUNITY REDEVELOPMENT AGENCY 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 IN COMMUNITY REDEVELOPMENT AGENCY MEETINGS SHOULD CONTACT THE OFFICE OF THE CITY MANAGER, 110 N.W. 1ST AVENUE, HIGH SPRINGS, FLORIDA 32643, TELEPHONE (386) 454-1416.

**UNFINISHED  
BUSINESS  
ITEM# 1**



## Commission Agenda Item Request Form

**MEETING DATE:** NOVEMBER 28, 2023

**SUBJECT:** FY24 PROPOSED UTILITY RATES

**AGENDA SECTION:** NEW BUSINESS

**DEPARTMENT:** FINANCE

**PREPARED BY:** DIANE WILSON, FINANCE DIRECTOR

**RECOMMENDED ACTION:** APPROVE RATE RESOLUTION FOR WATER

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### Summary

Staff will present proposed FY24 Rates for Water. These rate increases are included in the revenue projections in the Approved FY24 Budget.

As will be discussed in more detail in the presentation, the main drivers of the need for rate increases include increasing costs of insurance, retirement, supplies, utilities, fuel and other expenses as well as the inability to install new water meters in FY23 due to supply issues, resulting in lower than projected water revenue in FY23 and going into FY24.

**ATTACHMENT:**

Rate Resolution

**REVIEWED BY CITY MANAGER:** Yes



**RESOLUTION 2023-U**

**A RESOLUTION OF THE COMMISSION OF THE CITY OF HIGH SPRINGS, FLORIDA AMENDING THE RATES CHARGED BY THE WATER SYSTEM; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission of High Springs adopted the Fiscal Year 2024 budget on September 25<sup>th</sup>, 2023;

**WHEREAS**, the City Commission has determined that the rates set forth in Exhibit A are in the best interest of the City of High Springs;

**WHEREAS**, at least 30 days' notice of meetings to discuss water rates has been given by notice published on customers' bills;

**WHEREAS**, public meetings were held pursuant to the published notice described above, at which all interested parties had an opportunity to be present and were heard;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HIGH SPRINGS, FLORIDA:**

**Section 1.** The City of High Springs amended Water Rates are hereby adopted as set forth in Exhibit A.

**Section 2.** If any word, phrase, clause, paragraph, section or provision of this Resolution or the application hereof to any person or circumstances is held invalid or unconstitutional, such finding shall not affect the other provisions or application of the resolution which can be given without the valid or unconstitutional provisions or applications, and to this end the provisions of this Resolution are declared severable.

**Section 3.** All resolutions and parts of resolutions in conflict herewith are repealed to the extent of such conflict.

**Section 4.** This resolution shall take effect immediately upon adoption; provided however, the revised rates as set forth herein for fiscal year 2024 shall be applicable to all monthly bills which are for the first time rendered and postmarked after 12:01 AM on December 16, 2023.

**PASSED** in regular session of the High Springs City Commission this 28<sup>th</sup> day of November, 2023.

**CITY OF HIGH SPRINGS, FLORIDA**

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Katherine Weitz, Mayor

ATTEST:

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Angela Stone, City Clerk

Exhibit "A"

Water Rates

<b>Water (Residential and Commercial)</b>	
Monthly Customer Charge	\$ 12.00
Tier 1 (0 - 3,000 gallons)	\$ 3.50
Tier 2 (3,001 - 5,000 gallons)	\$ 4.25
Tier 3 (5,001 – 10,000 gallons)	\$ 5.70
Tier 4 (10,001 and above)	\$ 7.00



## Commission Agenda Item Request Form

**MEETING DATE:** NOVEMBER 28, 2023

**SUBJECT:** FY24 PROPOSED UTILITY RATES

**AGENDA SECTION:** NEW BUSINESS

**DEPARTMENT:** FINANCE

**PREPARED BY:** DIANE WILSON, FINANCE DIRECTOR

**RECOMMENDED ACTION:** APPROVE RATE RESOLUTION FOR SEWER

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### Summary

Staff will present proposed FY24 Rates for Sewer. These rate increases are included in the revenue projections in the Approved FY24 Budget.

As will be discussed in more detail in the presentation, the main drivers of the need for rate increases include increasing costs of insurance, retirement, supplies, utilities, fuel and other expenses as well as the inability to install the new water meters in FY23 due to supply issues, resulting in lower than projected wastewater revenue in FY23 and going into FY24. In addition, the grinder pump program continues to be very costly to the City.

**ATTACHMENT:**  
Rate Resolution

**REVIEWED BY CITY MANAGER:** Yes

**RESOLUTION 2023-V**

**A RESOLUTION OF THE COMMISSION OF THE CITY OF HIGH SPRINGS, FLORIDA AMENDING THE RATES CHARGED BY THE SEWER SYSTEM; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission of High Springs adopted the Fiscal Year 2024 budget on September 5<sup>th</sup>, 2023;

**WHEREAS**, the City Commission has determined that the rates set forth in Exhibit A are in the best interest of the City of High Springs;

**WHEREAS**, at least 30 days' notice of meetings to discuss sewer rates has been given by notice published on customers' bills;

**WHEREAS**, public meetings were held pursuant to the published notice described above, at which all interested parties had an opportunity to be present and were heard;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HIGH SPRINGS, FLORIDA:**

**Section 1.** The City of High Springs amended Sewer Rates are hereby adopted as set forth in Exhibit A.

**Section 2.** If any word, phrase, clause, paragraph, section or provision of this Resolution or the application hereof to any person or circumstances is held invalid or unconstitutional, such finding shall not affect the other provisions or application of the resolution which can be given without the valid or unconstitutional provisions or applications, and to this end the provisions of this Resolution are declared severable.

**Section 3.** All resolutions and parts of resolutions in conflict herewith are repealed to the extent of such conflict.

**Section 4.** This resolution shall take effect immediately upon adoption; provided however, the revised rates as set forth herein for fiscal year 2024 shall be applicable to all monthly bills which are for the first time rendered and postmarked after 12:01 AM on December 16, 2023.

**PASSED in regular session of the High Springs City Commission this 28<sup>th</sup> day of November 2023.**

**CITY OF HIGH SPRINGS, FLORIDA**

\_\_\_\_\_  
Katherine Weitz, Mayor

ATTEST:

\_\_\_\_\_  
Angela Stone, City Clerk

Exhibit "A"

Sewer Rates

<b>Sewer - Residential</b>	
Monthly Customer Charge (Includes 5,000 Gallons)	\$ 45.67
Charge per 1,000 gallons over 5,000	\$ 9.53

<b>Sewer - Commercial</b>	
Monthly Customer Charge (Includes 5,000 Gallons)	\$ 59.20
Charge per 1,000 gallons over 5,000	\$ 9.53



## Commission Agenda Item Request Form

**MEETING DATE:** NOVEMBER 28, 2023

**SUBJECT:** FY24 PROPOSED UTILITY RATES

**AGENDA SECTION:** NEW BUSINESS

**DEPARTMENT:** FINANCE

**PREPARED BY:** DIANE WILSON, FINANCE DIRECTOR

**RECOMMENDED ACTION:** APPROVE RESOLUTION FOR SOLID WASTE

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### Summary

Staff will present proposed FY24 Rates for Solid Waste. These rate increases are included in the revenue projections included in the Approved FY24 Budget.

As will be discussed in more detail in the presentation, the main driver of the need for rate increased to solid waste service is the increase in the cost of the solid waste contract for commercial.

**ATTACHMENT:**  
Rate Resolution

**REVIEWED BY CITY MANAGER:** Yes

**RESOLUTION 2023-W**

**A RESOLUTION OF THE COMMISSION OF THE CITY OF HIGH SPRINGS, FLORIDA AMENDING THE RATES CHARGED BY THE SOLID WASTE SYSTEM; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission of High Springs adopted the Fiscal Year 2024 budget on September 25<sup>th</sup>, 2023;

**WHEREAS**, the City Commission has determined that the rates set forth in Exhibit A are in the best interest of the City of High Springs;

**WHEREAS**, at least 30 days' notice of meetings to discuss Solid Waste rates has been given by notice published on customers' bills;

**WHEREAS**, public meetings were held pursuant to the published notice described above, at which all interested parties had an opportunity to be present and were heard;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HIGH SPRINGS, FLORIDA:**

**Section 1.** The City of High Springs amended Solid Waste Rates are hereby adopted as set forth in Exhibit A.

**Section 2.** If any word, phrase, clause, paragraph, section or provision of this Resolution or the application hereof to any person or circumstances is held invalid or unconstitutional, such finding shall not affect the other provisions or application of the resolution which can be given without the valid or unconstitutional provisions or applications, and to this end the provisions of this Resolution are declared severable.

**Section 3.** All resolutions and parts of resolutions in conflict herewith are repealed to the extent of such conflict.

**Section 4.** This resolution shall take effect immediately upon adoption; provided however, the revised rates as set forth herein for fiscal year 2024 shall be applicable to all monthly bills which are for the first time rendered and postmarked after 12:01 AM on December 16, 2023.

**PASSED in regular session of the High Springs City Commission this 28<sup>th</sup> day of November, 2023.**

**CITY OF HIGH SPRINGS, FLORIDA**

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Katherine Weitz, Mayor

ATTEST:

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Angela Stone, City Clerk

Exhibit "A"

Solid Waste Rates

Solid Waste - Cans		Number of Pickups Per Week Per Can				
		1	2	3	4	5
Residential Can	\$ 27.75					
Commercial Can	\$ 36.10	\$ 72.20	\$ 108.32	\$ 144.43	\$ 180.54	
Solid Waste Commercial Dumpsters		Number of Pickups Per Week Per Dumpster				
Dumpster Size		1	2	3	4	5
2 Yard	\$ 119.77	\$ 199.37	\$ 296.58	\$ 380.35	\$ 494.30	
4 Yard	\$ 201.01	\$ 402.03	\$ 603.04	\$ 760.69	\$ 988.60	
6 Yard	\$ 301.52	\$ 603.04	\$ 904.56	\$ 1,141.53	\$ 1,482.89	
8 Yard	\$ 438.28	\$ 804.05	\$ 1,215.97	\$ 1,581.75	\$ 1,977.18	



**NEW  
BUSINESS  
ITEM# 1**



## Commission Agenda Item Request Form

**MEETING DATE:** NOVEMBER 28, 2023

**SUBJECT:** METROPOLITAN TRANSPORTATION PLANNING  
ORGANIZATION

**AGENDA SECTION:** NEW BUSINESS

**DEPARTMENT:** CITY MANAGER'S OFFICE

**PREPARED BY:** ASHLEY STATHATOS, CITY MANAGER

**RECOMMENDED ACTION:** APPOINT A MEMBER TO MTPO

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### Summary

The Metropolitan Transportation Planning Organization for the Gainesville Urbanized Area is responsible for the continuing comprehensive and cooperative urban transportation planning program for the Gainesville Metropolitan Area. The planning program is required in order to receive federal and state funds for highway, transit, bicycle and pedestrian transportation projects. Members meet quarterly and are non-voting. The next meeting is December 8<sup>th</sup>.

**ATTACHMENT:**

None

**REVIEWED BY CITY MANAGER:** Yes

**NEW  
BUSINESS  
ITEM# 2**



## Commission Agenda Item Request Form

**MEETING DATE:** NOVEMBER 28, 2023

**SUBJECT:** FY23 BUDGET AMENDMENT #2

**AGENDA SECTION:** NEW BUSINESS

**DEPARTMENT:** FINANCE

**PREPARED BY:** DIANE WILSON, FINANCE DIRECTOR

**RECOMMENDED ACTION:** APPROVE ORDINANCE #2023-17 ON FIRST READING

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### Summary

Pursuant to Section 166.241(8), Florida Statutes, the Final Budget Amendment for Fiscal Year 2023 is being presented for approval within 60 days of September 30, 2023, fiscal year end. The Approved Budget and Amended Budget detail is attached for reference.

The most significant budget amendments are:

- Decrease the Budget for the Sewer Fund's transfer to the General Fund and increase the budget for the Solid Waste and Water Funds' transfers to the General Fund
- Increase the budget for additional transfer from the General Fund to Fire Expenses
- Add a Budget for a transfer from the General Fund's Fund balance to General Fund Expense Budgets to offset departmental overages including City Attorney's contract and non-routine services, Finance's and IT's Professional Services, Property & Liability Insurance, Retirement, Utilities, Fuel and Auto Repairs (detail in backup)

**ATTACHMENT:**  
Ordinance #2023-17

**REVIEWED BY CITY MANAGER:** Yes

**ORDINANCE 2023-17**

**AN ORDINANCE AMENDING THE ADOPTED FISCAL YEAR 2023 BUDGET OF THE CITY OF HIGH SPRINGS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONFLICT.**

**WHEREAS**, the High Springs City Commission shall, under the authority of Section 166.241(2), Florida Statutes, and Section 5.04 of the Charter of the City of High Springs, adopt and annual budget for the City of High Springs;

**WHEREAS**, the City Commission passed a balanced budget on September 19, 2022 to be effective October 1, 2022; and

**WHEREAS**, the City Commission has determined that such budget shall be amended as needed.

**WHEREAS**, Section 166.241(4)(c), Florida Statutes, requires that the budget amendment must be adopted in the same manner as the original budget, unless otherwise specified in the municipality's charter; and

**WHEREAS**, Section 166.241(5), Florida Statutes requires that if the governing body amends the budget pursuant to paragraph (4)(c) the adopted amendment must be posted on the official website withing five (5) days of adoption; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HIGH SPRINGS:**

**Section 1.** The Budget for the City of High Springs, Florida, for the fiscal year October 1, 2022 through September 30, 2023, as attached hereto and incorporated herein, is hereby amended as reflected in the attached amended FY2023 budget.

**Section 2.** This ordinance shall be posted on the City's website within five (5) days of adoption.

**Section 3.** All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section 4.** This ordinance shall take effect immediately upon passage.

**CITY OF HIGH SPRINGS, FLORIDA**

**ATTEST:**

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Katherine Weitz, Mayor

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Angela Stone, City Clerk

FINAL BUDGET AMENDMENT FY23		
GENERAL FUND		
	FY23 BUDGET	AMENDED BUDGET
<b>REVENUE</b>	\$ 6,319,021	\$ 6,771,844
<b>EXPENSES BY DEPARTMENT</b>	<b>FY23 BUDGET</b>	<b>AMENDED BUDGET</b>
CITY COMMISSION	\$ 125,179	\$ 130,322
CITY CLERK	\$ 324,270	\$ 315,862
HUMAN RESOURCES	\$ 18,700	\$ 17,938
CITY MANAGER	\$ 388,833	\$ 359,500
CITY ATTORNEY	\$ 69,000	\$ 89,724
FINANCE	\$ 319,942	\$ 361,706
UTILITY BILLING	\$ 259,680	\$ 246,280
POLICE	\$ 2,205,062	\$ 2,555,245
PLANNING & CODES	\$ 194,679	\$ 225,778
IT	\$ 239,597	\$ 349,211
CEMETERY	\$ 58,331	\$ 59,912
STREETS & ROADS	\$ 654,134	\$ 590,154
FACILITIES	\$ 143,905	\$ 119,994
PIO	\$ 31,842	\$ 24,700
PARKS & RECREATION	\$ 475,160	\$ 553,568
FARMERS MARKET	\$ 37,818	\$ 22,175
TRANSFERS TO FIRE & CRA	\$ 797,889	\$ 749,776
	\$ 6,344,021	\$ 6,771,844
OTHER FUNDS - REVENUES		
	FY23 BUDGET	AMENDED BUDGET
FIRE	\$ 1,931,607	\$ 2,168,152
TRANSPORTATION	\$ 592,158	\$ 622,710
BUILDING	\$ 413,744	\$ 390,299
CRA	\$ 400,740	\$ 299,521
WSPP	\$ 1,307,959	\$ 531,700
WATER	\$ 1,296,851	\$ 1,596,326
SEWER	\$ 1,839,144	\$ 1,908,911
SOLID WASTE	\$ 1,043,378	\$ 1,559,579
OTHER FUNDS - EXPENSES		
	FY23 BUDGET	AMENDED BUDGET
FIRE	\$ 1,931,607	\$ 2,168,152
TRANSPORTATION	\$ 592,158	\$ 622,710
BUILDING	\$ 413,744	\$ 390,299
CRA	\$ 400,740	\$ 299,521
WSPP	\$ 1,307,959	\$ 531,700
WATER	\$ 1,296,851	\$ 1,596,326
SEWER	\$ 1,839,144	\$ 1,908,911
SOLID WASTE	\$ 1,043,378	\$ 1,559,579

ARPA - PROJECTS			
	FY23 BUDGET	AMENDED BUDGET	
Opioid Task Force FY22	\$ 10,000	\$ -	
Body Cameras	\$ 103,604	\$ 110,225	
Police - Weapon Replacement	\$ -	\$ 21,472	
Fire Alert Paging System	\$ 53,127	\$ 62,195	
Fire Bay Vent Match DFS Grant	\$ 12,000	\$ 12,000	
Lift Station Generators	\$ 495,000	\$ 334,650	
Emergency Repairs Sewer	\$ 126,700	\$ 126,700	
Lift Station Pumps	\$ 89,547	\$ 89,547	
Transfer to Sewer WWTP	\$ 1,040,000	\$ -	
City Hall Elevator	\$ 68,335	\$ 88,920	
Professional Svcs. ARPA Mgmt.		\$ 790	
2018 IRS Penalty	\$ -	\$ 28,960	
2022 FRS Penalty	\$ -	\$ 80,000	
	\$ 1,998,313	\$ 955,459	
Beginning Balance	\$ 2,368,180	\$ 2,368,180	
Less expenses	\$ 1,998,313	\$ 955,459	
Ending Balance	\$ 369,867	\$ 1,412,721	
FY24 ARPA Projects Budgeted			
Transfer to Fire Revenues		\$ 100,000	
Transfer to WWTP		\$ 1,040,000	
Remaining Balance		\$ 272,721	

**FINAL FY23 BUDGET AMENDMENT**

	<b>BUDGET</b>	<b>ACTUAL</b>	<b>VARIANCE</b>	<b>AMENDED BUDGET</b>
General Fund				
Taxes				
AdValoremDelinquentTaxes	55,000	56,014	(1,014)	56,014
Ad Valorem Taxes	2,356,010	2,265,084	90,926	2,265,084
LocalOptionGasTax-All FYrs	30,500	-	30,500	-
UtilTax-ClayElect	63,840	112,563	(39,269)	112,564
UtilTax-DukeEnergy	379,040	363,437	57,612	363,437
OtherGasUtilitySvcTax-GFR FY22	-	706	(706)	706
GasTaxSvcTax- GRU	-	2,625	(2,625)	2,625
GasUtilTax-DavisGas	-	924	(924)	924
GasUtilTaxFerrelGas	-	966	(966)	966
GasUtilityTaxHeritg	-	338	(338)	338
GasUtilTax-SuburbanP	-	3,728	(3,728)	3,728
GasUtilTaxPantry/Lil	-	2,620	(2,620)	2,620
GasUtilTax-WilliamGa	-	1,359	(1,359)	1,359
GasUtilTax-WinnDixie	-	3,663	(3,663)	3,663
GasUtilSvcTax-Misc	17,359	1,912	15,447	1,912
Gator Gas Utility Tax	-	808	(808)	808
TelecommunicationsSvcsTax FY22	185,000	203,687	(18,687)	203,687
Alcoholic Beverage Lic-All FY	5,000	5,559	(559)	5,559
OtherMotorFuelTaxRefund FY2022	-	5,873	(5,873)	5,873
StateRevSharing-Cul/Rec-All FY	525,000	431,478	93,522	431,478
R01 Sub Totals:	3,616,750	3,463,344	153,405	3,463,344
Licenses and Permits				
City Occupational License FY22	27,000	2,053	24,947	2,053
OccupationalLicense	5,500	-	5,500	-
Contractor Registration	6,000	-	6,000	-
VacantPropRegist-GFR FY22	1,500	700	800	700
Mobile Home Licenses-All FY	2,000	2,228	(228)	2,228
R02 Sub Totals:	42,000	4,980	37,020	4,980
Intergovernmental				
State Revenue Sharing Proceeds	274,966	310,347	(35,381)	310,347
Tag Agency Commissions FY2022	75,000	50,322	24,678	50,322
R03 Sub Totals:	349,966	360,669	(10,703)	360,669
Grants				
State Grants-GFR All FYrs	40,000	-	40,000	-
Local Grants-GFR FY22	20,000	20,000	-	20,000
Byrne Grants-GFR FY22	8,500	-	8,500	-
FarmersMrkt-SNAP-GFR FY22	13,000	4,983	8,017	4,983
R04 Sub Totals:	81,500	24,983	56,517	24,983
Franchise Fees				
Clay Electric-FranchiseFeeFY22	62,000	75,065	(13,065)	75,065
Duke Energy Franchise Fee FY22	385,000	396,691	(11,691)	396,691
GRU Gas-Franchise Fee FY2022	2,000	2,617	(617)	2,617
R05 Sub Totals:	449,000	474,373	(25,373)	474,373
Charges For Services				
Certificate of Appropriateness	1,400	-	1,400	-
Police Dispatch Fees	-	16,971	(16,971)	16,971
Filing Fee City Election FY22	500	445	55	445
PoliceSvcsSRO-GFR All FYrs	159,142	182,413	(23,271)	182,413
Police Svcs CRA FY2022	5,000	-	5,000	-
P&R-GenIncomeSports-GFR FY22	17,000	1,015	15,985	1,015
Copying&ResearchgFees-GFR FY22	2,750	7,650	(4,900)	7,650
Police Billable Duty Rev FY22	20,000	48,634	(28,634)	48,634
Code Enforcement Fines FY22	15,000	-	15,000	-
Sponsorships FY22	-	750	(750)	750



	BUDGET	ACTUAL	VARIANCE	AMENDED BUDGET
R06 Sub Totals:	220,792	257,878	(37,086)	257,878
Fines & Forfeitures				
CourtFines&Forfeitures-All FY	4,500	13,615	(9,115)	13,615
2ndDollar Training-Police FY22	500	1,272	(772)	1,272
R07 Sub Totals:	5,000	14,887	(9,887)	14,887
Rentals				
Rentals-Post Office FY22	6,000	6,000	-	6,000
Rentals-Farmer's Market FY2022	13,000	7,461	5,539	7,461
Rentals-Civic Center FY22	7,000	7,574	(574)	7,574
Miscellaneous Rents	-	458	(458)	458
R08 Sub Totals:	26,000	21,492	4,508	21,492
Sports Fees				
Parks&Rec-Soccer Fees-GFR FY22	11,500	22,232	(10,732)	22,232
Parks&Rec Softball Fee-GFRFY22	1,000	-	1,000	-
Parks&Rec Sponsor Fee-GFRFY22	6,500	4,500	2,000	4,500
Park&RecVolleyballFees-GFRFY22	4,500	11,695	(7,195)	11,695
R12 Sub Totals:	23,500	38,427	(14,927)	38,427
Interest Earned				
AdValoremTaxInterest-GFR FY22	3,500	1,087	2,413	1,087
Interest Earned-Bank Accounts	7,000	31,877	(24,877)	31,877
InterestEarnedAdValoremTaxFY22	-	1,724	(1,724)	1,724
R13 Sub Totals:	10,500	34,688	(24,188)	34,688
Misc Revenue				
Sale of Fixed Assets FY2022	10,000	-	10,000	-
Misc Revenue-Police Dept FY22	24,000	-	24,000	-
Police Dept Donations FY2022	10,000	200	9,800	200
Other Misc Rev-GFR FY22	500	8,367	(7,867)	8,367
Motor Fuel Tax Refunds	6,000	-	6,000	-
Insurance Recovery	-	11,433	(11,433)	11,433
Miscellaneous Revenue	7,500	5,517	1,983	5,517
Reimb for Emerg Mutual Aid	-	5,313	(5,313)	5,313
R14 Sub Totals:	58,000	30,863	27,137	30,863
Transfers In				
Interfund Transfer-Sewer Fund	310,394	-	310,394	-
Interfund Transfer-Water Fund	382,849	486,091	(103,242)	486,091
Interfund Transfer-Cemetery Tr	58,331	58,331	-	58,331
Interfund Transfer-Solid Waste	238,826	445,978	(207,152)	445,978
Interfund Transfer - Bldg Offi	33,330	33,330	-	33,330
Transfer from Transportation	269,658	269,658	-	269,658
Transfer to GF from CRA	27,625	27,625	-	27,625
R16 Sub Totals:	1,321,013	1,321,013	-	1,321,013
Transfer in From GF Fund Balance		630,296		630,296
Development Fees				
ConstructionPlanReviewFee FY22	25,000	-	25,000	-
Zoning Fees FY2022	65,000	93,950	(28,950)	93,950
Retainer FY2022	25,000	-	25,000	-
R19 Sub Totals:	115,000	93,950	21,050	93,950
Revenue Sub Totals:	6,319,021	6,771,844	177,473	6,771,844
City Commission				
Personnel				
RegularSalaries-City Comm FY22	56,856	56,856	-	56,856
Personnel-FICA-City Comm FY22	4,223	4,349	(127)	4,349
E02 Sub Totals:	61,079	61,205	(127)	61,205
Operating Expenditures				
Training&Travel-City Comm FY22	3,000	3,840	(840)	3,840
Insur-Pub Officials CComm FY22	52,000	61,906	(9,906)	61,906
Promo Activ-City Commissi FY22	2,500	750	1,750	750
Mayor'sYouthCouncil-CComm FY22	2,000	-	2,000	-

	BUDGET	ACTUAL	VARIANCE	AMENDED BUDGET
Office Supp-City Comm FY22	100	42	58	42
Operating Supp-City Comm FY22	2,500	2,228	272	2,228
Dues & Memberships-CityComm FY22	2,000	350	1,650	350
E03 Sub Totals:	64,100	69,117	(5,017)	69,117
Expense Sub Totals:	125,179	130,322	(5,143)	130,322
Dept 01 Sub Totals:	125,179	130,322	(5,143)	130,322
City Clerk				-
Personnel				-
Reg Salaries-City Clerk FY22	228,188	216,654	11,534	216,654
Overtime-City Clerk FY22	2,500	2,454	46	2,454
FICA-City Clerk FY22	17,648	16,829	819	16,829
Retirement-City Clerk FY22	33,246	46,867	(13,621)	46,867
Life&Health Insur-C Clerk FY22	21,773	14,799	6,973	14,799
Worker's Comp-City Clerk FY22	240	213	27	213
UnemploymtComp-City Clerk FY22	125	-	125	-
E02 Sub Totals:	303,720	297,816	5,904	297,816
Operating Expenditures				-
Training&Travel-CityClerk FY22	3,000	842	2,158	842
Prof Svcs-City Clerk FY22	500	-	500	-
ContractSvcMuniCodeCClerk FY22	3,500	3,478	22	3,478
Copier Lease-City Clerk FY22	1,200	1,161	39	1,161
Repair & Maint-City Clerk FY22	100	14	86	14
Legal Ads-City Clerk FY22	4,500	5,411	(911)	5,411
CityElectionExp-CityClerk FY22	2,750	2,882	(132)	2,882
Office Supp-City Clerk FY22	1,500	971	529	971
Operating Supp-City Clerk FY22	3,000	2,758	242	2,758
Dues&Membership-CityClerk FY22	500	530	(30)	530
E03 Sub Totals:	20,550	18,046	2,504	18,046
Expense Sub Totals:	324,270	315,862	8,408	315,862
Dept 02 Sub Totals:	324,270	315,862	8,408	315,862
Finance				-
Personnel				-
Reg Salaries-Finance Dept FY22	207,628	211,521	(3,893)	211,521
Overtime-Finance Dept FY22	1,000	2,515	(1,515)	2,515
Longevity Pay-FinanceDept FY22	500	-	500	-
FICA/Med-Finance Dept FY22	15,960	15,609	351	15,609
Retirement-Finance Dept FY22	37,373	45,733	(8,360)	45,733
Life&HealthIns-FinanceDeptFY22	27,216	30,466	(3,250)	30,466
Worker's Comp-FinanceDept FY22	325	266	59	266
Unemployment-Finance Dept FY22	150	-	150	-
E02 Sub Totals:	290,152	306,109	(15,957)	306,109
Operating Expenditures				-
Training&Travel-FinancDeptFY22	2,000	-	2,000	-
Prof Svcs-FinanceDept FY22	24,000	50,667	(26,667)	50,667
Copier Lease-FinanceDept FY22	990	1,069	(79)	1,069
Repairs&Maint-FinanceDeptFY22	300	92	208	92
Office Supp-FinanceDept FY22	1,000	108	892	108
Operating Supp-FinanceDeptFY22	1,000	3,660	(2,660)	3,660
Dues&Membershp-FinanceDeptFY22	500	-	500	-
E03 Sub Totals:	29,790	55,596	(25,806)	55,596
Expense Sub Totals:	319,942	361,706	(41,763)	361,706
Dept 03 Sub Totals:	319,942	361,706	(41,763)	361,706
City Attorney				-
Operating Expenditures				-
Prof Svcs-City Attorney FY22	64,000	76,132	(12,132)	76,132
ProSvc-NonRoutine-CAttorn FY22	5,000	13,592	(8,592)	13,592
E03 Sub Totals:	69,000	89,724	(20,724)	89,724
Expense Sub Totals:	69,000	89,724	(20,724)	89,724
Dept 04 Sub Totals:	69,000	89,724	(20,724)	89,724

	BUDGET	ACTUAL	VARIANCE	AMENDED BUDGET
City Manager				-
Personnel				-
Regular Salaries-City Mgr FY22	251,912	231,435	20,477	231,435
Overtime-City Mgr FY22	500	4,975	(4,475)	4,975
FICA/MED-City Mgr FY22	19,310	22,648	(3,338)	22,648
Retirement-City Mgr FY22	57,940	53,503	4,437	53,503
Life&Health Insur-CityMgr FY22	33,476	30,379	3,097	30,379
Worker's Comp-City Mgr FY22	1,556	1,291	265	1,291
Unemployment-City Mgr FY22	250	-	250	-
E02 Sub Totals:	364,943	344,230	20,713	344,230
Operating Expenditures				-
Car Allowance-City Mgr FY22	3,900	3,900	-	3,900
Training&Travel-City Mgr FY22	7,500	1,595	5,905	1,595
Prof Svcs-City Mgr FY22	-	500	(500)	500
Wireless-City Mgr FY22	600	-	600	-
CommunicationSvcs-CityMgr FY22	-	-	-	-
Copier Lease-City Mgr FY22	990	1,161	(171)	1,161
Repairs & Maint-City Mgr FY22	100	14	86	14
Employee Mtgs-City Mgr FY22	1,000	876	124	876
Office Supp-City Mgr FY22	1,200	727	473	727
Operat Sup-MvgExp-CityMgr FY22	2,000	3,076	(1,076)	3,076
Fuel & Oil-City Mgr FY22	100	-	100	-
Dues & Membership-CityMgr FY22	1,500	3,421	(1,921)	3,421
E03 Sub Totals:	18,890	15,270	3,620	15,270
Contingency				-
Contingency-City Mgr FY22	5,000	-	5,000	-
E07 Sub Totals:	5,000	-	5,000	-
Expense Sub Totals:	388,833	359,500	29,333	359,500
Dept 05 Sub Totals:	388,833	359,500	29,333	359,500
Human Resources				-
Operating Expenditures				-
Training & Travel-HR FY22	500	-	500	-
Professional Svcs-HR FY22	6,500	10,908	(4,408)	10,908
Copier Lease-HR FY22	100	-	100	-
Repair & Maint-HR FY22	100	-	100	-
Legal Advertisement-HR FY22	2,500	480	2,020	480
Employee Engagement-HR FY22	5,000	3,905	1,095	3,905
Office Sup-HR FY22	500	302	198	302
Operating Supp-HR FY22	3,000	2,064	937	2,064
Dues & Membership-HR FY22	500	279	221	279
E03 Sub Totals:	18,700	17,938	762	17,938
Expense Sub Totals:	18,700	17,938	762	17,938
Dept 07 Sub Totals:	18,700	17,938	762	17,938
License & Billing Dept				-
Personnel				-
RegSalaries-Lic&Billg FY22	158,795	142,559	16,235	142,559
Overtime-Lic & Billing FY22	3,000	4,578	(1,578)	4,578
Longevity Pay-Lic&Billing FY22	-	500	(500)	500
FICA/MED-Lic & Billing FY22	12,377	11,204	1,174	11,204
Retirement-Lic & Billing FY22	16,179	19,710	(3,531)	19,710
Life&HealthIns-Lic&BillingFY22	38,102	32,560	5,543	32,560
Worker's Comp-Lic&Billing FY22	250	670	(420)	670
Unemployment-Lic&Billing FY22	200	-	200	-
DO NOT USE-Retirement-Lic&Bill	-	-	-	-
E02 Sub Totals:	228,904	211,781	17,123	211,781
Operating Expenditures				-
Training&Travel-Lic&Billg FY22	1,000	86	914	86
Wireless-Lic & Billing FY22	485	-	485	-
Copier Lease-Lic&Billing FY22	990	1,161	(171)	1,161

	BUDGET	ACTUAL	VARIANCE	AMENDED BUDGET
Repair&Maint-Lic&Billing FY22	300	287	13	287
Office Sup-Lic & Billing FY22	2,000	154	1,846	154
Operatg Sup-Lic & Billing FY22	25,000	32,810	(7,810)	32,810
Dues&Membrshp-Lic&Billing FY22	1,000	-	1,000	-
E03 Sub Totals:	30,776	34,499	(3,723)	34,499
Expense Sub Totals:	259,680	246,280	13,400	246,280
Dept 08 Sub Totals:	259,680	246,280	13,400	246,280
Police Department				-
Grants				-
Police Grant - Motorcycle	-	-	-	-
Police Dept Grant Expense	-	(3,740)	3,740	(3,740)
R04 Sub Totals:	-	(3,740)	3,740	(3,740)
Revenue Sub Totals:	-	(3,740)	3,740	(3,740)
Personnel				-
Reg Salaries-Police Dept FY22	1,030,178	1,101,282	(71,104)	1,101,282
Overtime-Police Dept FY22	80,000	116,361	(36,361)	116,361
Longevity Pay-Police Dept FY22	4,000	1,500	2,500	1,500
FICA/Med-Police Dept FY22	83,399	91,215	(7,816)	91,215
Retirement-Police Dept FY22	257,545	340,418	(82,874)	340,418
Life&HealthInsurPoliceDep FY22	217,728	184,111	33,617	184,111
Worker's Comp-Police Dept FY22	30,000	32,000	(2,000)	32,000
Unemployment-Police Dept FY22	950	-	950	-
E02 Sub Totals:	1,703,800	1,866,888	(163,088)	1,866,888
Operating Expenditures				-
Training&TravelPoliceDept FY22	8,000	6,042	1,958	6,042
Contract Svcs-Police Dept FY22	4,200	191,867	(187,667)	191,867
ContrSvc-ACDispatch-PoliceFY22	130,000	-	130,000	-
Wireless-Police Dept FY22	4,977	-	4,977	-
CommunicatnSvc-PoliceDept FY22	12,985	21,553	(8,568)	21,553
Utilities-Police Dept FY22	8,000	9,223	(1,223)	9,223
Copier Lease-Police Dept FY22	1,500	1,161	339	1,161
Prop&LiabInsur-PoliceDept FY22	82,000	95,056	(13,056)	95,056
Repair&MaintOperat-Police FY22	14,000	5,568	8,432	5,568
Repair&MaintVehPoliceDept FY22	20,000	71,176	(51,176)	71,176
Repair&Maint-Equip Police FY22	750	-	750	-
K-9 Operatg-Police Dept FY22	4,000	2,626	1,374	2,626
Office Supp-Police Dept FY22	2,500	767	1,733	767
Operatg Supp-Police Dept FY22	19,000	22,552	(3,552)	22,552
Fuel & Oil-Police Dept FY22	52,000	83,564	(31,564)	83,564
Uniforms Emp-Police Dept FY22	20,000	21,420	(1,420)	21,420
Dues&Membshp-Police Dept FY22	1,000	245	755	245
PoliceTrainingExp-Police FY22	8,000	10,719	(2,719)	10,719
EducationReimb-PoliceDept FY22	1,500	-	1,500	-
E03 Sub Totals:	394,412	543,539	(149,127)	543,539
Capital Outlay				-
Mach&Equip-Veh-PoliceDept FY22	25,632	29,443	(3,811)	29,443
E04 Sub Totals:	25,632	29,443	(3,811)	29,443
Debt Service				-
DebtSvPrincipalOnly-PoliceFY22	71,681	103,167	(31,485)	103,167
DebtSvclInterestOnly-PoliceFY22	9,537	12,209	(2,673)	12,209
E05 Sub Totals:	81,218	115,376	(34,158)	115,376
Expense Sub Totals:	2,205,062	2,555,245	(350,184)	2,555,245
Planning, Codes & Development				
Personnel				
RegSalaries-Planning Dept FY22	82,697	101,440	(18,744)	101,440
Overtime-Planning Dept FY22	1,000	776	224	776
LongevityPay-PlanningDept FY22	-	500	(500)	500
FICA/MED-Planning Dept FY22	6,403	7,797	(1,394)	7,797
Retirement-Planning Dept FY22	9,097	10,429	(1,332)	10,429

	BUDGET	ACTUAL	VARIANCE	AMENDED BUDGET
Life&HealthInsPlanningDeptFY22	10,886	16,851	(5,965)	16,851
Worker'sComp-PlanningDept FY22	150	306	(156)	306
Unemployment-PlanningDept FY22	70	-	70	-
E02 Sub Totals:	110,302	138,099	(27,797)	138,099
Operating Expenditures				-
Train&Travel-PlanningDept FY22	1,500	-	1,500	-
Prof Svcs-Planning Dept FY22	24,200	2,500	21,700	2,500
Code Compliance Exp	12,000	24,590	(12,590)	24,590
Retainer-Planning Dept FY22	25,000	48,351	(23,351)	48,351
ContractSvcs-Planning FY22	10,000	9,449	551	9,449
Wireless-Planning Dept FY22	486	-	486	-
CopierLease-Planning Dept FY22	990	110	880	110
Legal Ads-Planning Dept FY22	8,000	515	7,485	515
Office Supp-Planning Dept FY22	500	284	216	284
Operatg Sup-Planning Dept FY22	500	415	85	415
Dues&Membrshp-PlanningDeptFY22	1,200	1,465	(265)	1,465
E03 Sub Totals:	84,377	87,679	(3,302)	87,679
Expense Sub Totals:	194,679	225,778	(31,099)	225,778
Dept 13 Sub Totals:	194,679	225,778	(31,099)	225,778
Information Technology (IT)				-
Operating Expenditures				-
ProSvc-ITConsultg-IT Dept FY22	113,415	142,393	(28,978)	142,393
Wireless-IT Dept FY22	-	54,934	(54,934)	54,934
Communication Svc-IT Dept FY22	-	28,617	(28,617)	28,617
Email Exp-IT Dept FY22	9,431	29	9,402	29
Other Lic-IT Dept FY22	4,300	2,133	2,167	2,133
MaintAgreemt Comp-IT Dept FY22	42,701	41,449	1,252	41,449
SoftwareAnnualMaint-ITDeptFY22	32,750	58,281	(25,531)	58,281
Operating Supp-IT Dept FY22	12,000	16,736	(4,736)	16,736
E03 Sub Totals:	214,597	344,572	(129,974)	344,572
Capital Outlay				-
Computers & Printers-IT FY22	25,000	4,640	20,360	4,640
E04 Sub Totals:	25,000	4,640	20,360	4,640
Expense Sub Totals:	239,597	349,211	(109,614)	349,211
Dept 26 Sub Totals:	239,597	349,211	(109,614)	349,211
Personnel				
Reg Salaries-Cemetery FY22	28,643	32,427	(3,783)	32,427
Overtime-Cemetery FY22	-	517	(517)	517
FICA/MED-Cemetery FY22	2,191	2,520	(329)	2,520
Retirement-Cemetery FY22	2,864	4,041	(1,177)	4,041
Life& Helath Ins-Cemetery FY22	6,000	10,843	(4,843)	10,843
Worker's Comp-Cemetery FY22	3,800	2,426	1,374	2,426
Unemployment-Cemetery FY22	50	-	50	-
E02 Sub Totals:	43,549	52,775	(9,226)	52,775
Operating Expenditures				
Wireless-Cemetery FY22	432	-	432	-
Utility Svcs-Cemetery FY22	1,250	1,035	215	1,035
Repair & Maint-Cemetery FY22	3,500	1,655	1,845	1,655
Repair&Maint-Veh-Cemetery FY22	1,000	1,265	(265)	1,265
Rep& Maint-Equip-Cemetery FY22	2,000	119	1,881	119
Tree Maintenance-Cemetery FY22	3,000	1,200	1,800	1,200
Operating Supp-Cemetery FY22	500	17	483	17
Fuel & Oil-Cemetery FY22	2,500	969	1,531	969
EmployeeUniforms-Cemetery FY22	600	877	(277)	877
E03 Sub Totals:	14,782	7,136	7,646	7,136
Expense Sub Totals:	58,331	59,912	(1,580)	59,912
Dept 28 Sub Totals:	58,331	59,912	(1,580)	59,912
Roads and Streets				
Personnel				

	BUDGET	ACTUAL	VARIANCE	AMENDED BUDGET
RegSalaries-Roads&Streets FY22	222,863	215,524	7,340	215,524
Overtime-Roads & StreetsFY22	3,000	4,862	(1,862)	4,862
LongevityPay-Roads&StreetsFY22	-	500	(500)	500
FICA/MED-Roads & StreetsFY22	17,279	16,755	524	16,755
Retirement-Roads&Streets FY22	16,785	26,048	(9,263)	26,048
Life&HealthIns-Road&StreetFY22	53,343	52,975	368	52,975
Worker'sComp-Roads&StreetsFY22	16,000	16,111	(81)	16,111
Unemployment-Roads&StreetsFY22	250	-	250	-
E02 Sub Totals:	329,520	332,775	(3,255)	332,775
Operating Expenditures				-
Training&Travel-Road&StFY22	300	-	300	-
ProSvc-Engineerg-Roads&StFY22	75,000	3,900	71,100	3,900
Wireless-Roads & Streets FY22	971	-	971	-
CommunicationSvc-Roads&St FY22	865	-	865	-
Utility Svc-Roads&StreetsFY22	65,000	78,118	(13,118)	78,118
RentalEquipmt-Roads&StreetsFY22	12,000	526	11,474	526
Prop&Liablns-Roads&StreetsFY22	30,000	41,838	(11,838)	41,838
Repair&Maint-Roads&StreetsFY22	12,000	3,066	8,934	3,066
Rd&SidewalkRepair-Roads&S FY22	20,000	2,600	17,400	2,600
Rep&Maint-Veh-Road&StreetFY22	4,200	4,970	(770)	4,970
Rep&Maint-Equip-Roads&StFY22	12,000	12,783	(783)	12,783
Rep&Maint-Tree-Road&StreetFY22	24,000	24,741	(741)	24,741
Office Supp-Roads&StreetsFY22	500	187	313	187
Op Supp-Roads & Streets FY22	8,000	7,546	454	7,546
Tools-Roads&StreetsFY22	3,200	2,118	1,082	2,118
Fuel&Oil-Roads & Streets FY22	16,000	34,810	(18,810)	34,810
Employ Uniform-Road&StreetFY22	2,850	2,356	494	2,356
Utilities-Roads & Streets	-	89	(89)	89
E03 Sub Totals:	286,886	219,651	67,235	219,651
Capital Outlay				-
Machinery & Equipment-Roads&St	37,728	37,728	-	37,728
E04 Sub Totals:	37,728	37,728	-	37,728
Expense Sub Totals:	654,134	590,154	(99,234)	590,154
Dept 30 Sub Totals:	654,134	590,154	(99,234)	590,154
Facilities				-
Personnel				-
Reg Salaries-Facilities FY22	38,949	40,501	(1,552)	40,501
Overtime-Facilities FY22	500	950	(450)	950
Longevity Pay-Facilities FY22	-	(1,024)	1,024	(1,024)
FICA/MED-Facilities FY22	3,018	4,188	(1,170)	4,188
Retirement-Facilities FY22	5,862	5,135	727	5,135
Life&HealthIns-Facilities FY22	19,051	17,822	1,229	17,822
Worker's Comp-Facilities FY22	750	627	123	627
Unemployment-Facilities FY22	125	-	125	-
E02 Sub Totals:	68,255	68,199	56	68,199
Operating Expenditures				-
ProfessionalSvc-FacilitiesFY22	-	-	-	-
ContractSvcElevtrRep-FacilFY22	5,000	2,835	2,165	2,835
Wireless-Facilities FY22	900	274	626	274
Communicatn Svc-FacilitiesFY22	850	-	850	-
Utility Svcs-Facilities FY22	22,000	27,011	(5,011)	27,011
Prop&GenLiablns-FacilitiesFY22	11,000	10,178	822	10,178
Rep&MaintAC/RoofRep-FacilFY22	20,000	817	19,183	817
Rep&MaintAgingFltVeh-FacilFY22	2,000	125	1,875	125
Office Supp-Facilities FY22	500	577	(77)	577
Operating Supp-Facilities FY22	12,000	8,641	3,359	8,641
Fuel & Oil-Facilities FY22	800	1,042	(242)	1,042
EmployeeUniform-FacilitiesFY22	600	294	306	294
E03 Sub Totals:	75,650	51,794	23,856	51,794

	BUDGET	ACTUAL	VARIANCE	AMENDED BUDGET
Expense Sub Totals:	143,905	119,994	23,911	119,994
Dept 33 Sub Totals:	143,905	119,994	23,911	119,994
Public Information (PIO)				-
Operating Expenditures				-
Train&Travel-PublicInfoDepFY22	1,500	234	1,266	234
ProfSvcs-Public Info Dept FY22	1,250	1,165	85	1,165
Wireless-Public Info Dept FY22	1,205	-	1,205	-
Mrktg&Promo-PublicInfoDeptFY22	2,000	3,580	(1,580)	3,580
Office Sup-Public Info Dept FY	100	65	35	65
OperatgSup-PublicInfoDept FY22	1,000	799	201	799
Fuel & Oil - PIO	4,000	95	3,905	95
Employ Uniform-PubInfoDeptFY22	100	-	100	-
Dues & Membership	-	125	(125)	125
Radio - PIO	5,000	-	5,000	-
E03 Sub Totals:	16,155	6,063	10,092	6,063
Capital Outlay				-
Vehicle Lease - PIO	15,687	18,637	(2,950)	18,637
E04 Sub Totals:	15,687	18,637	(2,950)	18,637
Expense Sub Totals:	31,842	24,700	7,142	24,700
Dept 45 Sub Totals:	31,842	24,700	7,142	24,700
Parks and Recreation				-
Personnel				-
Reg Salaries-Parks & Rec FY22	162,662	197,992	(35,330)	197,992
Overtime-Parks & Rec FY22	3,000	4,092	(1,092)	4,092
FICA/MED-Parks & Rec FY22	12,673	15,301	(2,628)	15,301
Retirement-Parks & Rec FY22	17,640	24,223	(6,583)	24,223
Life&HealthIns-Parks&Rec FY22	43,546	49,166	(5,620)	49,166
Worker's Comp-Parks & Rec FY22	6,457	6,315	142	6,315
Unemployment-Parks & Rec FY22	125	-	125	-
E02 Sub Totals:	246,103	297,089	(50,985)	297,089
Operating Expenditures				-
Training&Travel-Parks&Rec FY22	3,000	3,029	(29)	3,029
Contract Svcs-Parks & Rec FY22	8,500	11,994	(3,494)	11,994
Wireless-Parks & Rec FY22	1,457	-	1,457	-
Utilities-Parks & Rec FY22	20,000	51,370	(31,370)	51,370
Rental Equip-Parks & Rec FY22	600	-	600	-
Prop&GenLiabIns-Parks&Rec FY22	32,000	36,885	(4,885)	36,885
Rep&Maint-Parks/Facil-P&R FY22	20,000	23,589	(3,589)	23,589
Repair&Maint-Veh-Parks&RecFY22	2,000	4,808	(2,808)	4,808
Repair & Maint Equipment P&R	-	322	(322)	322
Tree Maintenance Parks & Rec	-	2,250	(2,250)	2,250
OpSup-Park Maint-Parks&RecFY22	35,000	19,551	15,450	19,551
OpSup-CommGarden-Parks&RecFY22	1,000	749	251	749
OpSup-Recreation-Parks&RecFY22	60,000	47,775	12,225	47,775
Soccer Expenses	-	8,500	(8,500)	8,500
Volleyball Expenses	-	5,460	(5,460)	5,460
Baseball Expenses	-	40	(40)	40
Uniforms-Sports-Parks&Rec FY22	12,000	18,661	(6,661)	18,661
Fuel & Oil-Parks & Rec FY22	5,000	10,413	(5,413)	10,413
Employee Uniform-Parks&RecFY22	2,500	1,816	684	1,816
Dues&Membershp-Parks&Rec FY22	6,000	5,535	465	5,535
Aid toPrivate Org. Sponsorship	-	100	(100)	100
Repairs & Maintenance-Parks&Re	20,000	-	20,000	-
E03 Sub Totals:	229,057	252,847	(23,790)	252,847
Vehicle Lease	-	3,632	(3,632)	3,632
E05 Sub Totals:	-	3,632	(3,632)	3,632
Expense Sub Totals:	475,160	553,568	(78,408)	553,568
Dept 51 Sub Totals:	475,160	553,568	(78,408)	553,568
OtherCulture/Rec-Farmer's Mrkt				-

	BUDGET	ACTUAL	VARIANCE	AMENDED BUDGET
Personnel				-
Reg Salaries-Farmer'sMrkt FY22	14,654	11,360	3,294	11,360
FICA/MED-Farmer's Mrkt FY22	1,121	869	252	869
Retirement-Farmer's Mrkt FY22	1,465	1,387	78	1,387
Worker's Comp-Farmer'sMrktFY22	18	14	4	14
Unemployment-Farmer'sMrkt FY22	10	-	10	-
E02 Sub Totals:	17,268	13,630	3,638	13,630
Operating Expenditures				
Utility Svc-Farmer's Mrkt FY22	600	609	(9)	609
PromoActiv/Ads-FarmersMrktFY22	1,200	736	464	736
Office Supp-Farmer's Mrkt FY22	250	-	250	-
OperatingSupp-Farmer'sMrktFY22	500	1,050	(550)	1,050
OthrCharges-Snap/Cash-FMktFY22	18,000	6,149	11,851	6,149
E03 Sub Totals:	20,550	8,545	12,005	
Expense Sub Totals:	37,818	22,175	15,643	
Dept 56 Sub Totals:	37,818	22,175	15,643	
Interfund Transfers-Reserve				
Transfers				
Transfer to CRA TIF	120,777	116,575	4,202	116,575
Transfer to Fire Control Fund	627,112	633,201	(6,089)	633,201
Txfr from GF to Emerg Reserve	50,000	-	50,000	-
E06 Sub Totals:	797,889	749,776	48,113	
Expense Sub Totals:	797,889	749,776	48,113	
Dept 58 Sub Totals:	797,889	749,776	48,113	
Fund Revenue Sub Totals:	6,319,021	6,137,808	181,213	6,137,808
Fund Expense Sub Totals:	6,344,021	6,678,380	(334,359)	6,678,380
Fund 001 Sub Totals:	25,000	540,571	(515,571)	540,571
Fire Department				
Intergovernmental				
AlachuaCoAgrmt-FireSpecRevFY22	360,030	392,239	(32,209)	392,239
R03 Sub Totals:	360,030	392,239	(32,209)	
Grants				
MiscGrants-FireSpecRevFundFY22	16,310	46,481	(30,171)	46,481
R04 Sub Totals:	16,310	46,481	(30,171)	
Fire Fees				
FireInspectFee-FireSpecRevFY22	2,500	1,935	565	1,935
Fire Assessmt-FireSpecRevFY22	636,748	669,122	(32,374)	669,122
FirePlanReview-FireSpecRevFY22	3,000	4,040	(1,040)	4,040
R10 Sub Totals:	642,248	675,097	(32,849)	
Interest Earned				
Interest-FireSpecRevFund FY22	500	5,249	(4,749)	5,249
R13 Sub Totals:	500	5,249	(4,749)	
Misc Revenue				
Sale of Fixed Assets - Fire	-	25,000	(25,000)	25,000
Misc Fire Revenue	-	2,390	(2,390)	2,390
R14 Sub Totals:	-	27,390	(27,390)	
Transfers In				
TrfFrmOthrFund-FireSpecRevFY22	633,201	633,201	-	633,201
Transfer in From ARPA	12,000	12,000	-	12,000
Additional Transfer from Fund Balance	267,318	376,496	(109,178)	376,496
R16 Sub Totals:	645,201	1,021,697	(376,496)	
Revenue Sub Totals:	1,931,607	2,168,152	(236,545)	
Personnel				
FireVolunStipd-FireSpecRevFY22	1,000	-	1,000	-
RegSalaries-Fire Spec Rev FY22	902,720	940,739	(38,020)	940,739
Overtime-FireSpecRevFY22	95,915	194,095	(98,180)	194,095
Longevity Pay-FireSpecRevFY22	1,500	1,500	-	1,500
FICA/MED-FireSpecRevFY22	73,648	82,893	(9,245)	82,893



	BUDGET	ACTUAL	VARIANCE	AMENDED BUDGET
Retirement-FireSpecRevFY22	249,659	285,540	(35,882)	285,540
Life&HealthIns-FireSpecRevFY22	135,000	167,176	(32,176)	167,176
Worker's Comp-FireSpecRevFY22	32,000	37,964	(5,964)	37,964
Unemployment-FireSpecRevFY22	500	-	500	-
E02 Sub Totals:	1,491,941	1,709,908	(217,967)	
Operating Expenditures				
Train&Travel-FireSpecRevFY22	10,000	9,170	830	9,170
ProSvc-FireSpecRevFY22	12,500	20,621	(8,121)	20,621
Assessmt Studies-FireSpRevFY22	8,000	-	8,000	-
Wireless-FireSpecRevFY22	3,028	-	3,028	-
CommunicatnSvc-FireSpecRevFY22	3,900	-	3,900	-
UtilitySvc-FireSpecRevFY22	13,800	13,648	152	13,648
Prop&LiabIns-FireSpecRevFY22	5,500	18,499	(12,999)	18,499
Rep&Maint-Bldg-FireSpecRevFY22	38,310	54,992	(16,682)	54,992
Rep&Maint-Veh-FireSpecRevFY22	20,000	22,755	(2,755)	22,755
Rep&Maint-Equip-FireSpRevFY22	12,000	12,902	(902)	12,902
OfficeSupp-FireSpecRevFY22	2,500	574	1,926	574
OpertgSupp-FireSpecRevFY22	14,000	16,460	(2,460)	16,460
Fuel&Oil-FireSpecRevFY22	17,500	29,640	(12,140)	29,640
Narcotic/Meds-FireSpecRevFY22	500	68	432	68
EmplYUniforms-FireSpecRevFY22	8,000	5,284	2,716	5,284
SoftwrMaintAgr-FireSpecRevFY22	20,000	6,980	13,020	6,980
Subscripn&Dues-FireSpecRevFY22	7,500	4,627	2,873	4,627
ParamedicSchl-FireSpecRevFY22	7,500	5,777	1,723	5,777
E03 Sub Totals:	204,538	221,997	(17,459)	
Capital Outlay				
Machiner&Equip-FireSpecRevFY22	197,561	198,680	(1,119)	198,680
E04 Sub Totals:	197,561	198,680	(1,119)	
Debt Service				
Debt Svc-P&I-FireSpecRevFY22	-	37,567	(37,567)	37,567
DebtSvcPrincipalOnlyFireSRFY22	37,567	-	37,567	-
E05 Sub Totals:	37,567	37,567	(0)	
Transfers				
TrfrToOthrFund-FireSpecRevFY22	-	-	-	-
E06 Sub Totals:	-	-	-	
Expense Sub Totals:	1,931,607	2,168,152	(236,545)	
Dept 11 Sub Totals:	267,318	376,496	(109,177)	
Transportation				
Taxes				
LocOptGasTax-TransportnSR FY22	312,461	228,254	84,207	228,254
R01 Sub Totals:	312,461	228,254	84,207	
Intergovernmental				
RevShrDistrib-TransportnSRFY22	4,000	-	4,000	-
FDOTSignMaint-TransportnSRFY22	10,500	10,556	(56)	10,556
FDOTStLightMaint-TranspSRFY22	20,000	21,474	(1,474)	21,474
R03 Sub Totals:	34,500	32,030	2,470	
Fines & Forfeitures				
CourtFines-TransportnSPRevFY22	6,000	-	6,000	-
R07 Sub Totals:	6,000	-	6,000	
Use of Fund Balance		362,426	(362,426)	362,426
Impact Fees				
RESIDENTIAL Transp ImpactFees	-	51,337	(51,337)	51,337
COMMERCIAL Transp Impact Fees	-	-		
R11 Sub Totals:	-	51,337	(51,337)	
Revenue Sub Totals:	352,961	622,710	(269,749)	
Operating Expenditures				
RepMaint Traffic Signs	10,500	2,692	7,808	2,692
RepMaint TrafficLights	20,000	9,853	10,147	9,853
Sign Shop	-	7,625	(7,625)	7,625

	BUDGET	ACTUAL	VARIANCE	AMENDED BUDGET
Machinery & Equipment Transp	-	2,500	(2,500)	2,500
E03 Sub Totals:	30,500	22,670	7,830	22,670
Capital Outlay				
Transp Roads Sheds	-	17,000	(17,000)	17,000
Road Proj NW244th at Hwy 441	35,000	33,576	1,424	33,576
Road Proj NW237th at NW185 Rd	36,000	32,496	3,504	32,496
Road Proj NW RR Ave- Main-235	28,000	17,340	10,660	17,340
Road Proj NW240th St at Hwy441	35,000	29,340	5,660	29,340
Road Proj NW 222nd St	40,000	33,450	6,550	33,450
Road Proj NW210 Ln-HWY27-209Av	22,000	14,040	7,960	14,040
Road Proj NW240St -NW187Ave-Rd	46,000	46,000	-	46,000
Road Proj NW233St-NW191-190 av	50,000	35,640	14,360	35,640
Railroad Ave & NW 184th Street	-	14,688	(14,688)	14,688
Boxcar Court	-	14,688	(14,688)	14,688
NW 184th Road	-	14,688	(14,688)	14,688
NW 198th Ave & 230th Street	-	14,688	(14,688)	14,688
NW 238th St Sports Complx Area	-	14,688	(14,688)	14,688
E04 Sub Totals:	292,000	330,382	(38,382)	330,382
Transfers			-	
HwyLawEnfSafety-TranspSRFY22	269,658	269,658	-	269,658
E06 Sub Totals:	269,658	269,658	-	
Expense Sub Totals:	592,158	622,710	(30,552)	
Dept 15 Sub Totals:	239,197	311,089	(71,892)	
Building Dept				
Licenses and Permits				
Bldg Permits-Bldg SRF FY22	360,000	371,236	(11,236)	371,236
BldgPermitSurchg-BldgSRF FY22	7,500	5,868	1,632	5,868
R02 Sub Totals:	367,500	377,104	(9,604)	377,104
Building Fees			-	-
ReInspectnFee-BldgSpecRevFY22	15,000	9,448	5,552	9,448
ReinstatemtFee-BldgSpecRevFY22	100	3,748	(3,648)	3,748
R21 Sub Totals:	15,100	13,195	1,905	
Revenue Sub Totals:	382,600	390,299	(7,699)	
Personnel				
RegSalaries-BldgSpecRevFY22	156,459	167,244	(10,785)	167,244
Overtime-BldgSpecRevFY22	1,500	205	1,295	205
FICA/MED-BldgSpecRevFY22	11,549	11,075	474	11,075
Retirement-BldgSpecRevFY22	15,097	19,714	(4,618)	19,714
Life&HealthIns-BldgSpecRevFY22	30,240	35,942	(5,702)	35,942
Worker's Comp-BldgSpecRevFY22	2,226	987	1,239	987
Unemployment-BldgSpecRevFY22	125	-	125	-
E02 Sub Totals:	217,197	235,167	(17,970)	235,167
Operating Expenditures				
Training&Travel-Bldg SRF FY22	3,000	3,596	(596)	3,596
Contract Svc-BldgSpecRevFY22	85,000	52,745	32,255	52,745
Wireless-BldgSpecRevFY22	485	-	485	-
CommunicatnSVC-BldgSpecRevFY22	432	-	432	-
Utility Svc-BldgSpecRevFY22	2,000	791	1,209	791
Copier Lease-BldgSpecRevFY22	4,200	3,980	220	3,980
Building Lease-BldgSpecRevFY22	12,000	6,270	5,730	6,270
Prop&LiabIns-BldgSpecRevFY22	600	692	(92)	692
Rep&Maint-Veh-BldgSpecRevFY22	500	161	339	161
SoftwareMaint-BldgSpecRevFY22	7,200	8,400	(1,200)	8,400
OffcSup-BldgSpecRevFY22	3,500	1,839	1,661	1,839
OperatgSup-BldgSpecRevFY22	4,000	3,671	329	3,671
Fuel & Oil-BldgSpecRevFY22	2,500	2,206	294	2,206
EmployUniforms-BldgSpecRevFY22	1,000	619	381	619
Subscript&Memb-BldgSpecRevFY22	1,000	220	780	220
E03 Sub Totals:	127,417	85,190	42,227	

	BUDGET	ACTUAL	VARIANCE	AMENDED BUDGET
Capital Outlay				
Buildings-BldgSpecRevFY22	25,000	-	25,000	-
E04 Sub Totals:	25,000	-	25,000	
Debt Service				
Vehicle Lease Payment	10,800	12,778	(1,978)	12,778
E05 Sub Totals:	10,800	12,778	(1,978)	
Deposit to Building Fund Balance		23,834	(23,834)	23,834
TrfrToOthrFund-BldgSpecRevFY22	33,330	33,330	-	33,330
E06 Sub Totals:	33,330	33,330	-	
Expense Sub Totals:	413,744	390,299	23,444	
Dept 18 Sub Totals:			-	
Cemtetry Fees				
CemeteryFee-CemeterySR FY22	-	17,900	(17,900)	17,900
R18 Sub Totals:	-	17,900	(17,900)	
Community Redevelopment Agency				
Taxes				
AdValTax COHS TIF-CRA SR FY22	96,335	116,575	(20,240)	116,575
AdValTax CountyTIF-CRA SR FY22	96,335	116,575	(20,240)	116,575
R01 Sub Totals:	192,670	233,150	(40,480)	
Rentals				
Rental Income-CRA SpecRev FY22	12,000	6,270	5,730	6,270
R08 Sub Totals:	12,000	6,270	5,730	
Interest Earned				
Interest Income-CRASpecRevFY22	100	3,231	(3,131)	3,231
R13 Sub Totals:	100	3,231	(3,131)	
Misc Revenue				
Misc Revenue-CRA Spec Rev FY22	250	-	250	-
R14 Sub Totals:	250	-	250	
Use of Fund Balance	-	56,870	(56,870)	56,870
Revenue Sub Totals:	205,020	299,521	(94,501)	
Personnel				
RegSalaries-CRASpecRevFY22	40,641	49,301	(8,660)	49,301
Overtime-CRA Spec Rev FY22	500	1,364	(864)	1,364
FICA/MED-CRA SpecRev FY22	3,147	3,911	(763)	3,911
Retirement-CRA SpecRev FY22	6,200	6,462	(262)	6,462
Life&HealthIns-CRA SpecRevFY22	17,280	12,594	4,686	12,594
Worker's Comp-CRA Spec RevFY22	1,340	1,068	272	1,068
Unemploymt-Spec Rev FY22	100	-	100	-
E02 Sub Totals:	69,209	74,699	(5,491)	
Operating Expenditures				
Acctg&Auditg-CRA SpecRev FY22	4,000	12,500	(8,500)	12,500
GrantProgramExp-CRA SpRev FY22	100,000	5,000	95,000	5,000
Training&Travel-CRASpecRevFY22	2,500	2,877	(377)	2,877
Prof Svcs-CRA Spec Rev FY22	25,000	69,078	(44,078)	69,078
ContractSvcs HSPD-CRASRev FY22	7,713	9,220	(1,507)	9,220
ContrctSvcMaintTree-CRASR FY22	5,000	-	5,000	-
ContrctSvcs-Attorney_CRASRFY22	2,000	-	2,000	-
Wireless-CRA SpecRevFY22	918	-	918	-
Communicatn Svcs-CRA SRev FY22	1,100	-	1,100	-
Utilities-CRA SpecRev FY22	2,000	2,463	(463)	2,463
Prop&GenLiabIns-CRASpecRevFY22	7,800	6,446	1,354	6,446
Repair&Maint-CRA SpecRev FY22	4,000	1,705	2,295	1,705
Rep&MaintCRA Bldg-CRASpRevFY22	1,500	4,945	(3,445)	4,945
Marktg&Promo-CRA SpecRev FY22	25,000	6,970	18,030	6,970
ChristmasEvtExp-CRA SpRev FY22	20,000	19,595	405	19,595
Ofc Sup-CRA SpecRev FY22	600	724	(124)	724
OperatgSup-CRA SpecRev FY22	2,000	3,501	(1,501)	3,501
Fuel&Oil-CRA SpecRev FY22	1,500	1,135	365	1,135
EmployeeUniforms-CRA SpRevFY22	400	14	386	14

	BUDGET	ACTUAL	VARIANCE	AMENDED BUDGET
Subscript&Memb-CRA SpRev FY22	1,000	670	330	670
E03 Sub Totals:	214,031	146,844	67,187	
Capital Outlay				
ImprvmtOthrThnBldg-CRASRevFY22	90,000	50,353	39,647	50,353
E04 Sub Totals:	90,000	50,353	39,647	
Transfers				
TrfrToOthrFunds-CRA SpRev FY22	27,500	27,625	(125)	27,625
E06 Sub Totals:	27,500	27,625	(125)	
Expense Sub Totals:	400,740	299,521	101,219	
Dept 38 Sub Totals:	388,390	56,870	331,520	
Parks and Recreation				
Taxes				
WildSp-LocGvt1/2Tax-P&RSRFFY22	480,000	528,726	(48,726)	528,726
R01 Sub Totals:	480,000	528,726	(48,726)	
Grants				
LandConsvGrant-P&RSpecRevFY22	200,000	-	200,000	-
R04 Sub Totals:	200,000	-	200,000	
Charges For Services				
CanoeOutpostRev-P&R WSPP FY22	-	1,474	(1,474)	1,474
R06 Sub Totals:	-	1,474	(1,474)	
Impact Fees				
RESIDENTIAL Parks Impact Fees	-	37,338	(37,338)	37,338
COMMERCIAL Parks Impact Fees	-	-	-	-
R11 Sub Totals:	-	37,338	(37,338)	
Misc Revenue				
Sale of Fixed Assets	-	1,500	(1,500)	1,500
R14 Sub Totals:	-	1,500	(1,500)	
Revenue Sub Totals:	680,000	569,038	110,962	
Personnel				
RegSalaries-P&R SpecRev FY22	128,809	27,636	101,173	27,636
Overtime-P&R Spec Rev FY22	500	144	356	144
FICA/MED-P&R Spec Rev FY22	9,854	2,096	7,758	2,096
Retirement-P&R Spec Rev FY22	12,881	3,290	9,590	3,290
Life&HealthIns-P&R SpecRevFY22	-	4,987	(4,987)	4,987
Worker's Comp-P&R SpRevFY22	2,100	959	1,141	959
E02 Sub Totals:	154,144	39,113	115,031	
Operating Expenditures				
Contractual Svcs P&R SpRevfy22	-	50	(50)	50
CanoeOutpost(WildSpc)-PRSRFY22	-	11,536	(11,536)	11,536
Operating Exp WSPP	-	24,087	(24,087)	24,087
Machinery & Equipment WSPP	-	13,272	(13,272)	13,272
Contractual Svcs Canoe Outpost	1,862	13,806	(11,944)	13,806
Prop&GenLiablIns Canoe Outpost	-	3,888	(3,888)	3,888
Oper Supplies Canoe Outpost	-	5,160	(5,160)	5,160
Oper Supplies Memorial Park	-	1,620	(1,620)	1,620
Impr other than bldg	-	9,135	(9,135)	9,135
E03 Sub Totals:	1,862	82,553	(80,692)	
Capital Outlay				
Buildgs-P&R SpecRev FY22	-	18,000	(18,000)	18,000
BldgImprvmts-P&RSpecRev FY22	15,000	45,357	(30,357)	45,357
Impr-Canoe Outpost Bdwk & Dock	125,000	-	125,000	-
Ballfields Memorial ParkWSPP	500,000	3,448	496,552	3,448
Windows at Old School WSPP	40,000	32,000	8,000	32,000
Parks Master Plan WSPP	100,000	85,103	14,897	85,103
Catherine Taylor Park CC WSPP	275,000	12,752	262,248	12,752
E04 Sub Totals:	1,055,000	196,659	858,341	
Debt Service				
WSPP Canoe Outpost Debt Pymt	96,953	90,976	5,977	90,976
E05 Sub Totals:	96,953	90,976	5,977	

	BUDGET	ACTUAL	VARIANCE	AMENDED BUDGET
Deposit to WSPP Fund Balance		122,398		
Expense Sub Totals:	1,307,959	531,700	776,259	
Dept 51 Sub Totals:	627,959	(159,736)	787,694	
Interfund Transfers-Reserve				
Transfers In				
TrfFrmGenFund-ReserveSRF FY22	50,000	-	50,000	-
R16 Sub Totals:	50,000	-	50,000	
Appropriated Funds				
Appropr of Emerg Fund Bal	773,691	-	773,691	-
R17 Sub Totals:	773,691	-	773,691	
Revenue Sub Totals:	823,691	-	823,691	
Transfers				
Txfr from Emerg to Sewer	773,691	-	773,691	-
E06 Sub Totals:	773,691	-	773,691	
Expense Sub Totals:	773,691	-	773,691	
Dept 58 Sub Totals:	(50,000)	-	(50,000)	
ARPA Funding				
Appropriated Funds				
Appropr of Prior Year Funds	2,368,180	-	2,368,180	-
R17 Sub Totals:	2,368,180	-	2,368,180	
Revenue Sub Totals:	2,368,180	-	2,368,180	
Dept 00 Sub Totals:	(2,368,180)	-	(2,368,180)	
Operating Expenditures				
Prof Svcs Manage ARPA	-	790	(790)	790
E03 Sub Totals:	-	790	(790)	
Expense Sub Totals:	-	790	(790)	
Dept 03 Sub Totals:	-	790	(790)	
Operating Expenditures				
IRS Pen. 12-2018 billed in 23	-	28,960	(28,960)	28,960
E03 Sub Totals:	-	28,960	(28,960)	
Expense Sub Totals:	-	28,960	(28,960)	
Dept 07 Sub Totals:	-	28,960	(28,960)	
Operating Expenditures				
Opioid Task Force FY22	10,000	-	10,000	-
E03 Sub Totals:	10,000	-	10,000	-
Capital Outlay				
Body Cameras	103,604	110,225	(6,621)	110,225
Police - Weapon Replacement	-	21,472	(21,472)	21,472
E04 Sub Totals:	103,604	131,697	(28,093)	
Expense Sub Totals:	113,604	131,697	(18,093)	
Dept 10 Sub Totals:	113,604	131,697	(18,093)	
Capital Outlay				
Fire Alert Paging System	53,127	62,195	(9,068)	62,195
Fire Bay Vent Match DFS Grant	12,000	12,000	-	12,000
E04 Sub Totals:	65,127	74,195	(9,068)	
Expense Sub Totals:	65,127	74,195	(9,068)	
Dept 11 Sub Totals:	65,127	74,195	(9,068)	
Capital Outlay				
Lift Station Generators	495,000	334,650	160,350	334,650
Emergency Repairs Sewer	126,700	126,700	-	126,700
Lift Station Pumps	89,547	89,547	-	89,547

	BUDGET	ACTUAL	VARIANCE	AMENDED BUDGET
E04 Sub Totals:	711,247	550,897	160,350	
Transfers				
Transfer to Sewer WWTP	1,040,000	-	1,040,000	-
E06 Sub Totals:	1,040,000	-	1,040,000	
Expense Sub Totals:	1,751,247	550,897	1,200,350	
Dept 24 Sub Totals:	1,751,247	550,897	1,200,350	
Capital Outlay				
City Hall Elevator	68,335	88,920	(20,585)	88,920
E04 Sub Totals:	68,335	88,920	(20,585)	
Expense Sub Totals:	68,335	88,920	(20,585)	
Dept 33 Sub Totals:	68,335	88,920	(20,585)	
Fund Revenue Sub Totals:	2,368,180	-	2,368,180	
Fund Expense Sub Totals:	1,998,313	875,459	1,122,854	
Fund 104 Sub Totals:	(369,867)	875,459	(1,245,326)	
Appropriated Funds				
Approp of Prior Year Funds	2,820,843	-	2,820,843	-
R17 Sub Totals:	2,820,843	-	2,820,843	-
Grants				
CDBG Grant Rev-Water	-	14,213	(14,213)	14,213
SRWMD Grant W Intercon Loop	186,000	186,000	-	186,000
R04 Sub Totals:	186,000	200,213	(14,213)	
Utility Revenue				
Water Service Fee Revenue	1,007,156	972,857	34,299	972,857
Irrigation Meter Charges	21,700	6,400	15,300	6,400
Cutoff Charges-Water	32,550	-	32,550	-
Penalties Water	17,360	19,808	(2,448)	19,808
Meter Install Revenue	206,150	63,960	142,190	63,960
R09 Sub Totals:	1,284,916	1,063,025	221,891	
Interest Earned				
Interest-Water	11,935	59,917	(46,383)	59,917
R13 Sub Totals:	11,935	59,917	(46,383)	59,917
Misc Revenue				
Misc Revenue Water	-	42,492	(42,492)	42,492
R14 Sub Totals:	-	42,492	(42,492)	
Use of Fund Balance		430,892		
Operating Revenue	1,296,851	1,596,326	118,802	
Personnel				
Reg Salaries Exp-WaterEnt FY22	187,946	264,080	(76,134)	264,080
Overtime Exp-Water Ent FY22	6,000	27,315	(21,315)	27,315
Longevity Pay Exp-WaterEntFY22	1,500	-	1,500	-
FICA/MED Exp-WaterEnt FY22	14,837	20,792	(5,956)	20,792
Retirement Exp-Water Ent FY22	33,830	41,036	(7,206)	41,036
Life&HealthInsExp-WaterEntFY22	45,000	52,984	(7,984)	52,984
Worker'sComp Exp-WaterEnt FY22	11,000	11,427	(427)	11,427
Unemployment Exp-WaterEnt FY22	150	-	150	-
E02 Sub Totals:	300,263	417,635	(117,371)	
Operating Expenditures				
Training&TravelExp-WaterFY22	3,000	3,610	(610)	3,610
ProSvcs-WaterExp-WaterEnt FY22	10,000	29,265	(19,265)	29,265
ProSvc-EnginExp-WaterEntFY22	10,000	2,000	8,000	2,000
ProSvc-Plan&StudyExp-WaterFY22	40,000	-	40,000	-
Account&AuditgExp-WaterEntFY22	12,400	29,967	(17,567)	29,967
ContractSvcsExp-WaterEnt FY22	-	1,943	(1,943)	1,943
ContractSvcWaterTestg-FY22	8,000	7,275	725	7,275
Wireless Exp-Water Ent FY22	2,690	-	2,690	-
CommunicationSvcsExp-WaterFY22	1,796	619	1,177	619
UtilitiesExp-WaterEnt FY22	25,600	33,143	(7,543)	33,143
Prop&LiabInsExp-WaterEnt FY22	17,000	25,461	(8,461)	25,461

	BUDGET		ACTUAL		VARIANCE	AMENDED BUDGET
Repair&MaintExp-WaterEnt FY22	30,000		144,425		(114,425)	144,425
GeneratorMaintExp-WaterEntFY22	4,000		-		4,000	-
Rep&Maint Veh Exp-WaterEntFY22	6,000		5,400		600	5,400
Rep&MaintEquipExp-WaterEntFY22	12,000		915		11,085	915
SoftwareAnnualMaint-WaterFY22	5,500		1,500		4,000	1,500
OfficeSupExp-WaterEnt FY22	500		358		142	358
OperatingSupExp-WaterEnt FY22	33,600		84,115		(50,515)	84,115
Tools Exp-Water Ent FY22	10,000		12,990		(2,990)	12,990
OpSup-MeterReplacemt-WaterFY22	5,000		-		5,000	-
Fuel&OilExp-WaterEnt FY22	8,000		14,668		(6,668)	14,668
EmpUniformsExp-WaterEnt FY22	2,500		1,898		602	1,898
Operatg Chemicals-WaterEntFY22	14,500		27,207		(12,707)	27,207
OpSup-NewMetrInstall-WaterFY22	5,000		46,506		(41,506)	46,506
Subscpt&Membrshp-WaterEnt FY22	2,000		1,018		982	
E03 Sub Totals:	269,086		474,281		(205,195)	
Debt Service						-
Debt Svc - AMI-Water Ent FY22	95,000		136,058		(41,058)	136,058
Debt Svc - Well #3 Water FY22	82,261		82,261		(0)	82,261
E05 Sub Totals:	177,261		218,319		(41,058)	
Transfers						-
TransfToGenFund-WaterEntFY22	382,849		486,091		(103,242)	486,091
E06 Sub Totals:	382,849		486,091		(103,242)	
Operating Expenditures	1,129,459	#	1,596,326	#	(466,866)	# -
Contingency						
Contingency-Water Ent FY22	60,000		(325)		60,325	(325)
Capital Outlay						
BldgImprvmts-WaterEntFY22	100,000		49,926		50,074	49,926
Well #3 Project Expenses	497,218		611,198		(113,980)	611,198
AMI Project Expenses	2,323,625		1,339,849		983,776	1,339,849
Water Ext Loop Proj SRWMDGrant	250,550		166,706		83,844	166,706
Machiner&EquipExp-WaterEntFY22	-		13,691		(13,691)	13,691
E04 Sub Totals:	3,171,393		2,181,369		990,024	
E07 Sub Totals:	60,000		(325)		60,325	
Expense Sub Totals:	4,360,852		3,777,369		583,483	1,189,459
Dept 22 Sub Totals:	2,878,002		2,413,321		464,680	
Fund Revenue Sub Totals:	4,303,694		1,365,647		2,938,046	
Fund Expense Sub Totals:	4,360,852		3,777,369		583,483	
Fund 402 Sub Totals:	57,159		2,411,722		(2,354,564)	
Sewer Enterprise Fund						
Sewer/Waste Water Utility Svc						
Grants						
DEP Grant Sewer	-		248,250		(248,250)	248,250
FDEP CR236 Septic Phase Out	411,050		10,650		400,400	10,650
WWTP Expansion-SRWMD Grant	6,736,558		-		6,736,558	-
R04 Sub Totals:	7,147,608		258,900		6,888,708	
Utility Revenue						
Sewer Service Fee Revenue	1,503,776		1,341,783		161,993	1,341,783
Grinder Pump Replace Fee Rev	9,288		8,008		1,280	8,008
Sewer Connection Fee Revenue	81,270		4,000		77,270	4,000
Grinder Installation Fee Rev	127,710		147,378		(19,668)	147,378
Sewer Installation Fee Rev	116,100		(1,490)		117,590	(1,490)
Misc Revenue-Sewer	-		2,432		(2,432)	2,432
R09 Sub Totals:	1,838,144		1,502,112		336,032	
Interest Earned						
Interest Earned Revenue	1,000		19,520		(17,848)	19,520
R13 Sub Totals:	1,000		19,520		(17,848)	
Misc Revenue						
Sale of Scrap - Sewer	-		1,082		(1,082)	1,082
R14 Sub Totals:	-		1,082		(1,082)	

	BUDGET	ACTUAL	VARIANCE	AMENDED BUDGET
Use of Fund Balance	-	386,198	-	386,198
Operating Revenue		1,908,911		
Transfers In				
Transfer from ARPA to Sewer	1,040,000	-	1,040,000	-
Transfer from Impact to Sewer	960,000	-	960,000	-
Txfr from Emerg Res to Sewer	773,691	-	773,691	-
R16 Sub Totals:	2,773,691	-	2,773,691	
Revenue Sub Totals:	11,760,443	1,780,941	9,979,502	
Personnel				
RegSalaries-Sewer Ent FY22	209,723	188,251	21,471	188,251
Overtime-Sewer Ent FY22	15,000	28,471	(13,471)	28,471
Longevity Pay-Sewer Ent FY22	500	-	500	-
FICA/MED-Sewer Ent FY22	17,191	16,536	655	16,536
Retirement-Sewer Ent FY22	14,000	26,652	(12,652)	26,652
Life&HealthIns-Sewer Ent FY22	32,000	40,022	(8,022)	40,022
Worker's Comp-Sewer Ent FY22	35,000	3,518	31,482	3,518
Unemployment-Sewer Ent FY22	100	-	100	-
E02 Sub Totals:	323,514	303,450	20,063	
Operating Expenditures				
Training&Travel-Sewer Ent FY22	3,000	2,176	824	2,176
Prof Svc-Sewer Ent FY22	10,000	12,518	(2,518)	12,518
ProfSvc-Engineerg-SewerEntFY22	10,000	8,850	1,150	8,850
ProSvcPlanning&Study-SewerFY22	40,000	-	40,000	-
Acctg&Auditing-Sewer Ent FY22	7,200	12,367	(5,167)	12,367
Contract Svc--Sewer Ent FY22	45,000	73,060	(28,060)	73,060
ContrSvcGrindrInstallSewerFY22	110,000	8,775	101,225	8,775
ContrSvcWasteWtrPlantSewerFY22	45,000	156,338	(111,338)	156,338
Wireless-Sewer Ent FY22	1,457	-	1,457	-
CommunicationsSvc-SewerEntFY22	-	942	(942)	942
Utilities-Sewer Ent FY22	63,869	87,133	(23,264)	87,133
Prop&LiablIns-Sewer Ent FY22	9,198	9,750	(552)	9,750
Repair & Maint-Sewer Ent FY22	18,000	68,838	(50,838)	68,838
Rep&MaintGrinderPump-SewerFY22	75,000	265,802	(190,802)	265,802
Repair&Maint-Veh-SewerEntFY22	4,000	3,285	715	3,285
Office Supplies-Sewer Ent FY22	700	1,175	(475)	1,175
Operatg Sup-Sewer Ent FY22	17,250	101,938	(84,688)	101,938
Tools-Sewer Ent FY22	2,300	2,647	(347)	2,647
Fuel & Oil-Sewer Ent FY22	5,000	5,520	(520)	5,520
EmployeeUniforms-Sewer Ent FY2	2,500	1,794	706	1,794
OpSupNewGrindrStatn-SewerFY22	75,000	167,574	(92,574)	167,574
OpSup-Chemicals-Sewer Ent FY22	20,000	29,701	(9,701)	29,701
Subscpt&Membshp-Sewer Ent FY22	-	740	(740)	740
E03 Sub Totals:	564,474	1,020,922	(456,448)	
Debt Service				
Series2003BBondsUSDA-SewerFY22	63,002	63,006	(4)	63,006
Series2003ABondsUSDA-SewerFY22	60,833	60,834	(1)	60,834
Series2009BondsUSDA-SewerFY22	333,918	333,918	0	333,918
Mower Max Lease	80,000	63,781	16,219	63,781
AM1 2022 Debt Service	63,000	63,000	-	63,000
E05 Sub Totals:	600,753	584,539	16,214	
Transfers				
Transfer to Gen Fund-SewerFY22	310,394	-	310,394	-
E06 Sub Totals:	310,394	-	310,394	
Operating Expenditures	1,799,135	# 1,908,911	# (109,776)	# -
Capital Outlay				
FDEP CR236 Septic Phase Out	822,100	67,284	754,816	67,284
WWTP & Wetland expansion SRWMD	9,510,249	1,662,711	7,847,538	1,662,711
E04 Sub Totals:	10,332,349	1,729,995	8,602,354	
Expense Sub Totals:	12,131,484	3,638,906	8,492,578	



	BUDGET	ACTUAL	VARIANCE	AMENDED BUDGET
Dept 24 Sub Totals:	371,041	1,857,965	(1,486,924)	
Fund Revenue Sub Totals:	11,760,443	1,780,941	9,979,502	
Fund Expense Sub Totals:	12,131,484	3,638,906	8,492,578	
Fund 410 Sub Totals:	371,041	1,857,965	(1,486,924)	
Solid Waste Ent Fund				
Solid Waste Utility Service				
Utility Revenue				
Collection Fees-SolidWasteFY22	1,027,878	1,191,014	(163,136)	1,191,014
Penalties-Solid Waste FY22	15,000	20,522	(5,522)	20,522
R09 Sub Totals:	1,042,878	1,211,536	(168,658)	
Misc Revenue				
Misc Revenue-Solid Waste FY22	500	1,250	(750)	1,250
R14 Sub Totals:	500	1,250	(750)	1,250
Use of Fund Balance		346,793		
Revenue Sub Totals:	1,043,378	1,559,579	(169,408)	1,559,579
Personnel				-
RegularSalaries-SolidWasteFY22	18,029	25,645	(7,616)	25,645
Overtime-Solid Waste FY22	100	2,173	(2,073)	2,173
FICA/MED-Solid Waste FY22	1,379	1,959	(580)	1,959
Retirement-Solid Waste FY22	1,983	3,126	(1,143)	3,126
Life&HealthIns-SolidWasteFY22	8,165	3,596	4,568	3,596
Worker's Comp-Solid Waste FY22	1,800	879	921	879
Unemployment-Solid Waste FY22	100	-	100	
E02 Sub Totals:	31,556	37,379	(5,823)	
Operating Expenditures				
ProfessionalFee-SolidWasteFY22	700,000	1,072,140	(372,140)	1,072,140
Prop&GenLiabIns-SolidWasteFY22	500	268	232	268
Operating Sup-Solid Waste FY22	1,000	1,063	(63)	1,063
Fuel & Oil-Solid Waste FY22	2,500	2,751	(251)	2,751
E03 Sub Totals:	704,000	1,076,222	(372,222)	
Transfers				
TrsfrToOthrFund-SolidWasteFY22	238,826	445,978	(207,152)	445,978
E06 Sub Totals:	238,826	445,978	(207,152)	
Expense Sub Totals:	974,382	1,559,579	(585,197)	
Dept 23 Sub Totals:	(68,996)	346,792	(415,789)	
Fund Revenue Sub Totals:	1,043,378	1,212,786	(169,408)	
Fund Expense Sub Totals:	974,382	1,559,579	(585,197)	
Fund 425 Sub Totals:	(68,996)	346,792	(415,789)	
Impact Fee-Water				
Impact Fee				
Impact Fees				
WaterImpctFeeRev-ImpactFeeFY22	-	10,200	(10,200)	10,200
R11 Sub Totals:	-	10,200	(10,200)	
Revenue Sub Totals:	-	10,200	(10,200)	
Impact Fee-WasteWater/Sewer				
Impact Fee				
Impact Fees				
WasteWtrImpFeeRev-ImpctFeeFY22	-	78,440	(78,440)	78,440
R11 Sub Totals:	-	78,440	(78,440)	
Revenue Sub Totals:	-	78,440	(78,440)	
Capital Outlay				
WasteWtrSystImprvmt-ImpFeeFY22	69,433	-	69,433	-
E04 Sub Totals:	69,433	-	69,433	
Expense Sub Totals:	69,433	-	69,433	
Dept 25 Sub Totals:	69,433	(78,440)	147,873	
Fund Revenue Sub Totals:	-	78,440	(78,440)	
Fund Expense Sub Totals:	69,433	-	69,433	
Fund 435 Sub Totals:	69,433	(78,440)	147,873	
Infrastructure Tax 1/2 cent				

	<b>BUDGET</b>	<b>ACTUAL</b>	<b>VARIANCE</b>	<b>AMENDED BUDGET</b>
Taxes				
Infrastructure Tax 1/2 Cent	-	263,938	(263,938)	263,938
R01 Sub Totals:	-	263,938	(263,938)	
Revenue Sub Totals:	-	263,938	(263,938)	

**NEW  
BUSINESS  
ITEM# 3**



## Commission Agenda Item Request Form

**MEETING DATE:** NOVEMBER 28, 2023

**SUBJECT:** PRIEST THEATRE

**AGENDA SECTION:** NEW BUSINESS

**DEPARTMENT:** CITY MANAGER'S OFFICE

**PREPARED BY:** ASHLEY STATHATOS, CITY MANAGER

**RECOMMENDED ACTION:** PROVIDE DIRECTION

---

### Summary

This item is for discussion and direction on the acquisition and restoration of the Priest Theatre. The Priest Theatre is a 1910 era historic building. It was one of the oldest running movie theatres in the state until COVID hit the nation upon which time it was closed. In the past year, the Priest Theatre has encountered structural issues which make it uninhabitable. It currently sits vacant and in blighted condition.

In 2023, the City was awarded an appropriation from the State in the amount of \$1,040,450 to purchase the property, stabilize the structure and repair the roof. Estimated costs of the projects are outlined below.

**Property Purchase \$350,000**  
**Structural Stabilization \$100,000**  
**Repair/Replace Building's Roof System \$510,450**  
**Architectural/Engineering \$80,000**  
**Total Appropriation Amount \$1,040,450**

Staff needs direction from the City Commission regarding whether to move forward in purchasing the Priest Theatre or to return the appropriation back to the State. In communications with the State, the State said that no matching funds are required.

If the City decides to purchase the Theatre, there are several options upon completing the project as outlined below:

1. Sell the theatre to a private entity or non-profit to complete renovations
2. Carry out a capital campaign to raise additional funds to complete renovations
3. Request an additional appropriation or seek grant funding to complete renovations
4. Operate and maintain the theatre ourselves
5. Enter into an agreement with a private operator

If the City decides it wants to move beyond stabilizing the structure and roof to perform additional renovations, staff recommends public workshops to determine how the community wants the theatre to be used in the future as there are many options to its future use.

**ATTACHMENT:**

Assessment, Appraisal, Budget

**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

Apparent Owner:  
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

Highest and Best Use:  
As Vacant: Retail sales, office and/or service use  
As Improved: Theater and/or retail use

### Appraisal Conclusions:

#### Priest Movie Theatre Parcel

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

#### Library District Parcel of Land

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



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### **LETTER OF TRANSMITTAL**

### **PROPERTY SUMMARY AND APPRAISAL CONCLUSIONS**

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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.

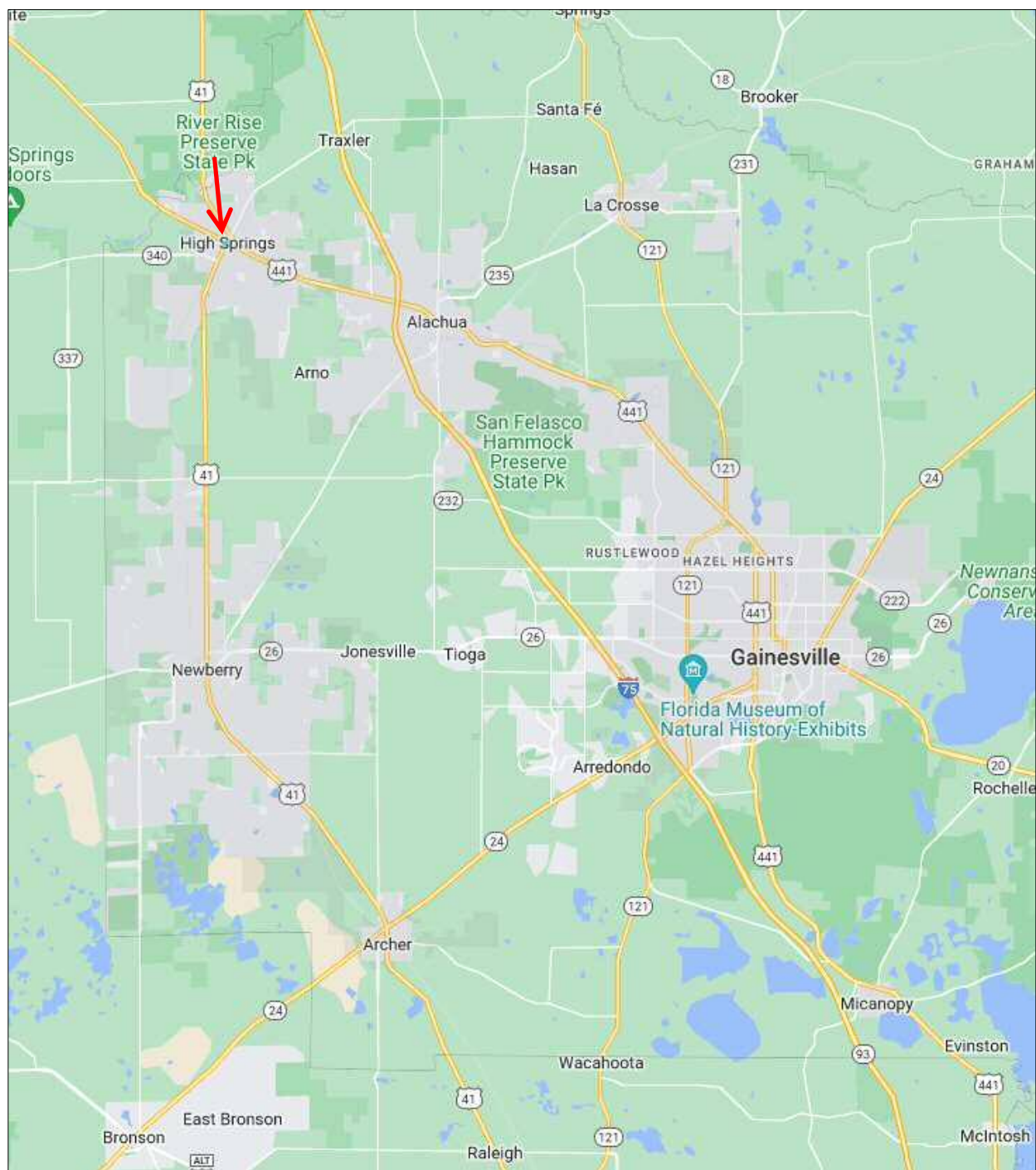
The traffic count along Main Street south of US Highway 441 and north of 1<sup>st</sup> Avenue is about 7,400 cars per day. US Highway 27 (1<sup>st</sup> Avenue) has a traffic count of about 10,000 cars per day and US Highway 441 west of Main Street has a traffic count of about 12,300 cars per day.

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.

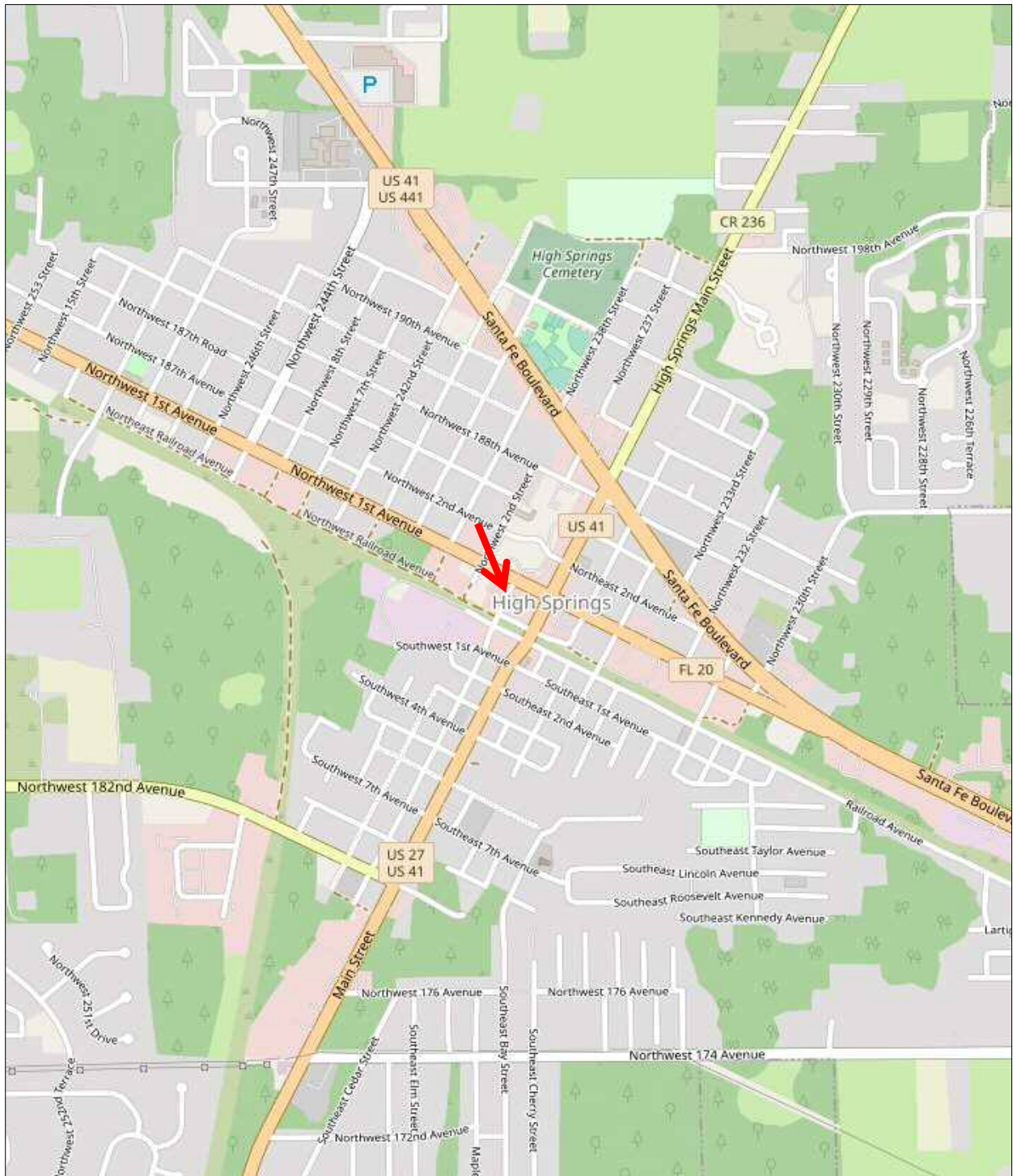
The City of High Springs is serviced by central water utilities and the city installed a central sewer system in about 2004. However, central sewer is not available in all areas of the city.

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 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
Millage Rate from Tax Data		Fire Assessment - City					\$450.00
2.26382%		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>		<p>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.</p>



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

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

Appraiser recommended for  
continued Theatre use

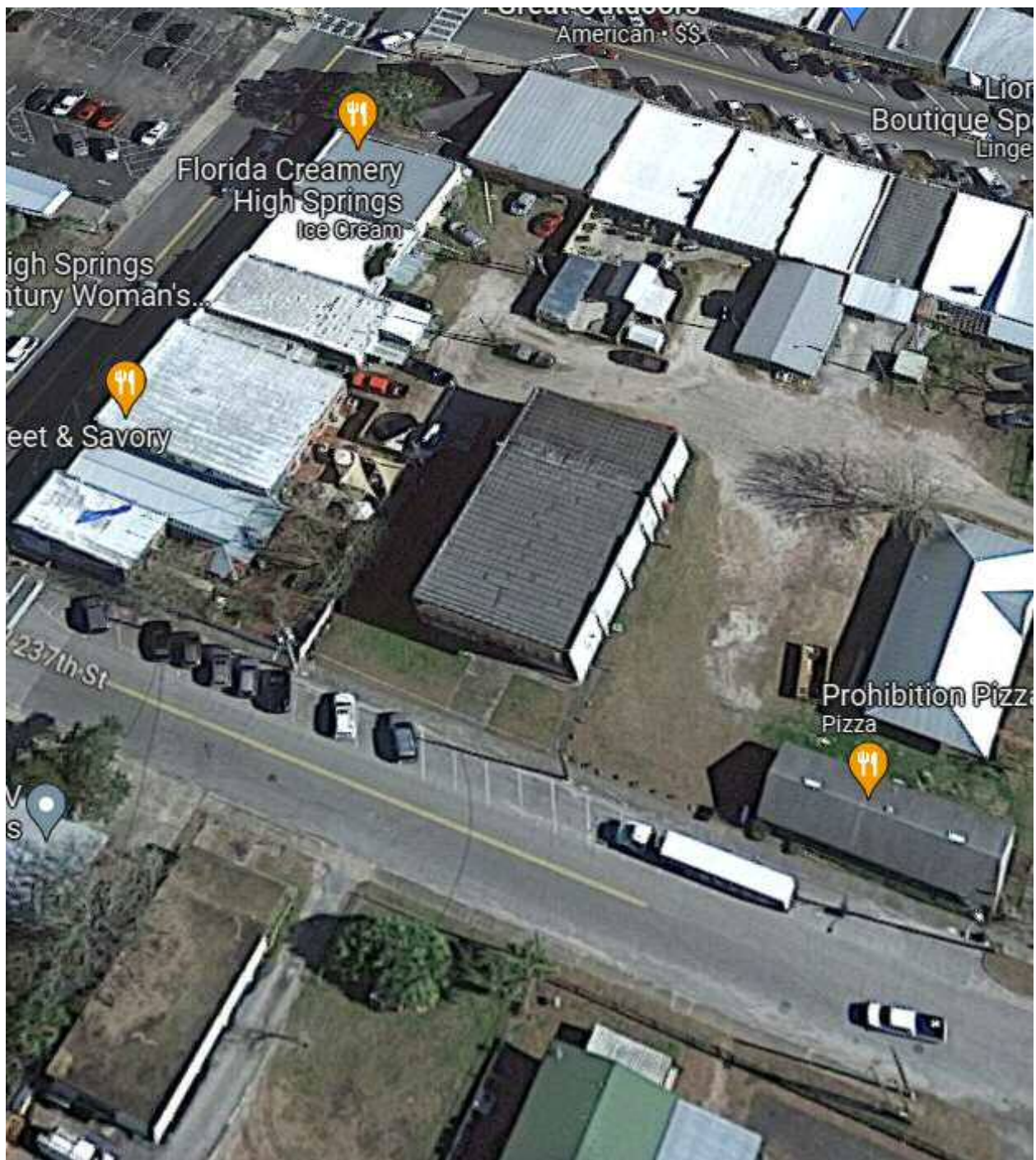
Appraiser recommended for  
regular retail/commercial  
building use

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**





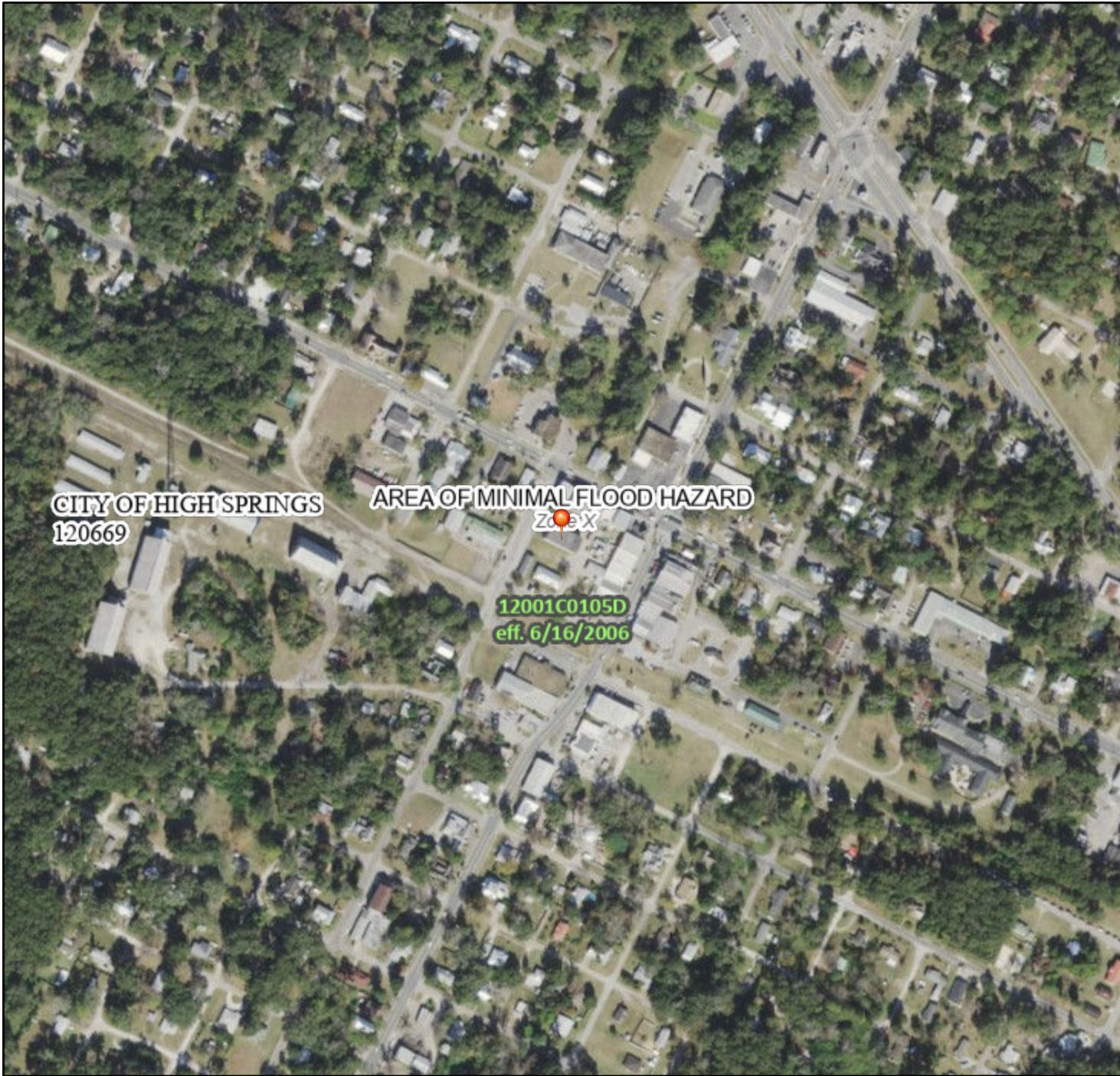
**Aerial Photograph 2**



# 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		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.

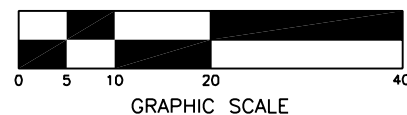
I DO NOT HAVE ANY DOCUMENTS INDICATING HOW MR. SANDS ORIGINALLY OBTAINED THE STRIP. THE ONLY REFERENCE PROVIDED TO ME IS THE ABOVE REFERENCED SATISFACTION OF MORTGAGE.

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.

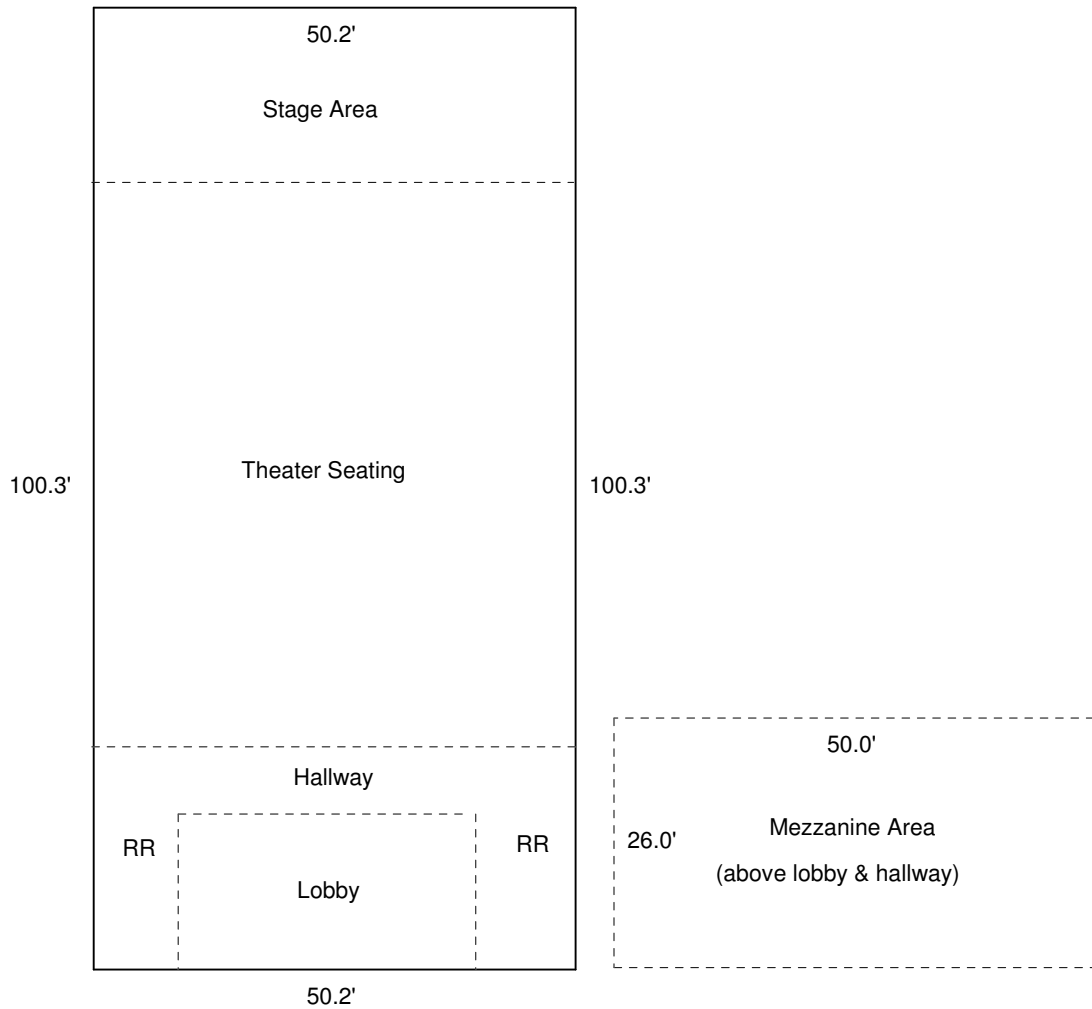
LB 7620  
1604 SW SISTERS WELCOME ROAD  
LAKE CITY, FLA. 32025  
(386) 758-9831 OFFICE  
(386) 758-8010 FAX

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**

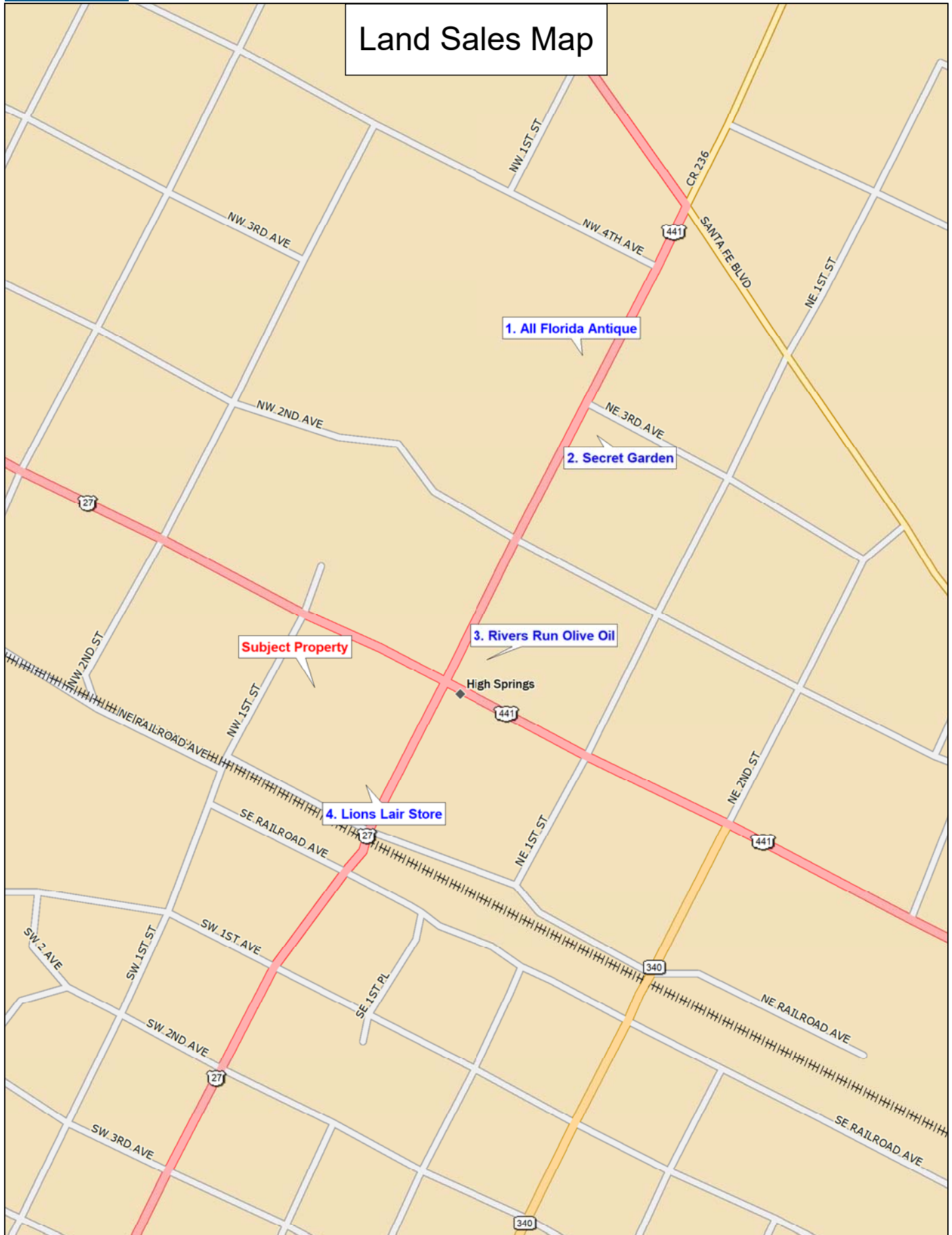
**\$9,000**

## 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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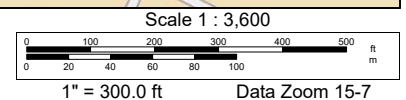
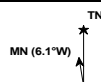
# Land Sales Map



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## Land Residual Technique - Market Extraction Table Priest Theatre

Sale	1	2	3	4
Property:	<u><b>All Florida Antique Lot</b></u>	<u><b>Secret Garden Sale</b></u>	<u><b>Rivers Run Olive Oil Store</b></u>	<u><b>Lions Lair Store</b></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 All Florida Antique Lot		Sale 2 Secret Garden Sale		Sale 3 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>							
Parcel Size SF±	17,150						
Estimated Value Per/SF	\$12.40						
Indicated Land Value	\$212,660						
Rounded	\$210,000						
<b>Land Value - Theatre Parcel</b>	<b>\$210,000</b>						
		<div> <div></div> <div>Analysis Summary: Low \$12.04</div> <div>High \$12.78</div> <div>Average \$12.40</div> </div>					
		<b>Estimated Land Value - Theatre Parcel \$210,000</b>					
		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					
		<b>Estimated Land Value - Library Parcel \$9,000</b>					
		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

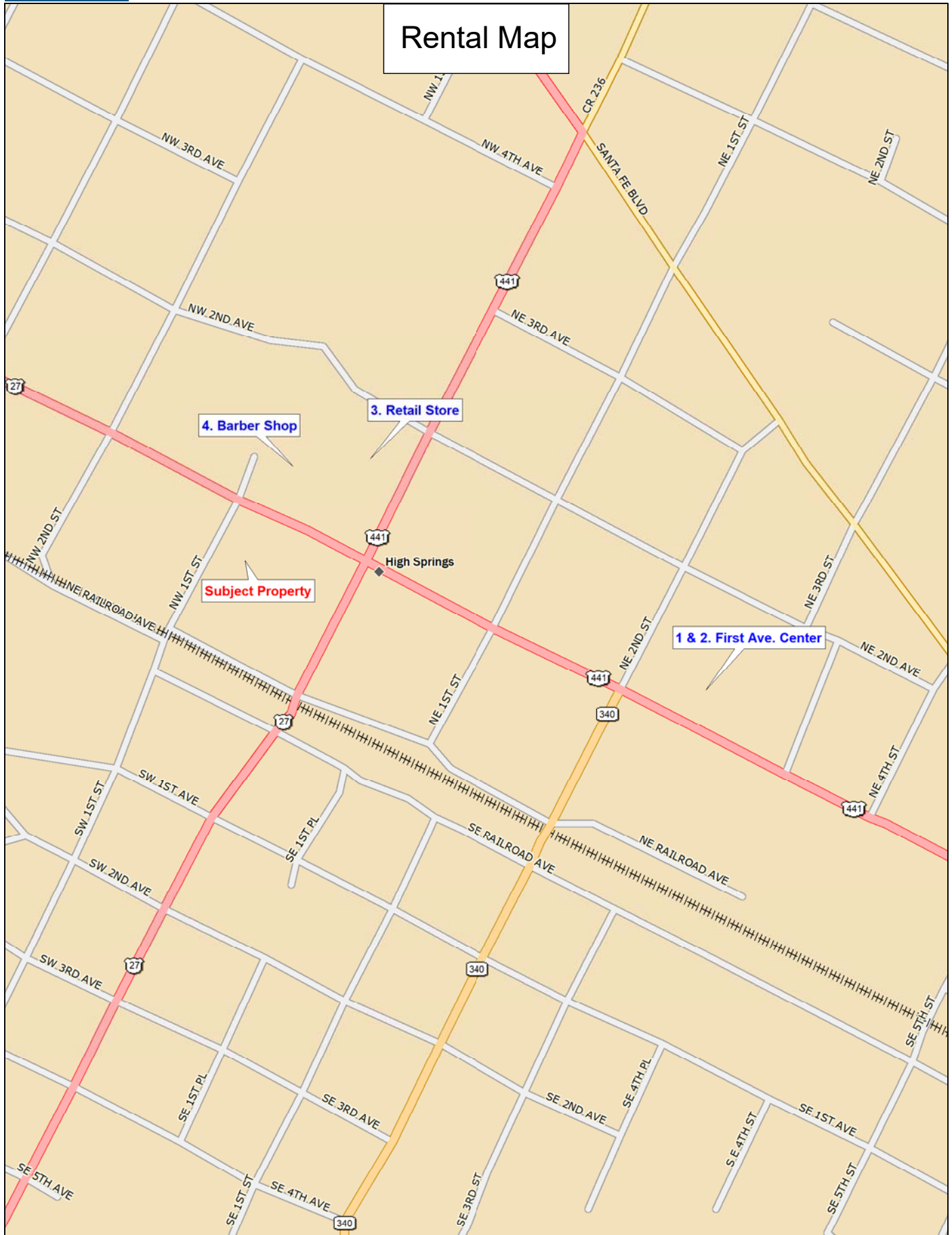


Rental 4





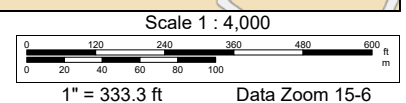
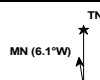
# Rental Map



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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.

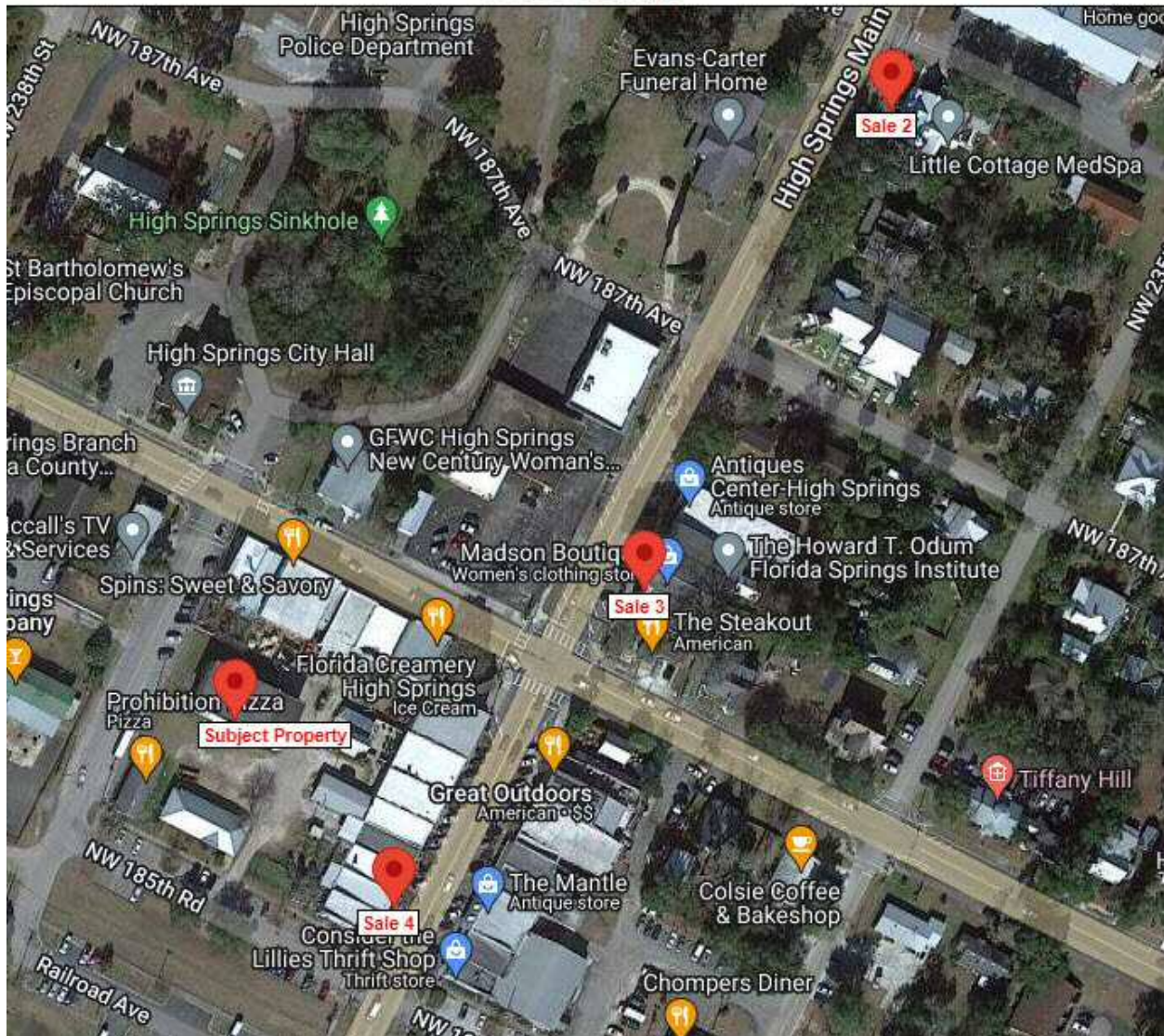
Improved Sale 2 is the Secret Garden Retail Store located in downtown area of the City of High Springs at 18741 Northwest Main Street, High Springs, Florida. The store is situated on a corner lot with good parking and was built in 1929 and has been renovated/remodeled several times over its life. The 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

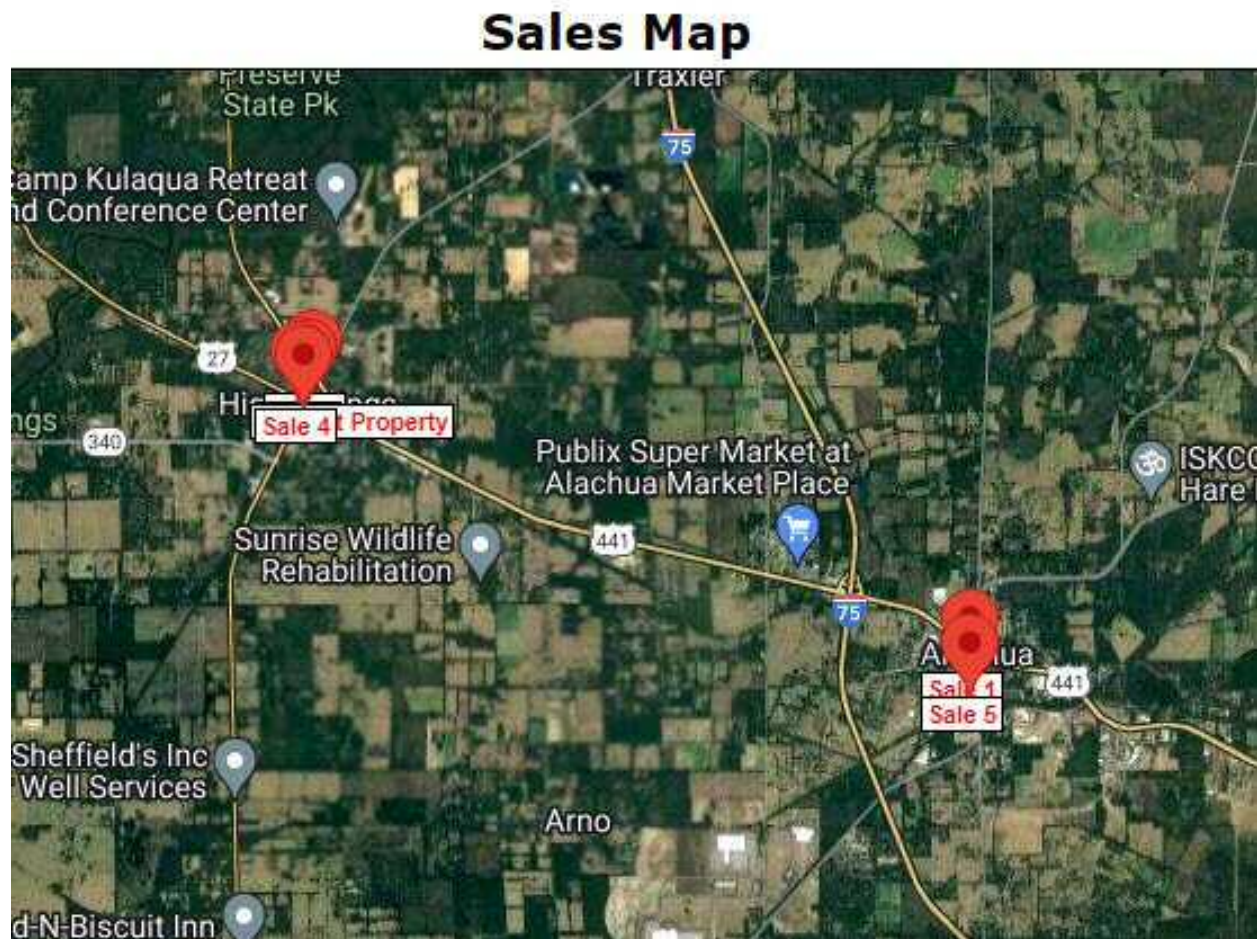


Improved Sale 4 is the Lions Lair Retail Store located in the older downtown area of the City of High Springs at 18556 North Main Street, High Springs, Florida. The store is situated on a small "footprint" lot with about 25 feet of frontage along Main Street in a row of attached buildings and there is 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>Subject Property</div> <div>1) Gause Retail Store</div> <div>2) Secret Garden</div> <div>3) River Run Store</div> <div>4) Lions Lair Store</div> <div>5) Heal Retail Store</div> </div>											
<sup>1</sup> Cash equivalent sale price											

Emerson Appraisal Company, Inc.

## Table 2 - Theatre Sales/Listings

Sale No.	Date	Property	Sale Price <sup>1</sup>	Year Built	Condition	Building 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 Analysis: Low	\$220,000	1927	4,800	\$27.58
 = Most Comparable			High	\$500,000	1949	7,978	\$96.71
			Average	\$348,400	1938	6,388	\$57.89
			Average Sales/Listings 1,2 & 4	\$340,667	1941	6,265	\$55.05
<b><u>Subject Property</u></b>							
	Aug-23	Priest Theatre 18575 NW 237th Street		1910	Fair-poor	6,335 (including mezzanine)	
<sup>1</sup> Cash equivalent sale price							

Emerson Appraisal Company, Inc.

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>							

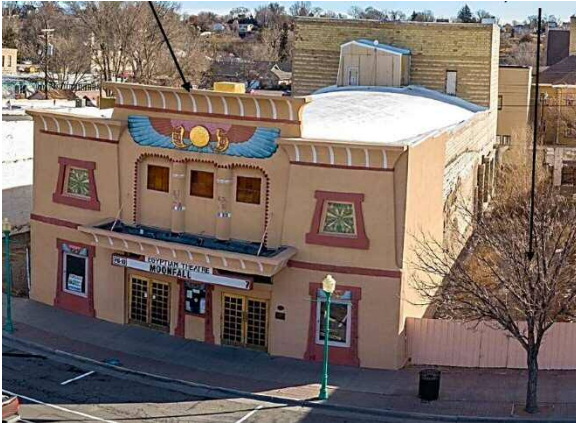
## Sales/Listings Photographs



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



### 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)

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### **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

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

#### Sale Data

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

<b>Sale Price</b>	\$217,500
<b>Cash Equivalent</b>	\$217,500

#### Land Data

<b>Land Size</b>	0.066 Acres or 2,875 SF
<b>Front Footage</b>	31 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 Building
<b>Building Type</b>	Single Tenant
<b>Gross SF</b>	2,250
<b>Construction Type</b>	Masonry & wood frame
<b>Roof Type</b>	Shed/membrane cover
<b>HVAC</b>	Central HVAC
<b>Stories</b>	1
<b>Floor Height</b>	10
<b>Year Built</b>	1934
<b>Condition</b>	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

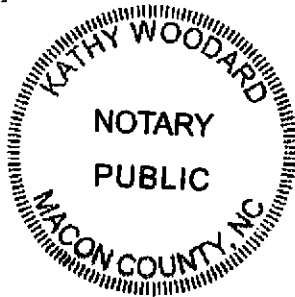
[Signature]  
Witness Name: Lincoln Spence

[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 7, 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:

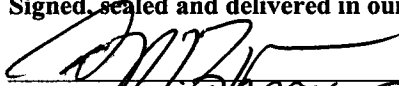
- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
- C. Taxes for the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

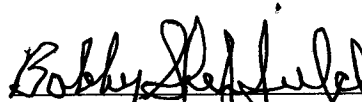

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

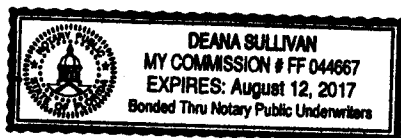
  
Printed Name: Deana Sullivan

  
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>

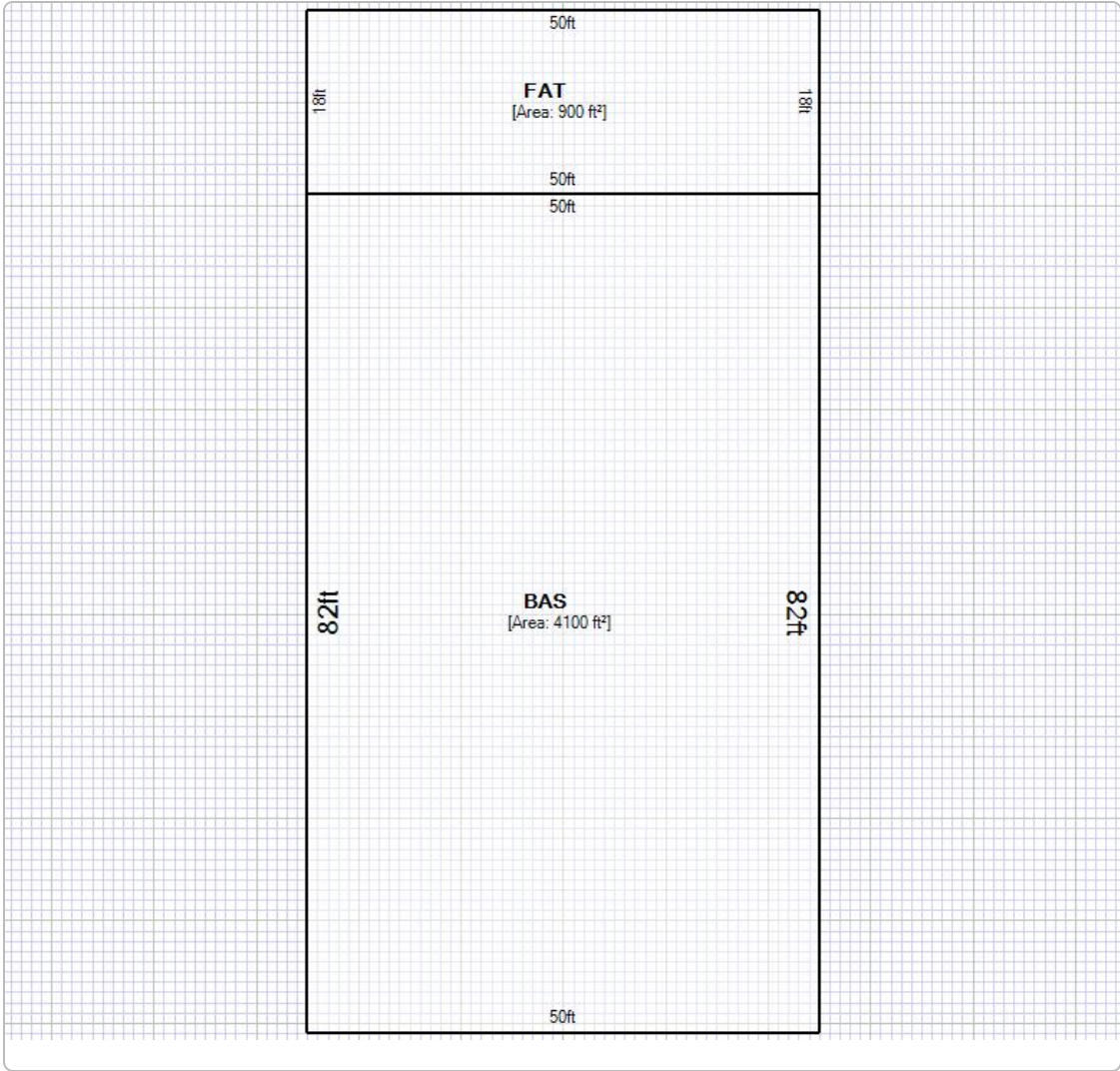
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

## Permits

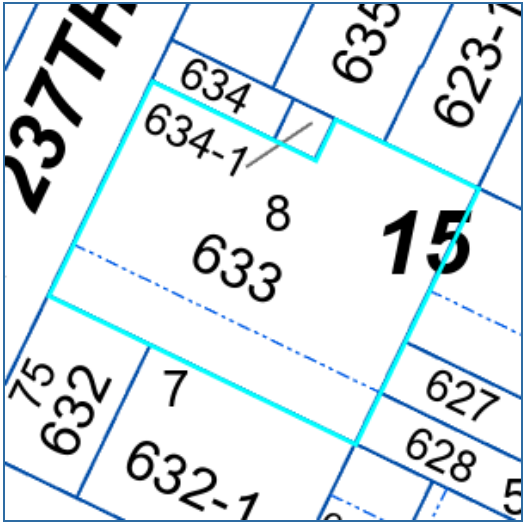
Permit Number	Type	Primary	Active	Issue Date	Value
U2013-2232	COMM REMODEL PERMIT	Yes	No	8/26/2013	\$13,000
U2013-2152	MECHANICAL	Yes	No	7/15/2013	\$2,000

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				
--------------------------	------------------------	--	--	--	--

**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

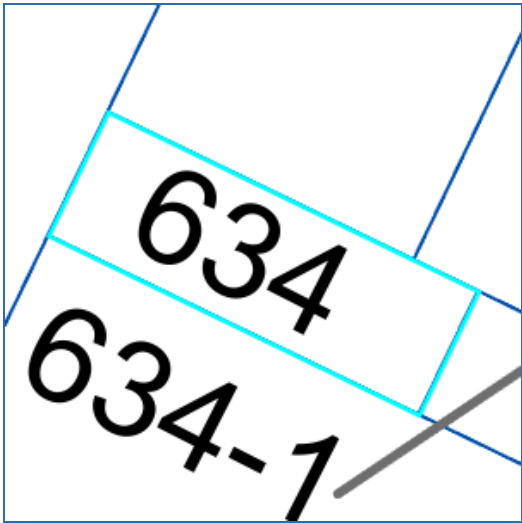
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
8901	MUNICIPALLY OWNED	0.03	1306.8	20	60	C2

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

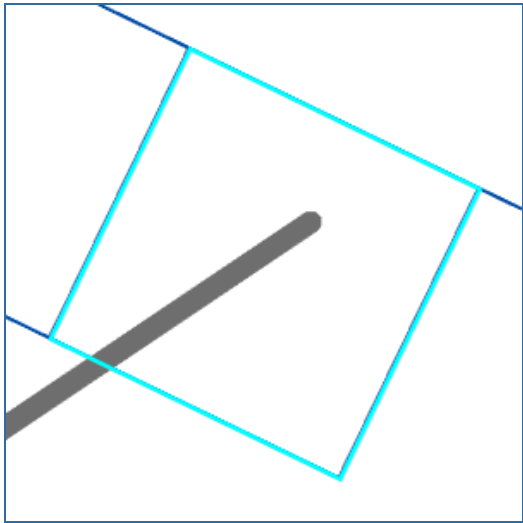
	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) 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
SCHOOL VOTED	1.0000	2,500	2,500	0	0.00
CHILDREN'S TRUST	0.4612	2,500	2,500	0	0.00
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

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

3140

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ACCOUNT NUMBER	PROPERTY ADDRESS
00634 001 000	UNASSIGNED LOCATION RE

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.

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)



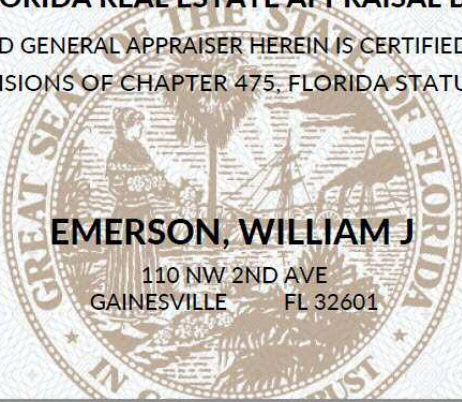

**Brief Property Types Appraised List (properties appraised last 5+ years):**

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	

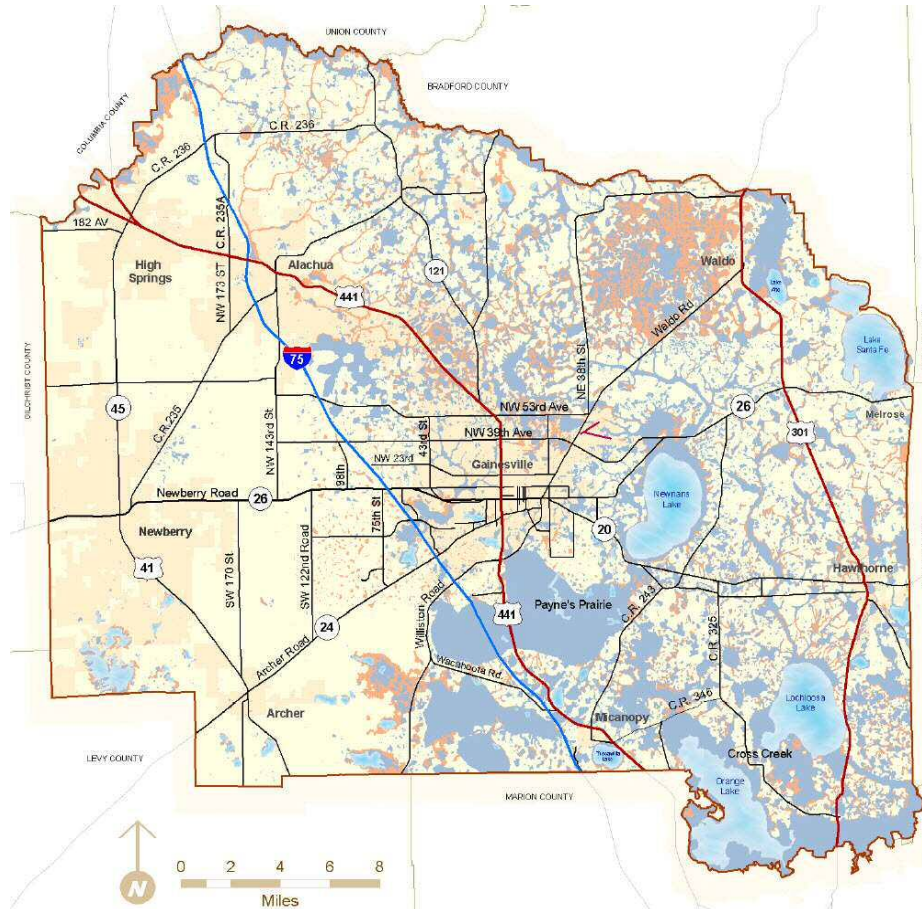
**QUALIFICATIONS OF THE APPRAISER**  
**William Emerson, MAI**

	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.

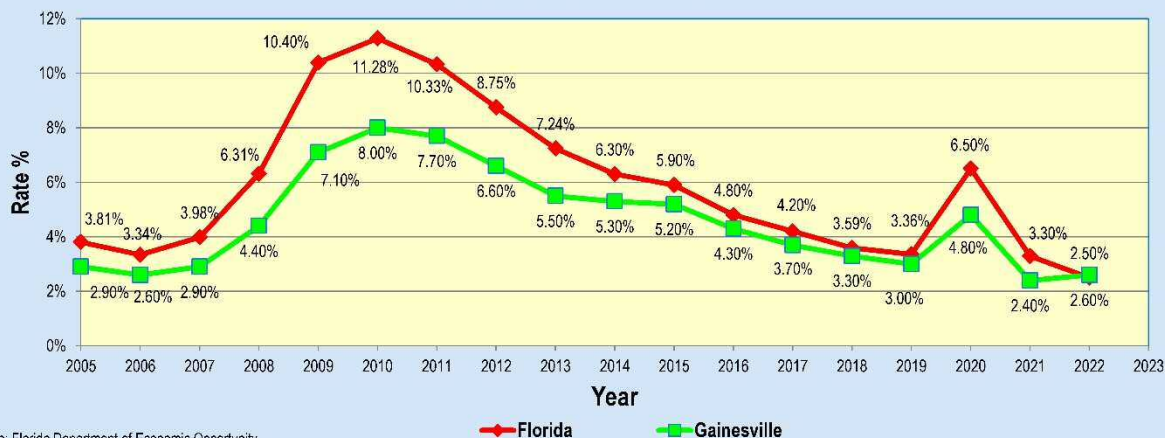
The unemployment relationship between the Gainesville MSA and the State of Florida is shown in the chart below. Throughout upturns and downturns in the economy, Gainesville has continuously supported a lower unemployment rate in comparison with the State of Florida with about a 0.10 to 3.3 percent spread 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

### **Unemployment Rate Florida vs. Gainesville MSA**



## **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	\$66,050	\$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  
111 W. Madison Street, Suite 574  
Tallahassee, FL 32399-6588  
(850) 487-1402 <http://edr.state.fl.us>



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 ±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





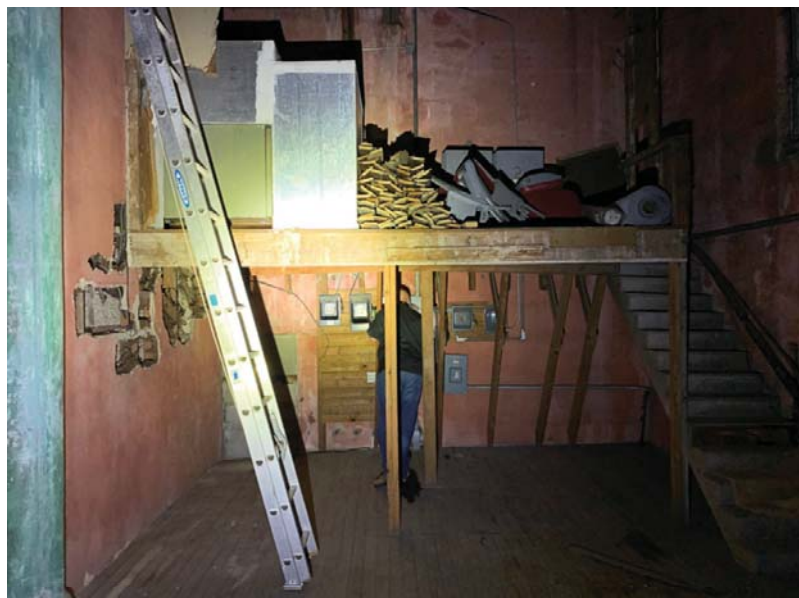
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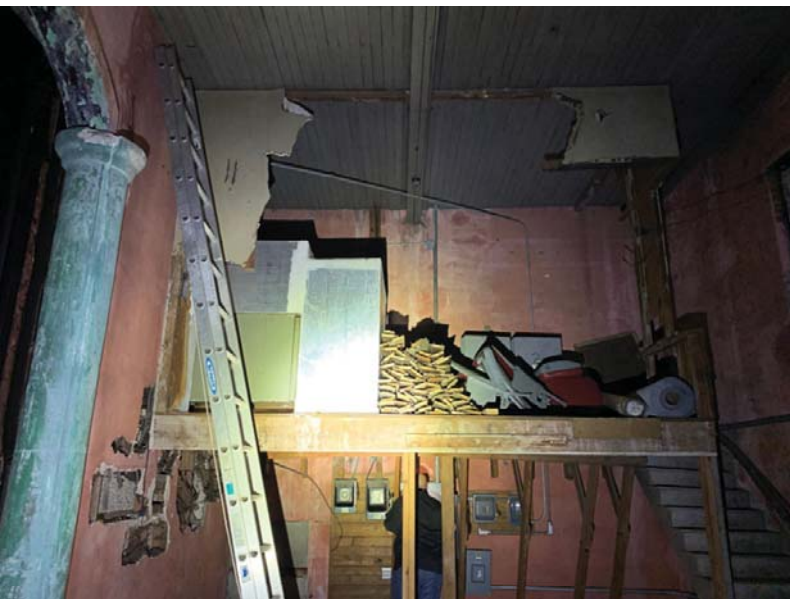
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2021-04-05\_Priest Theater Existing-08



2021-04-05\_Priest Theater Existing-09



2021-04-05\_Priest Theater Existing-10



2021-04-05\_Priest Theater Existing-11

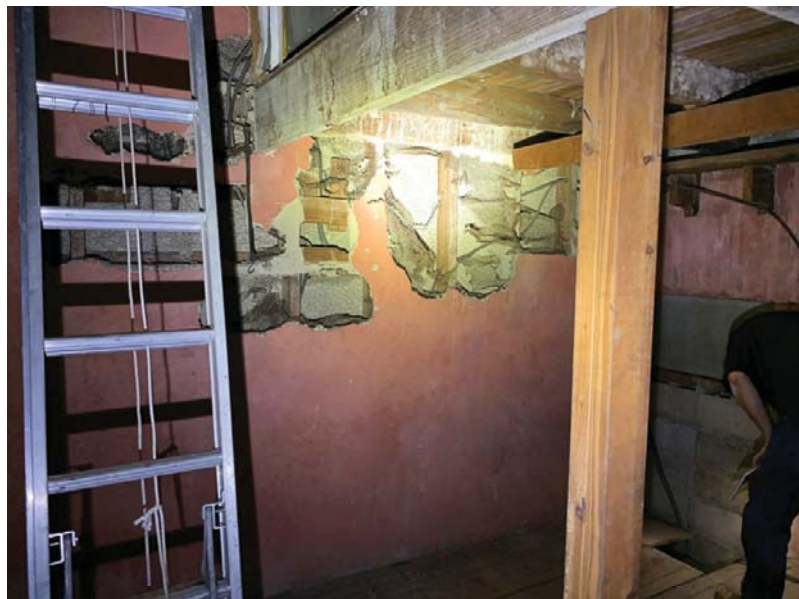


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2021-04-05\_Priest Theater Existing-13



2021-04-05\_Priest Theater Existing-14



2021-04-05\_Priest Theater Existing-16



2021-04-05\_Priest Theater Existing-17





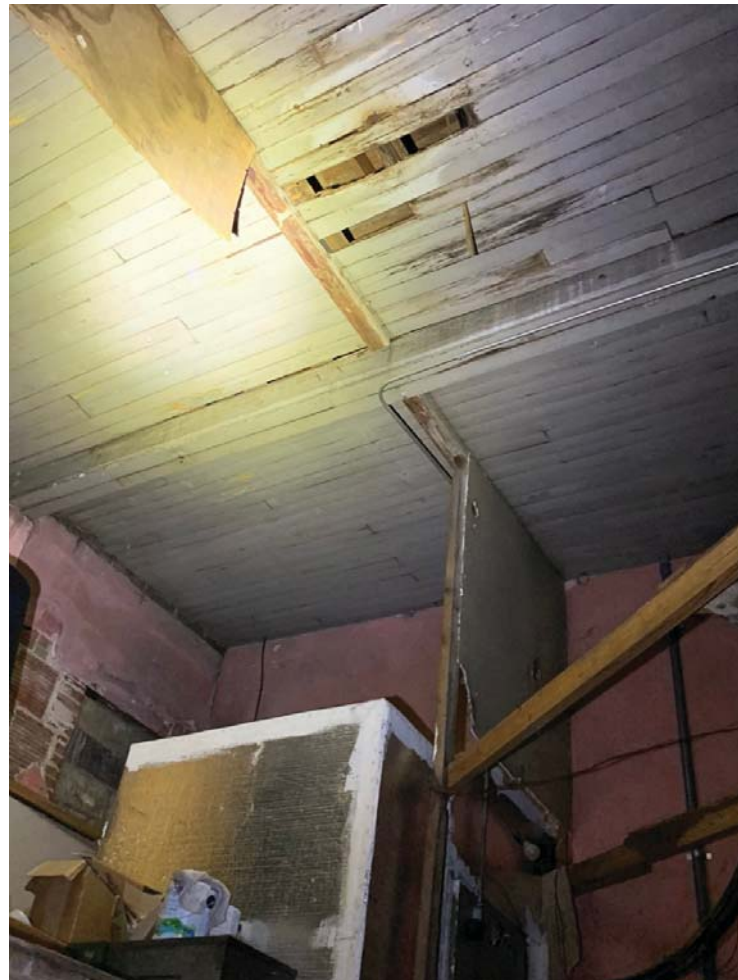
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2021-04-05\_Priest Theater Existing-20



2021-04-05\_Priest Theater Existing-21



2021-04-05\_Priest Theater Existing-22





2021-04-05\_Priest Theater Existing-23



2021-04-05\_Priest Theater Existing-24

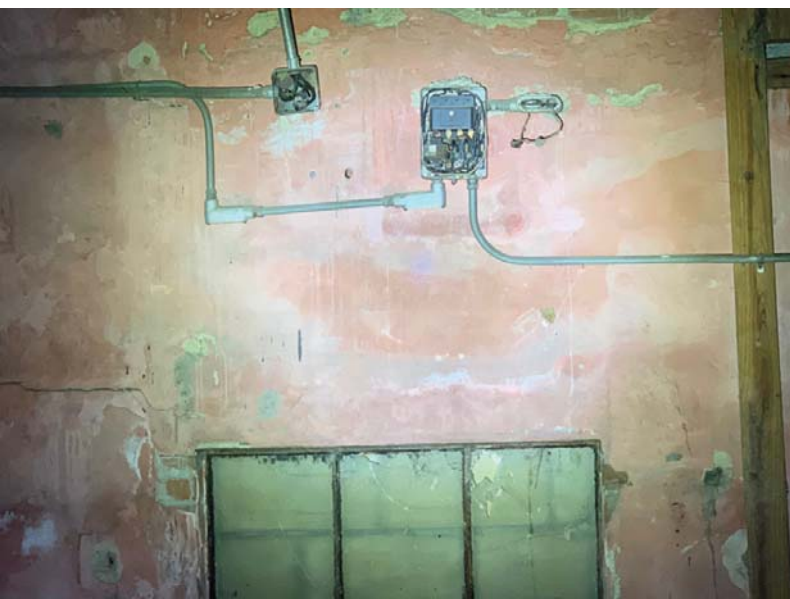


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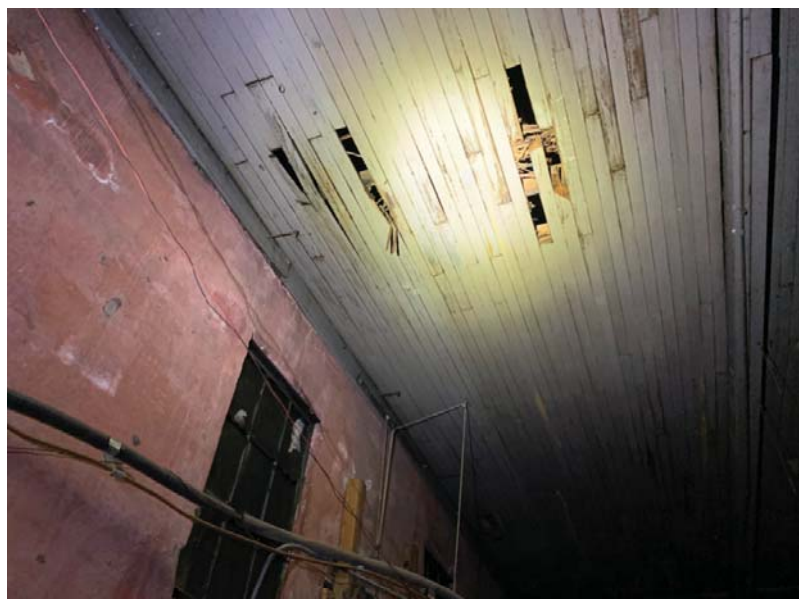


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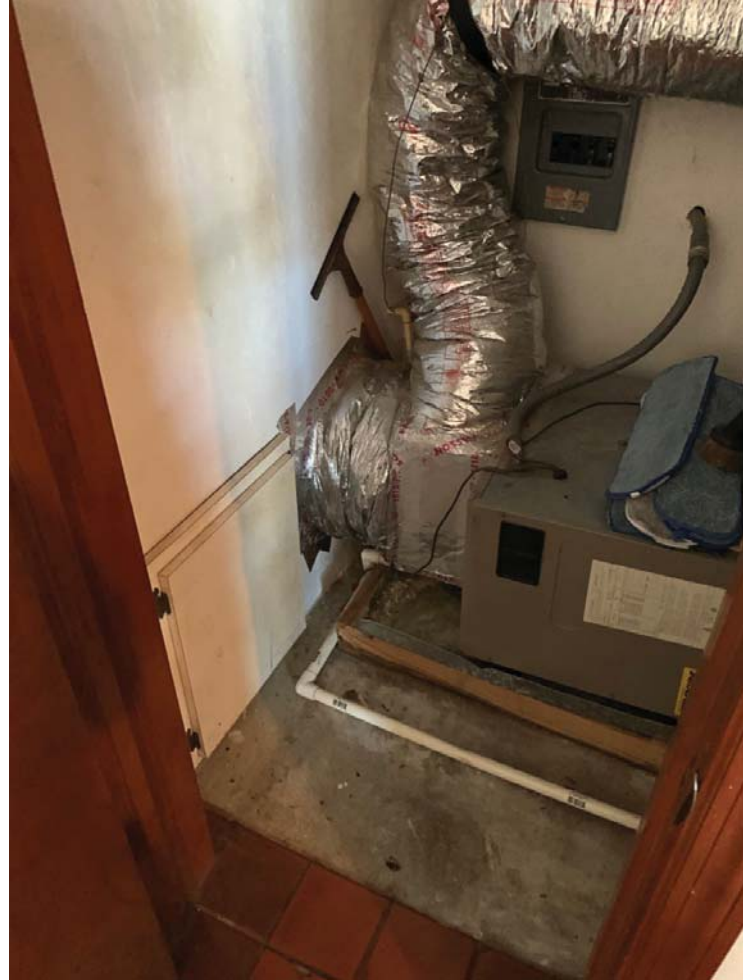
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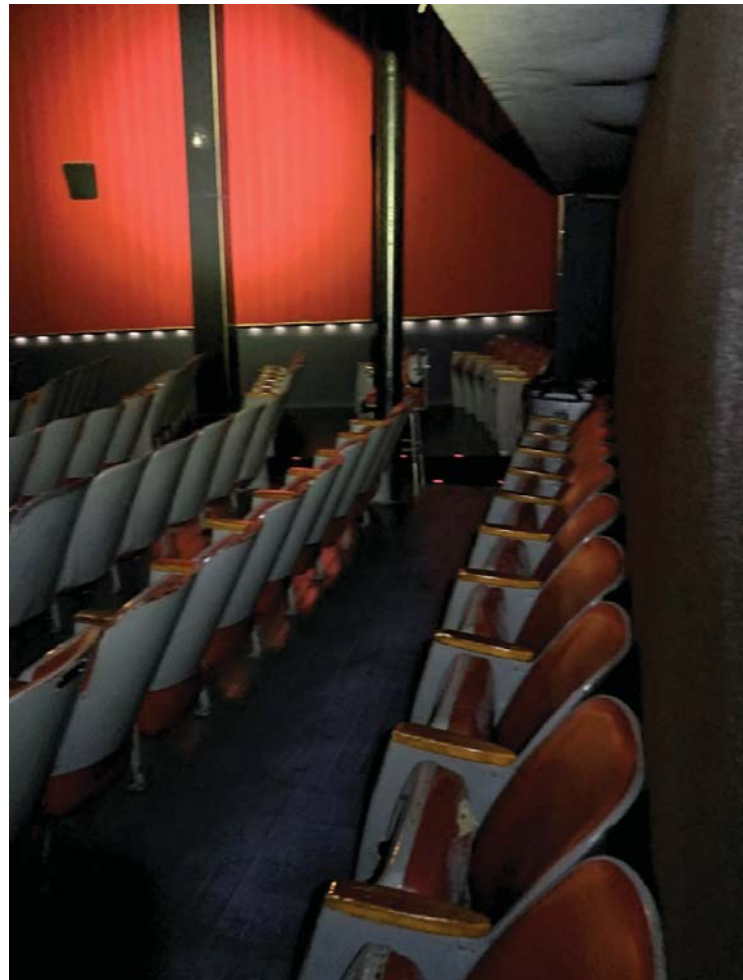
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2021-04-05\_Priest Theater Existing-58



2021-04-05\_Priest Theater Existing-59

# 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

September 20, 2023

Via Email: [astathatos@highsprings.us](mailto:astathatos@highsprings.us)

Ms. Ashley Stathatos, City Manager  
23718 W US Hwy 27  
High Springs, FL

## RE: Opinion of Probable Cost – Priest Theater

Ms. Stathatos,

As a follow up to my August 2, 2022 structural assessment I have completed a cost assessment for the cost implications associated with the purchasing and necessary corrective repairs require to safely occupy and operate the building for public use. After establishing a list of building needs I prioritized each of them with respect to the building's procurement, the structural stabilization of the building, the handicap accessibility and life safety enhancement in such a way as to respect and compliment the buildings original 1910 architecture. In addition, I have provided a list of additional building enhancement that should be considered as funds become available.

The following prioritization of tasks are provided as a road map to your efforts and strategic planning:

First - Purchase of property, assumed cost of property.....± \$350,000.00

Second - Architectural and engineering services.....± \$ 80,000.00  
*These services are required to develop plans and specifications for the proposed work*

Third - Structural stabilization and removal and replacement of the building's roof structure and roof system.....± \$740,000.00  
*This work entails the stabilization and complete removal of the existing roof and roof structural framing system. This work will require extensive shoring of the buildings exterior brick masonry walls and the protection of the interiors while the entire roof assembly is being replaced.*

Fourth - Life safety enhancements.....± \$125,000.00  
*This work includes the reinstallation of the original buildings mezzanine emergency exterior door and fire escape system and life safety system modernization as well as the remodeling of the two existing restrooms into unisex or family style restroom at the existing locations.*

Fifth - Modernize the buildings electrical and mechanical maintenance.....± \$330,000.00

Sixth - Miscellaneous repairs and modernization of the building's interior.....± \$ 80,000.00  
*This work includes miscellaneous interior refinishing of floor, walls, doors, ceiling and painting.*

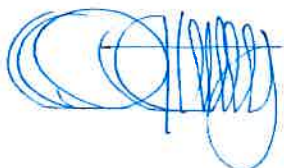
Seventh - Fabricate and reinstall the original buildings entry marque removed  
from the building in the early 1980's.....± \$110,000.00

Task items 1, 2, 3, and 4 are items that will be required for the procurement and improvements to be able to allow public use of the building. The estimated cost to complete these four tasks is roughly \$1,300,000.00. Items 5, 6, and 7 are items that can be future upgrades and modernization enhancements as funds become available.

I believe the above opinion of probable cost will provide the necessary information to allow the necessary strategic planning for the restoration of this unique 1910 building and its service to the community over the last ±113 years.

If you have any questions or if I can be of any further assistance please let me know.

Respectfully,



PAUL R. STRESING, AIA/NCARB

PRS/nss

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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





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





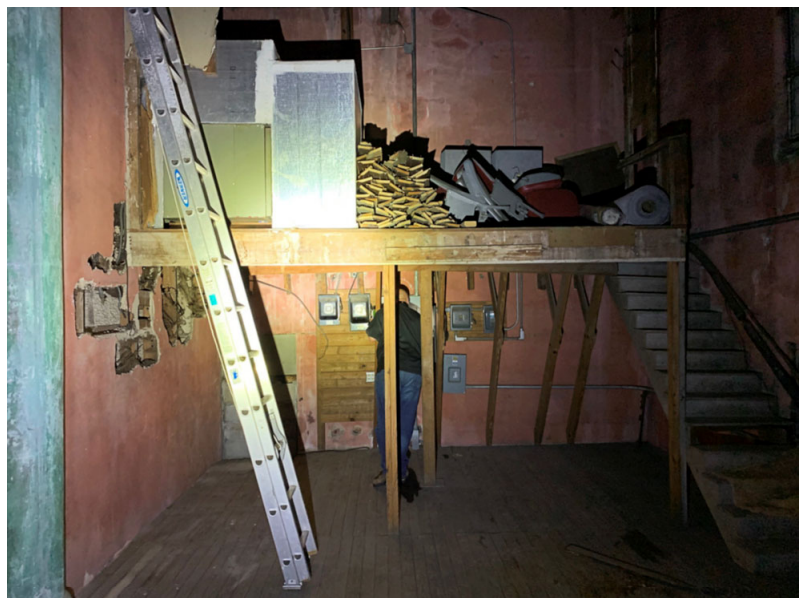
2021-04-05\_Priest Theater Existing-05



2021-04-05\_Priest Theater Existing-06



2021-04-05\_Priest Theater Existing-07



2021-04-05\_Priest Theater Existing-08





2021-04-05\_Priest Theater Existing-09



2021-04-05\_Priest Theater Existing-10



2021-04-05\_Priest Theater Existing-11



2021-04-05\_Priest Theater Existing-12





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



2021-04-05\_Priest Theater Existing-21



2021-04-05\_Priest Theater Existing-22





2021-04-05\_Priest Theater Existing-23



2021-04-05\_Priest Theater Existing-24



2021-04-05\_Priest Theater Existing-25

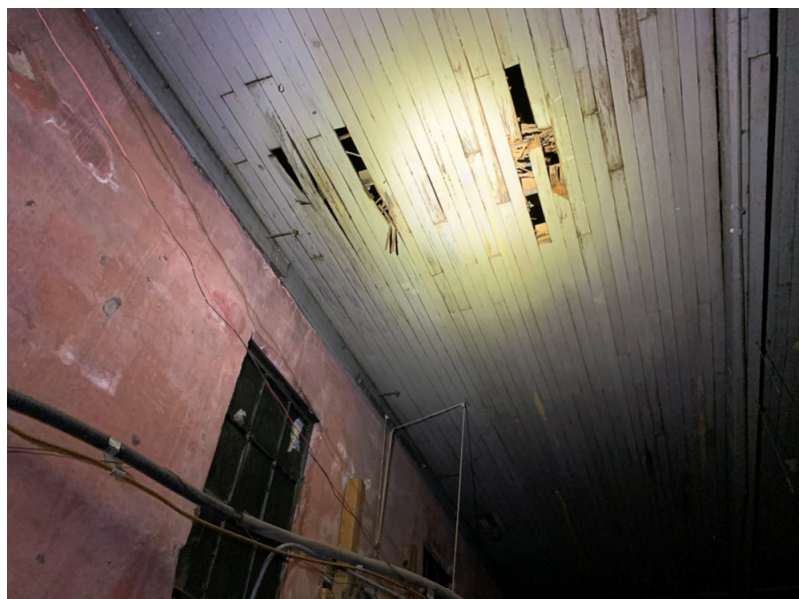


2021-04-05\_Priest Theater Existing-26





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

**City of High Springs  
Priest Theatre Budget**

Item Description	Grant Funds
Purchase Property	\$350,000
Structural Stabilization	\$100,000
Repair/Replacement Building's Roof Structure and Roof System, Including Repair Ceiling Steel Beams	\$510,450
Architectural/Engineering Services	\$80,000
<b>Total Appropriation Amount</b>	<b>\$1,040,450</b>

**NEW  
BUSINESS  
ITEM# 4**



## Commission Agenda Item Request Form

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**MEETING DATE:** NOVEMBER 28, 2023

**SUBJECT:** INTERLOCAL AGREEMENT WITH THE COUNTY TO PROVIDE  
FIRE PREVENTION SERVICES

**AGENDA SECTION:** NEW BUSINESS

**DEPARTMENT:** FIRE

**PREPARED BY:** INTERIM FIRE CHIEF

**RECOMMENDED ACTION:** APPROVE

---

### Summary

This agreement is between the City of High Springs and Alachua County to provide fire prevention services. The County's authority is limited to any permitted work (new construction), state required inspections and occupancy inspections. The agreement allows City fire personnel to attend County fire prevention training on an as needed basis at no additional cost to the City.

All work performed by the County will be billed by the County using the County's fee schedule. This agreement may be terminated by either party with ten (10) day's notice.

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**ATTACHMENTS:** Interlocal Agreement

**REVIEWED BY CITY MANAGER:** Yes



**INTERLOCAL AGREEMENT BETWEEN  
ALACHUA COUNTY AND THE CITY OF HIGH SPRINGS  
FOR CODE ENFORCEMENT SERVICES**

This is an Interlocal Agreement (“Agreement”) between Alachua County, a charter county and political subdivision of the State of Florida (the “COUNTY”) and the City of High Springs, a municipal corporation of Florida (the “CITY”), hereinafter collectively referred to as the “Parties”.

**WITNESSETH:**

**WHEREAS**, Section 163.01, Florida Statutes, permits local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage, and to provide services that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

**WHEREAS**, Section 162.13, Florida Statutes, states local governments may designate its own enforcement methods for violation of its ordinances; and

**WHEREAS**, the CITY currently has requested assistance from the COUNTY in conducting and enforcing fire prevention matters within the limits of the City of High Springs; and

**WHEREAS**, the COUNTY has through its Fire Marshal and Fire Prevention Division provides such services to other municipalities within the County it is has the resources available to assist the CITY; and

**WHEREAS**, the COUNTY agrees to provide fire prevention services for the CITY within the limits of the City of High Springs, pursuant to the terms of this Agreement; and

**WHEREAS**, the Parties agree that the COUNTY’s authority to enforce and provide code enforcement services within City’s is dependent upon the delegation provided in this agreement; and

**WHEREAS**, the provision of such services will benefit the Parties and the public health, safety and welfare of Alachua County.

**NOW, THEREFORE**, IN CONSIDERATION of the mutual terms, understandings, conditions, promises, covenants and payment set forth in this Agreement, and intending to be legally bound, the parties hereby agree as follows:

**Article 1. Recitals**

1. The above recitals are true and correct and incorporated in this Agreement.

**Article 2. Term**

2. This Agreement shall be effective upon the date this Agreement is fully executed by the last Party to sign and upon the filing of this Agreement in the Official Records of Alachua County, Florida (“effective date”). This Agreement will remain in effect for a period of 1 year from the effective date and will automatically renew, until and unless terminated by the Parties.

### **Article 3. Fire Prevention Services**

**3.1** Code Sections Subject to Enforcement. Pursuant to the terms and conditions set forth in this Agreement, the COUNTY agrees to provide fire prevention services within the municipal limits of the City of High Springs, Florida, according to the Life Safety Code adopted by the State of Florida subject to any additions or amendments adopted by the CITY.

**3.2** Scope of Services. The scope of the COUNTY's authority is limited to any permitted work (new construction), state required inspections, (e.g. assisted living facilities, private schools, etc.) which are required at present or may be required during the term of this agreement, and any occupancy inspection where the requirements of the occupancy exceed the level of company inspections. Other than those set forth herein, the CITY will conduct occupancy inspections through the High Springs Fire Department using a company inspection program.

**3.3** The CITY'S fire prevention activities will be overseen by a COUNTY Fire Marshall (for company inspections)

**3.4** CITY fire personnel will be allowed to attend COUNTY fire prevention training on an as needed basis. (Company Inspection class, Codes and Standards, etc. These are classes that are offered to COUNTY staff so no payment will be required from the CITY.)

**3.5** This agreement does not affect any other interlocal for services between the CITY and the COUNTY.

### **Article 4. Compensation**

**4.1** The CITY shall provide one license to their CitizenServe Program.

**4.2** All work performed by the COUNTY will be billed by the COUNTY using the COUNTY's fee schedule.

### **Article 5. Termination**

**5.1** Termination. This Agreement may be terminated by either party for any reason, with or without cause, upon ten (10) calendar days' written notice to the other Party. All service requests or inspections to be performed by the COUNTY within the limits of the CITY that are opened at the time of notice of termination, will be completed by the COUNTY. Upon notice of termination, the COUNTY is not obligated to respond to complaints received by the COUNTY before the notice of termination, but not yet opened will be not be completed; but if any work, service or task under this Agreement is in progress but not completed on the date of termination, then this Agreement may be extended upon written approval of the COUNTY until the work, service, or task is completed and accepted.

**5.2** Termination Due to Unavailability of Funds in Succeeding Fiscal Years. When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal year, this Agreement will be terminated by either Party in the same process as provided in paragraph 6.1 above. This Agreement is subject to the Alachua County Board of County Commissioners approving funding for the Agreement and the allocation of personnel and equipment to provide the code enforcement services described in this Agreement.

## **Article 6. Special Terms and Conditions**

**6.1** Assignment of Agreement. This Agreement may not be assigned except with the written consent of the COUNTY and the CITY.

**6.2** Independent Contractor. The COUNTY, and all its employees, agree that they will be acting as independent contractor and will not be considered or deemed to be an employee or partner of the CITY. The CITY will have no authority to contract for or bind the COUNTY in any manner and shall not represent itself as an agent of the COUNTY or as otherwise authorized to act for or on behalf of the COUNTY. All COUNTY employees shall be and remain COUNTY employees and are not considered employees of the CITY.

**6.3** Indemnification. Nothing herein is intended to serve as a waiver of sovereign immunity by any Party, nor shall anything included herein be construed as consent to be sued by third parties in any matter arising out of this Agreement. The COUNTY and the CITY are political subdivisions as defined in Florida Statutes, and both Parties agree to be fully responsible for the acts and omissions of their own officers and employees, respectfully, to the extent permitted by law.

**6.4** Conflict of Interest. The CITY agrees that it will not engage in any action that would create a conflict of interest in the performance of its obligations pursuant to this Agreement, or which would violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes, relating to ethics in government. Further, the CITY hereby certifies that no officer, agent, or employee of the COUNTY has any material interest either directly or indirectly in the business of the CITY conducted here and that no such person may have any such interest at any time during the term of this Agreement unless approved by the COUNTY.

**6.5** Right to Audit. The COUNTY reserves the right to require the CITY to submit to an audit, by any auditor of the COUNTY's choosing limited to the services provided under this agreement. The CITY shall provide access to all its records, which relate directly or indirectly to this Agreement at its place of business during regular business hours. The PARTIES shall retain all records pertaining to this Agreement in accordance with the State of Florida Retention Schedule for State and Local Government Agencies. The CITY agrees to provide such assistance as may be necessary to facilitate the review or audit by the COUNTY to ensure compliance with applicable accounting and financial standards.

**6.6** Public Records. Each Party acknowledges that they are a local government subject to Chapter 119, Florida Statutes and that each file and all papers pertaining to any activities performed for or in relation to this Agreement are public records available for inspection by any person, unless an exemption applies.

**6.7** Force Majeure. The Parties will exercise every reasonable effort to meet their respective obligations under this Agreement, but will not be liable for delays resulting from force majeure or other causes beyond their reasonable control, including, but not limited to, compliance with any Government law or regulation, acts of nature, state of emergencies, acts or omissions of the other party, Government acts or omissions, fires, strikes, national disasters, wars, riots, transportation problems and any other cause whatsoever beyond the reasonable control of the Parties. Any such cause will extend the performance of the delayed obligation to the extent of the delay so incurred.

**6.8** E-Verify: The U.S. Department of Homeland Security's E-Verify system will be utilized in accordance with the terms governing use of the system and in accordance with the provisions

of F.S. sec. 448.095, as may be amended, to confirm the work authorization status of all new employees hired.

## **Article 7. Miscellaneous Provisions**

**7.1** This Agreement is made under, and in all respects will be interpreted, construed, and governed by and in accordance with, the laws of the State of Florida. Venue for any legal action resulting from this Agreement will lie solely in a court of competent jurisdiction in and for Alachua County, Florida

**7.2** The captions utilized in this Agreement are for the purposes of identification only and do not control or affect the meaning or construction of any of the provisions of this Agreement.

**7.3** This Agreement will be binding upon and will inure to the benefit of each of the Parties and of their respective successors.

**7.4** This Agreement may not be amended, released, discharged, rescinded or abandoned, except by a written instrument duly executed by each of the Parties.

**7.5** The failure of any Party at any time to enforce any of the provisions of this Agreement will in no way constitute or be construed as a waiver of such provision or of any other provision of this Agreement, nor in any way affect the validity of, or the right to enforce, each and every provision of this Agreement.

**7.6** The invalidity or unenforceability of any particular provision of this Agreement will not affect the other provisions of this Agreement, and this Agreement must be construed in all respects as if such invalid or unenforceable provisions were omitted.

**7.7** Wherever provision is made in this Agreement for the giving, service, or delivery of any notice, statement or other instrument, such notice must be in writing and will be deemed to have been duly given, served, and delivered, if delivered by hand or mailed by United States registered or certified mail, addressed as follows:

**If to the CITY:**

High Springs City Mayor  
23718 W US Hwy 27  
High Springs, FL 32643

**If to the COUNTY:**

Alachua County Manager  
12 SE 1<sup>st</sup> Street  
Gainesville, Florida 32601

With a copy to:

Interim Fire Chief  
18586 NW 238th Street  
High Springs, FL 32643

Chief, ACFR  
911 SE 5<sup>th</sup> Street  
Gainesville, FL 32601

Each Party may change its mailing address by giving to the other Party, by hand delivery, United States registered or certified mail, notice of election to change such address.

**7.8** This Agreement may be executed in any number of and by the different Parties hereto on separate counterparts, each of which when so executed shall be deemed to be an original, and such

counterparts shall together constitute but one and the same instrument. Receipt via email with PDF attachment by a party or its designated legal counsel of an executed counterpart of this Agreement shall constitute valid and sufficient delivery in order to complete execution and delivery and will bind the Parties to the terms hereof.

**7.9** This Agreement is intended by the Parties to be the final expression of their Agreement, and it constitutes the full and entire understanding between the Parties with respect to the subject of this Agreement, notwithstanding any representations, statements, or agreements to the contrary previously made.

**IN WITNESS WHEREOF**, the parties have made and executed this Agreement on the respective dates under each signature: the COUNTY through its Board of County Commissioners, signing by and through its Chair and by the CITY through its City Commission signing by and through its Mayor.

**CITY OF HIGH SPRINGS, FLORIDA**

\_\_\_\_\_  
Katherine Weitz, Mayor

Date: \_\_\_\_\_

APPROVED AS TO FORM

ATTEST:

\_\_\_\_\_  
Angela Stone, City Clerk  
(SEAL)

\_\_\_\_\_  
City Attorney

**ALACHUA COUNTY, FLORIDA**

By: \_\_\_\_\_

Mary C. Alford, Chair

Board of County Commissioners

Date: \_\_\_\_\_

APPROVED AS TO FORM

ATTEST:

\_\_\_\_\_  
J.K. "Jess" Irby, Esq., Clerk  
(SEAL)

\_\_\_\_\_  
Alachua County Attorney's Office



**NEW  
BUSINESS  
ITEM# 5**



## Commission Agenda Item Request Form

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**MEETING DATE:** NOVEMBER 28, 2023

**SUBJECT:** DISCUSS APPROVAL OF PROPOSED ADVERTISEMENT FOR CITY MANAGER POSITION INCLUDING COMPENSATION AND BENEFITS.

**AGENDA SECTION:** NEW BUSINESS

**DEPARTMENT:** CITY MANAGER

**PREPARED BY:** CITY CLERK

**RECOMMENDED ACTION:** PROVIDE DIRECTION

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### Summary

THE COMMISSION WILL REVIEW, DISCUSS AND CONSIDER APPROVAL OF THE ADVERTISEMENT AND COMPENSATION/BENEFITS FOR THE CITY MANAGER'S POSITION.

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**ATTACHMENTS:** ADVERTISEMENT & FLYER

**REVIEWED BY CITY MANAGER:** YES

# CITY MANAGER

POSITION  
AVAILABLE



**City of High Springs**

**Apply By: 2023**

23718 W US HWY 27  
HIGH SPRINGS, FL 32643

# 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 understand 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 the 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. 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 \_\_\_\_\_ TO \_\_\_\_\_ 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 \_\_\_\_\_.

## **THE PROCESS:**

Screening applications will begin on \_\_\_\_\_ and conclude on \_\_\_\_\_. The recommended semi-finalists will then be forwarded to the Commission for consideration. Five finalists will be selected on \_\_\_\_\_ and interviews schedules for \_\_\_\_\_.

## **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 \_\_\_\_\_. Starting salary \_\_\_\_\_ 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 \_\_\_\_\_, will be considered. All documentation is subject to Florida's public records laws. The City of High Springs is an equal opportunity employer.



## Commission Agenda Item Request Form

**MEETING DATE:** November 28, 2023

**SUBJECT:** City Attorney RFP or RFQ

**AGENDA SECTION:** New Business

**DEPARTMENT:** City Commission

**REQUESTED BY:** Katherine Weitz, Mayor

**RECOMMENDED ACTION:** Provide Direction

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### Summary

With new Commissioners now serving on the board this item is being placed on the agenda to discuss the direction the Commission would like to take as far as sending out an RFP or RFQ for City Attorney.

**ATTACHMENT:**  
None

**REVIEWED BY CITY MANAGER:** amended item