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**HIGH SPRINGS
COMMUNITY REDEVELOPMENT AGENCY
AGENDA
CITY HALL COUNCIL CHAMBERS
23718 W US HWY 27**

JANUARY 25, 2024

5:30 PM

**CRA CHAIR ANDREW MILLER
CRA BOARD MEMBER KATHERINE WEITZ
CRA BOARD MEMBER BYRAN WILLIAMS
CRA BOARD MEMBER TRISTAN GRUNDER**

CALL TO ORDER:

CHAIR ANDREW MILLER

INVOCATION:

PLEDGE OF ALLEGIANCE:

CHAIR ANDREW MILLER

ROLL CALL:

ANGELA STONE, CITY CLERK

APPROVAL OF AGENDA

APPROVAL OF MINUTES:

AUGUST 24, 2023

BUSINESS ITEMS

- 1. DISCUSS, CONSIDER, AND ACT ON CRA PLAN UPDATE.**
- 2. UPDATE ON POLICE STATION APPROPRIATION**
- 3. DISCUSS, CONSIDER, AND ACT ON FARMERS MARKET.**

**AGENDA
CITY COMMISSION MEETING
JANUARY 25, 2024
PAGE 2 OF 2**

CHAIR REPORT

STAFF REPORT UPDATE ON CALL FOR FAÇADE GRANT PROJECTS

ANNOUNCEMENTS

PUBLIC COMMENTS

MOTION TO ADJOURN

PLEASE NOTE: PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMMODATIONS TO PARTICIPATE IN CITY COMMISSION MEETINGS, SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 23718 W US HWY 27, HIGH SPRINGS, FLORIDA 32643, TELEPHONE (386) 454-1416.



CRA Board Agenda Item Request Form

MEETING DATE: January 25, 2024

SUBJECT: Approve Updated CRA Strategic Plan

DEPARTMENT: CRA

PREPARED BY: Amy Bohannon, CRA Manager

RECOMMENDED ACTION: Approve Updated CRA Strategic Plan

Summary

The High Springs Community Redevelopment Agency Plan has been updated to include the added expansion area that was found necessary through the Finding of Necessity 2022. Corrections are being made to update the board members section to reflect current members. We would like the CRA Board to discuss, consider, and act on approving the updated CRA plan.

ATTACHMENTS: Updated CRA Strategic Plan

REVIEWED BY EXECUTIVE DIRECTOR: Yes



HIGH SPRINGS

**COMMUNITY REDEVELOPMENT
PLAN UPDATE**

OCTOBER 2023

HIGH SPRINGS CRA

2023 PLAN UPDATE

OCTOBER 2023

GAI's Community Solutions Group (CSG) is a cross-functional team of professionals who help create sustainable, livable places. We plan and design public spaces, sculpt landscapes and parks, reimagine streets and roads, and provide the regulatory and economic insight necessary to bring projects to life.

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ACKNOWLEDGMENTS:

Mayor Katherine Weitz

High Springs City Commission/Community Redevelopment Agency

Andrew Miller | Chair
Steven Tapanes | Vice Chair
Tristan Grunder | Board Member
Bryan Williams | Board Member
Katherine Weitz | Board Member

High Springs City Staff

Ashley Stathatos | City Manager
Amy Bohannon | CRA Manager



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2023 HIGH SPRINGS CRA PLAN UPDATE

Executive Summary

The High Springs Community Redevelopment Agency completed a Strategic Action Plan in August 2021 ("Strategic Plan"). This effort was undertaken in March through June 2021, as an update to the existing High Springs Community Redevelopment Area ("CRA") Plan that was originally adopted in 1986. Subsequent discussions and agreements in 2020 with Alachua County regarding extension of the "sunset" provisions resulted in the initiation of this High Springs CRA 2023 Plan Update ("2023 Plan").

This formal 2023 Plan update encompasses the goals, objectives, and implementation strategies identified in the Strategic Plan, approved in November 2021. This 2023 Plan also incorporates the recommendation of expanding the existing CRA boundaries by 107 acres ("Expansion Area"), and codifies the projects and programs identified in the Strategic Plan. Formal adoption of the 2023 Plan in accordance with the process is required under Florida Statutes ("F.S.") Chapter 163(III).

This 2023 Plan is current with the latest data, and addresses specific desired outcomes regarding capital investments and economic development as cornerstones of strategies moving forward.

The public engagement process for the Strategic Plan included a determined effort to secure broad community input. This entailed hours of interviews with residents, downtown property owners, business proprietors, elected officials, civic interests, and City of High Springs staff. It also included the development of an interactive website to broaden the reach and participation of residents and interested parties. It culminated with a community workshop in which individuals could indicate their preferences on a variety of issues related to the CRA's future.

In sum, the Strategic Plan addressed the original goals of the 1986 CRA Master Plan within the context of the 21st century environment.

The result of the work included an organizing set of Strategic Plan Themes responding to the many pieces of community input, providing an organizational structure for the ideas, concerns, aspirations, and desired implementation actions.

These Strategic Plan Themes are identified below:

- Economic Development
- Sense of Place & Appearance
- Transportation Access & Mobility
- Civic & Open Spaces
- Environmental Sustainability
- Standards & Regulations
- Keepers of the Vision

This 2023 Plan summarizes the background information, the public engagement process, and the recommended actions, as well as identifies the Expansion Area and specific projects within this area for removing "slum and blight". This document establishes a base for a "new

beginning" as the CRA, and the High Springs community overall, enters an era of exciting potential, with opportunities for encouraging quality, growth, and economic prosperity for residents and visitors alike.

EXPANSION OF THE HIGH SPRINGS CRA

In early 2023, a High Springs Finding of Necessity ("FON") Study was completed for the proposed Expansion Area. The CRA formally adopted it by resolution on August 17, 2023, and instructed staff to meet with Alachua County regarding their support and subsequent preparation of the 2023 Redevelopment Plan for formal adoption.

As a result of including the Expansion Area, based on the FON, two additional themes have been incorporated to address blighting influences and expand options for resource allocations; these include:

- Housing Diversification
- Infrastructure & Utility

PLAN THEMES AND FRAMEWORK

Focusing Ideas



Economic Development

Foster a successful, attractive, pedestrian-oriented downtown focused on leveraging its proximity to extraordinary environmental assets and broadening its market appeal to support existing businesses and encourage new investment.



Sense of Place & Appearance

Enhance existing small-town charm, reinforcing scale and details of buildings; upgrading gateways, graphics, landscaped parking areas, and streetscapes; and screening service areas to achieve a quality urban environment.



Transportation Access & Mobility

Reclaim pedestrian realm on Main Street and adjacent streets by redirecting truck traffic, widening sidewalks, expanding and improving organization of parking, and developing trail facilities along the abandoned CSX right-of-way.



Civic & Open Spaces

Maximize the use of available open space for community enjoyment; expand the role in support of arts and culture; and reinforce a sense of pride in civic assets around City Hall, encouraging social interaction for residents and visitors alike.



Environmental Sustainability

Recognize that the community's proximity to the unique environmental assets found in the Santa Fe River and the numerous springs should foster an environmentally conscious stewardship that respects and maintains these one-of-a-kind natural resources.



Standards & Regulations

Create a regulatory and governmental structure that enables quality investment and flexible accommodation of multiple uses for a thriving downtown development environment.



Keepers of the Vision

Commit to a strategy of action, organized around a public/private partnership that focuses on projects, accountability, and champions to get results.



Housing Diversification

Support housing affordability, as well as long-term opportunities that promote a diversity of housing types and densities to provide a wide variety of lifestyle choices for residents of all ages and life circumstances.



Infrastructure & Utility

Commit to investing in the necessary infrastructure to encourage the development and redevelopment opportunities in the existing and expanded CRA areas. Place particular emphasis on stormwater facilities, roadway reconstruction, and utility access as essential elements to housing and economic development.

Based on these Strategic Themes as an organizing Framework, actions have been identified and prioritized through the public engagement process. As a result of the various community inputs, the following Strategic Initiatives have been identified as key catalysts for downtown's future:

1. **Bring** the long-discussed Rails-to- Trail development project on the CSX abandoned right-of-way to reality.
2. **Determine** the best alternative for redirecting truck traffic off of Main Street.
3. **Invest** in infrastructure that improves walkability, safety, parking, and lighting that enhances the overall appearance of downtown.
4. **Support** catalytic private investment opportunities, such as the Extreme Exposure lodging development and the development of repurposing the "Peanut Mill" site into a multi-use development. Both sites are located along Railroad Avenue and adjacent to proposed trail.
5. **Establish** public/private partnerships to develop a multi-faceted, ongoing marketing initiative and puts High Springs' "Best Face Forward".
6. **Develop** a Master Plan for the publicly owned property surrounding City Hall to better utilize the area for quality civic, cultural, recreational, and governmental purposes.

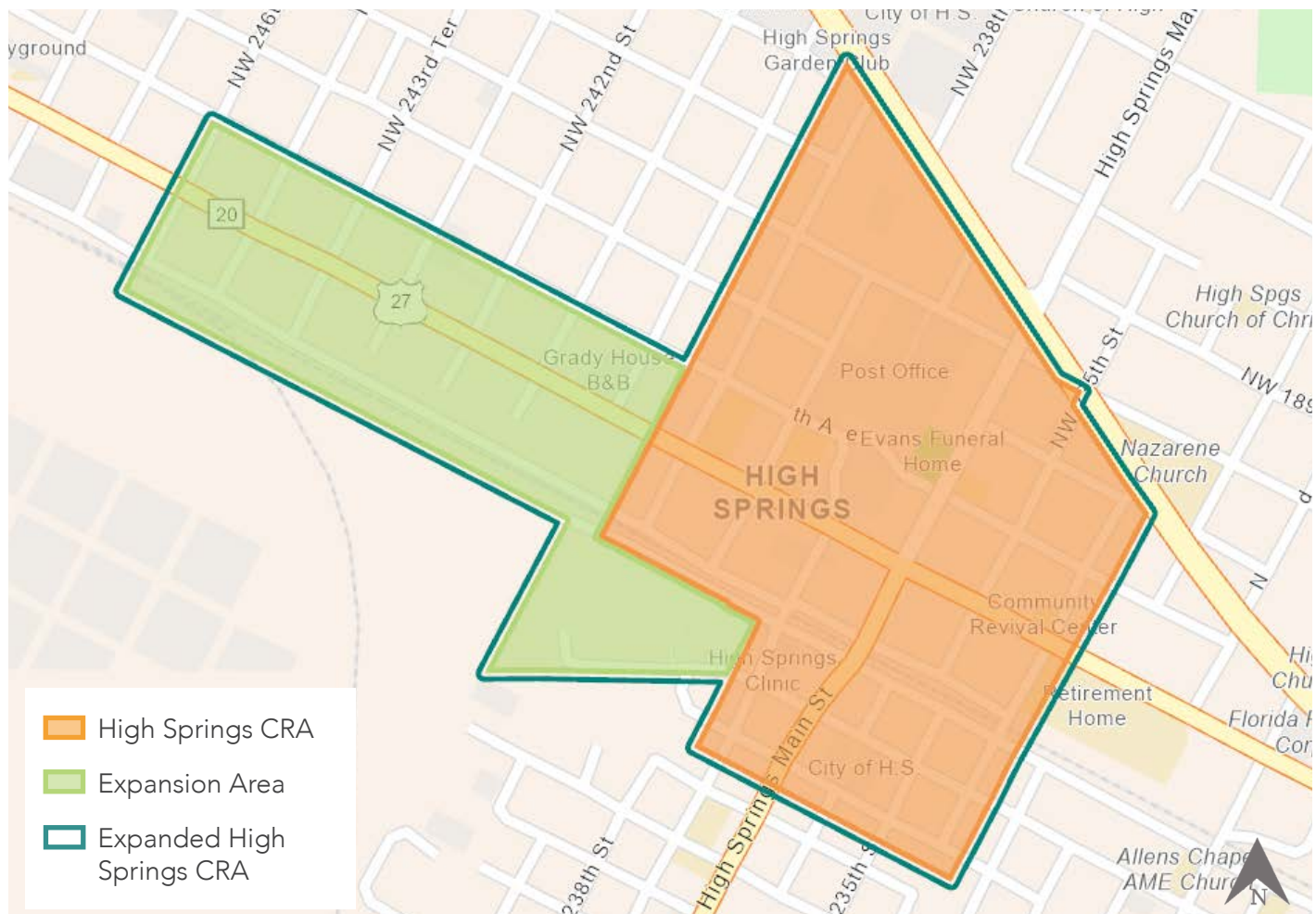
1/ONE: Background

1.1 Defining the Area

The City of High Springs ("City") is located in northwest Alachua County ("County"), at the tip of Union, Columbia, and Gilchrist Counties and separated by the Santa Fe River. There are two bridges that enable residents and visitors in North Central Florida to cross the river and travel through Florida and the region. The City is the cave diving capitol in the world, as well as home to the largest collection of first-magnitude freshwater springs in the world. The City is the gateway to the crystal-clear springs that draw visitors for swimming, snorkeling, cave diving, diving, canoeing and exploring. As of year-end 2022, the City had an estimated population of 6,919 and a median household income of \$78,720.

The High Springs CRA is located within the City and is generally bounded by NW U.S. Highway 441 to the north, and up to the first parcels east of NW 234th Street, the first parcels west of NW 239th Street, and the first parcels south of NW 184th Place. The Expansion Area, as illustrated in the map below (see Figure 1), is located on the west side of the original CRA and is generally bounded by NW 187th Avenue to the north, NW 246th Street to the west, and NW 184th Road to the south. As of year-end 2022, the entire CRA, including the Expansion Area, had an estimated population of 184 and 60 total households, with a median household income of \$75,000 and a per capita income of \$36,715.

Figure 1. High Springs CRA Boundaries



1.2 High Springs CRA History

The High Springs Community Redevelopment Agency ("Agency") is a public entity created by the City in December 1986 to implement the community redevelopment activities outlined under F.S., Chapter 163. The CRA created by the Agency, which encompasses approximately 109 acres, has been served by the 1986 High Springs CRA Redevelopment Plan ("Redevelopment Plan").

The Redevelopment Plan serves as a primary guide for all CRA activities. The CRA was scheduled to "sunset" in December 2016. However, per the Interlocal Agreement between the County Board of County Commissioners ("BCC"), the City, and the CRA, dated July 5, 2016, the CRA was extended by 15 years, with an option for an additional 15-year extension with approval by the County BBC. Following the extension of the CRA, a 2018 CRA Master Plan was adopted to replace the 1986 Master Plan. As stipulated by the Interlocal Agreement, the 2018 Master Plan will remain in effect through Fiscal Year 2030/2031. It is recommended that as a result of the adoption of this 2023 Plan update, the time frame be extended to 2046.

The mission of the CRA is to bring about the economic revitalization of an established target district; to create a re-investment environment that attracts private investors into the district; and to promote improvements within the redevelopment district through renovation and restoration of buildings as well as through new construction.

The mission is also to acquire the funding necessary to make infrastructure improvements that attract investment dollars and improve the assessed taxable value of district properties and assist the Chamber of Commerce and City merchants in their efforts to market the CRA's businesses.

The CRA plays an essential role in the vitality and success of the City as a whole. As the center of entertainment, commerce, and civic activities, the district represents the identity of the City to the local community, the County, and Florida.

The CRA is committed to improving the quality of life for its citizens—allowing for a dynamic and diverse community where people of all ages, ethnicities, and incomes have opportunities to find quality housing, jobs, goods, services, and cultural amenities. Through creativity, innovation, hard work, and persistence, the CRA will bring redevelopment and reinvestment to the community through socially, economically, and environmentally sustainable methods, in order to help create a beautiful and vibrant district which reflects the assets and the character of the City as a whole.

The CRA saw a 17% increase in revenues generated from property taxes from Fiscal Year ("FY") 2020/2021 to FY 2021/2022. FY 2021/2022 property tax revenues were the greatest achieved over the last three fiscal years, as represented below.

- 2019/2020 – \$214,400
- 2020/2021 – \$228,900
- 2021/2022 – \$268,100

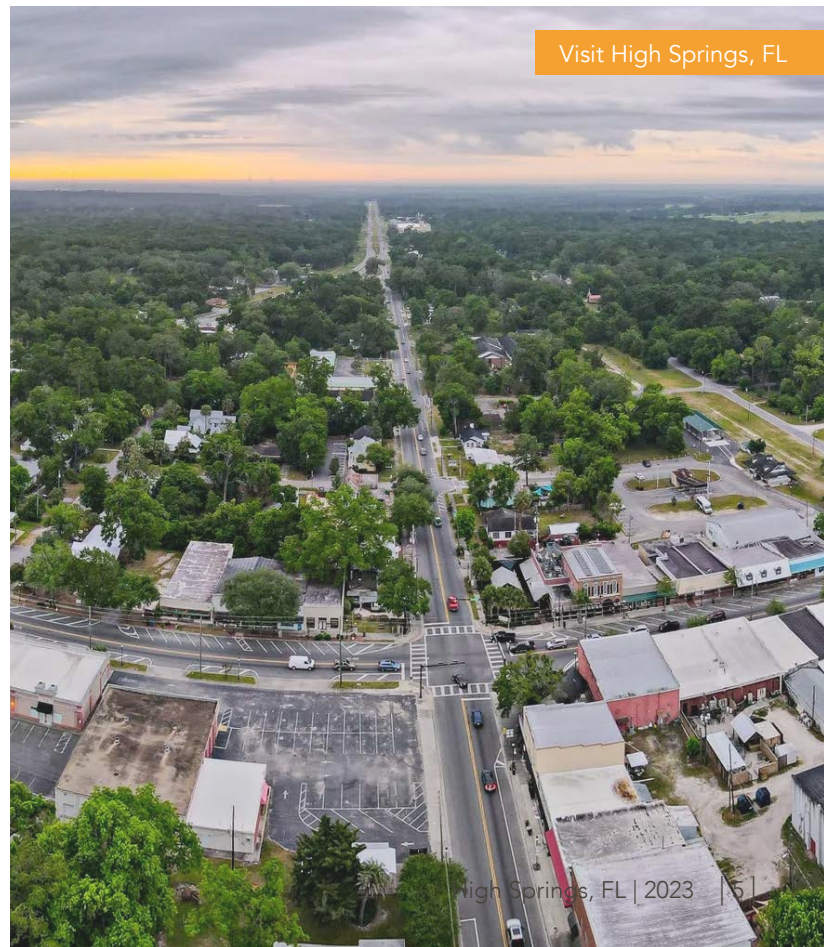
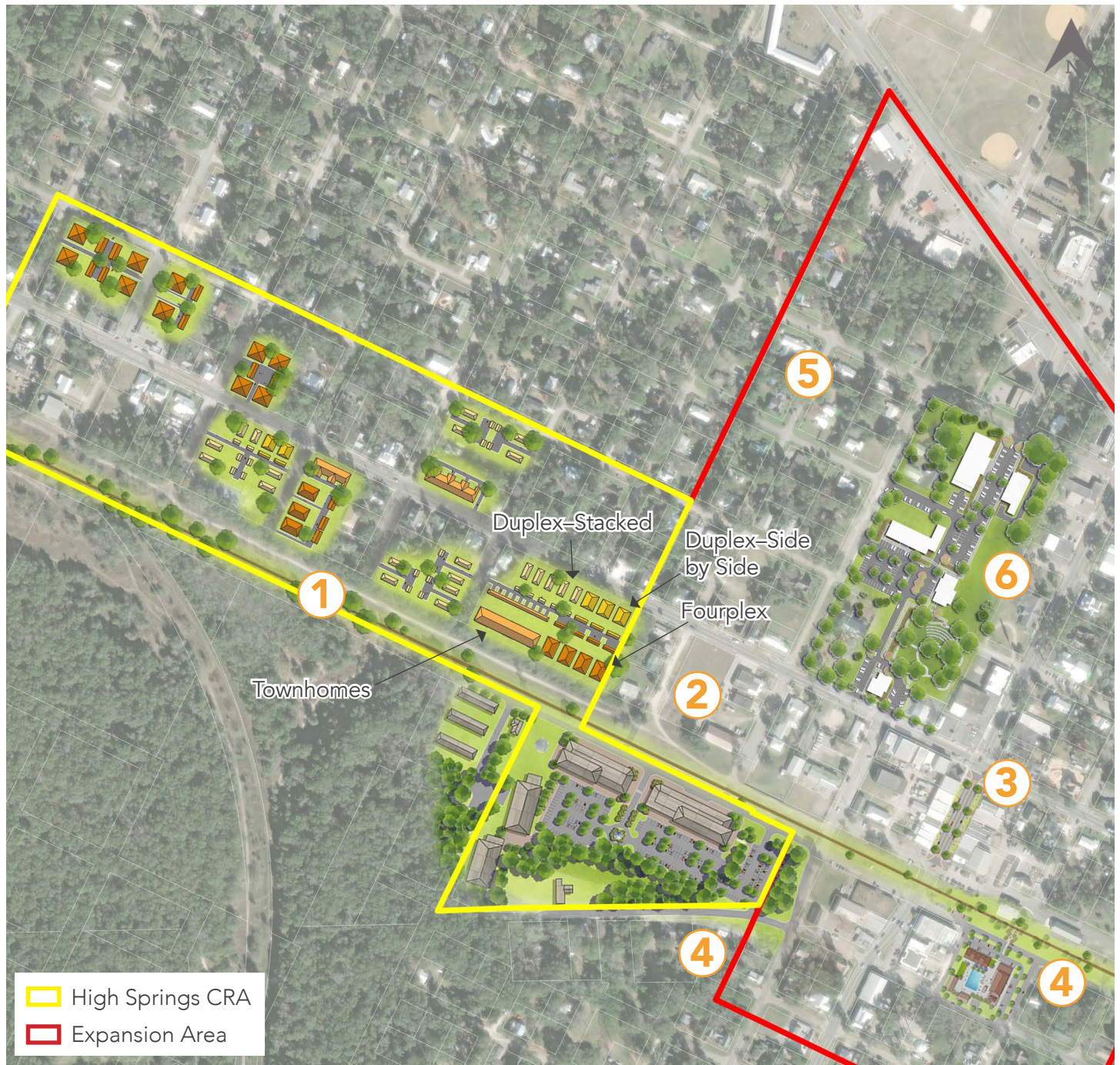


Figure 2. High Springs CRA Site Plan



Per the recommendations in the Strategic Plan, the priority projects and programs are listed as follows:

1. **Bring** the Rail-to-Trail development to reality through downtown.
2. **Determine** the best alternative to redirect truck traffic off Main Street.
3. **Invest** in infrastructure that improves the overall appearance of downtown.
4. **Support** catalytic private development opportunities along Railroad Avenue.
5. **Establish** public/private partnerships to market the community.
6. **Develop** Master Plan for Civic Campus property.

1.3 Projects and Progress

The Strategic Plan's redevelopment themes, identified through the public engagement process, provided direction for investments into the CRA. The following is a list of these recently initiated projects and their support of the respective themes.

Economic Development

- Updated the facade grant program increasing the potential grant award to \$10,000.
- Awarded facade grants to five businesses.
- Received a state grant of \$1,040,450 to assist in the purchase and preservation of the Priest Theatre.
- Currently developing a retail strategy to recruit businesses downtown.

Sense of Place and Appearance

- Made major landscaping improvements throughout downtown.
- Initiated a downtown lighting project for the installation of new LED lights to existing light fixtures to add illumination to the core area.
- As part of supporting the overall sense of place activities, the Farmers Market is currently under review as to its potential enhancement.

Transportation, Mobility, and Access

- Sidewalk improvements along Railroad Avenue.
- Installed LED flashing Pedestrian Crosswalk System at NW 185th Road and Main Street.
- Collaborated with local business to install the

initial EV charging station.

- Initiated downtown parking plans.

Infrastructure and Utility

- Upgraded lighting.
- Made enhancements to curb, gutter, and drainage on Railroad Avenue.

Keepers of the Vision

- Added new sets of banners in expanding outdoor banner program for downtown.
- Continued to support holiday activities with various civic partners.
- Renewed billboard display on I-75 promoting community.
- Initiated the publication of a shopping, dining and lodging guide to support businesses' "Shop Local" Program.

Civic and Open Space

- Completed a facilities inventory and needs assessment for civic police station, City Hall, and other publicly owned properties.
- Initiated a Civic Campus Master Plan for the eight acres of city property around City Hall.

This 2023 Plan update follows the input and recommendations documented in the 2021 CRA Strategic Plan. The following elements of the Strategic Plan are incorporated in this 2023 Plan update.



High Springs, FL

1.4 Public Engagement

The planning process and community input sessions consisted of the consultant team spending a number of hours “listening and learning” from various segments of the community. These sessions were conducted in March, April, and May 2023, and included one-on-one interviews with downtown property owners, civic leaders, and business proprietors. Also solicited was input from the City’s elected officials and senior staff.

In addition, a community workshop was held early on to provide additional opportunities to solicit ideas, goals, and aspirations. A project-specific website, *High Springs Tomorrow*, was launched to expand the means in which residents and other interested parties could provide their perspective on how the CRA and downtown can develop to enhance the community’s development potential.

1.5 Community-Based Themes

Public engagement input was conducted through interviews and workshops that provided valuable feedback, based on a diverse set of questions that addressed a variety of topics, such as:

- Community Character
- Infrastructure Needs
- Business Environment
- Public Infrastructure
- Future Growth Opportunities

From the public input and feedback, the consultant team was able to identify common themes that stem from the areas of focus listed above. Within these common themes, information was provided about desired priorities, as well as ideas and examples for future growth. The common themes are summarized in the following sections. Additional ideas and examples provided by the community included further identifying opportunities available to the City.

1.6 Public Input Analysis

The consultant team’s analysis of community feedback, common themes from the interviews and workshop, and proposed ideas and projects revealed important information to consider in the strategic CRA planning process. The information has been organized into categories that emphasize the strengths of the City, while also outlining the opportunities and concerns communicated by various sources.

DOWNTOWN HIGH SPRINGS’ STRENGTHS

- Scale and “hometown feel.”
- Proximity to Santa Fe River and numerous springs.
- CSX right-of-way trail corridor potential.
- Core businesses that continue to invest in community.
- Advantages of being near University of Florida assets.
- Natural recreation/open space options.

FOCUS GROUP CONCERNS

- Maintain small-town community character.
- Infrastructure upgrade needs.

- Overall appearance of downtown/ public realm maintenance.
- Truck traffic impact on downtown.
- Disjointed messaging of community’s assets.
- Lack of businesses and services that attract and retain new and existing residents.
- City leadership’s slow approach to development opportunities.

FUTURE OPPORTUNITIES

- Developing the trail corridor on CSX right-of-way.
- Infill Development Sites (Extreme Exposure/ Peanut Mill Sites).
- Enhancing Main Street/Downtown Core.
- Entrepreneurial opportunities for new businesses based around eco/ recreational tourism.
- Create entertainment opportunities for residents and visitors of all ages.
- Developing a “Civic Campus” on City Hall site.
- Collaborating on comprehensive marketing program.

1.7 Community Redevelopment Act

The Community Redevelopment Act assists local governments in the prevention and elimination of slums and blight that contribute substantially and increasingly to the spread of disease and crime; constitute an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues; substantially impair growth; hinder the provision of housing accommodations; aggravate traffic problems; and substantially hamper the elimination of traffic hazards and the improvement of traffic facilities.

The following Florida Statutes ("F.S.") define slum and blight conditions, their specific effects, and the intentions of the community redevelopment regime as a tool for implementing policy and programs:

1 | F.S. Chapter 163.335(1) ...[slum and blighted areas] constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

2 | F.S. Chapter 163.335(2) ...certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and

that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of the property in such areas.

3 | F.S. Chapter 163.335(3) ...powers conferred by this part are for public uses and purposes for which public money may be expended and police power exercised, and the necessity in the public interest for the provisions herein enacted is declared as a matter of legislative determination.

4 | F.S. Chapter 163.335(5) ...the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefor and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns...

5 | F.S. Chapter 163.335(6) ...there exists in counties and municipalities of the state a severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety, and welfare of the residents of such counties and municipalities and retards their growth and economic and social development; and that the elimination or improvement of such condition is a proper matter of state policy and state concern is for a valid and desirable public purpose.

The CRA possesses the authority to govern the course of action concerning the redevelopment and rehabilitation of the area, and further, in the corporate limits of the City in the case that the City's governing body has acceded in the Redevelopment Plan set forth by the City.

1.8 Finding of Necessity: Expansion Area

The purpose of the High Springs Finding of Necessity ("FON") was to provide data that documents potentially blighting conditions, as defined in F.S. Chapter 163(III), also known as the "Redevelopment Act", within the High Springs CRA. If the determination of such conditions of blight can be established based on the statutory definitions set forth in the Redevelopment Act, the CRA can be created, or in this case expanded, in conjunction with preparation and adoption of an updated Master Redevelopment Plan.

The initiative to expand the CRA and update the Redevelopment Plan arises from the need to stimulate reinvestment in the area and identify new funding sources to improve existing conditions. The existing conditions of available development sites inhibit further growth. A redevelopment initiative is necessary to identify new market potential for the area and subsequently kick start upgrades to the infrastructure, commercial and residential uses, and overall physical appearance.

Before targeting prospective private sector investors to the area, blighting influences should be addressed to rebuild the infrastructure necessary to support new investment. Deteriorating conditions of structures, utilities, and general physical environment undermine economic development efforts and impede improvement of the area. Symptomatic of the difficulty to attract investment to the area is reflected in the extreme vegetation overgrowth on numerous available parcels.

Removing blight is essential to remain competitive in the economic marketplace. This analysis addresses an expansion of the CRA due to present blight conditions in adjacent areas. The FON supported the CRA's need for redevelopment. The 2023 Redevelopment Plan update specifies the desired improvement projects and implementation steps, funded in part by tax increment revenues designated to the proposed CRA Expansion Area.



DECLARATIONS AND PROCESS

The initial step in changing the boundary of a CRA is to document the existing conditions within the proposed expansion area. This analysis summarizes the extent and effects of blight that deteriorate the economic, social, and physical elements of the proposed Expansion Area.

FINDING OF NECESSITY

The FON was intended to be adopted by the High Springs City Commission to both support the update of the CRA Master Plan and expand the CRA boundary. The FON, as set forth in F.S. Section 163.355, is a tool for assessing an area on blighting influences and how these conditions affect the area's economic viability, relative to the City and County.

Two explicit pathways exist for verifying the existence of blight under F.S. Chapter 163, sufficient to warrant the full application of redevelopment powers conveyed by such a designation.

Alternative One

Involves the layering of two tests. The first test is broadly conditional, and the second test is criteria specific. Both tests must conclude that the described conditions exist affirmatively.

- The Alternative One test requires that an area identified as blighted contain a "substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property." Recent court decisions affirm that "structures" include infrastructure.
- The second Alternative One test then affirms that the area must be one in which *two or more* of the following factors are present:
 - Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
 - Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
 - Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
 - Unsanitary or unsafe conditions.
 - Deterioration of site or other improvements.

- Inadequate and outdated building density patterns.
- Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- Tax or special assessment delinquency exceeding the fair value of the land.
- Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- Incidence of crime in the area higher than in the remainder of the county or municipality.
- Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- A greater number of violations of the Florida Building Code in the area than those recorded in the remainder of the county or municipality.
- Diversity of ownership or defective or unusual conditions of title, which prevents the free alienation of land within the deteriorated or hazardous area.
- Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- A substantial number or percentage of properties damaged by sinkhole activity that has not been adequately repaired or stabilized.

Alternative Two

Involves interlocal agreement or resolution by which all relevant taxing authorities and the CRA agree that the area is blighted. Where such agreement exists, the jurisdiction seeking to designate a redevelopment area needs to pass a less rigorous test. As in "Alternative One", this test relates to specific criteria, and it must conclude affirmatively that at least one of the factors identified in paragraphs (a) through (o) of F.S. Chapter 163.340(8) are present.

The FON report focused on the requirements of Alternative One, including the first and second tests. The documentation of the proposed CRA Expansion Area conditions execute the first test and second test of Alternative One (in that order), following the process set forth within F.S. Chapter 163, Part III.

EXPANDED AREA

This section assesses the characteristics of the land and developed properties within the proposed CRA Expansion Area, and documents conditions through location-specific photographs verifying a “substantial number of deteriorated or deteriorating structures.” With reference to blight criteria, it addresses the following:

- Existing Land Use Characteristics
- Building Conditions and Photographic Documentation
- Transportation, Road, and Traffic Conditions

The following details the total parcels and acreages represented in the existing CRA, the Expansion Area, and the overall expanded High Springs CRA as identified by the Alachua County Property Appraiser (“ACPA”).

High Springs CRA

Encompasses 209 parcels, and about 107 acres of property. Of these 107 acres, only about 74 acres are platted and identified as parcels by the ACPA. The remaining 33 acres are made up of roadways, rights-of-way, and other non-parceled land.

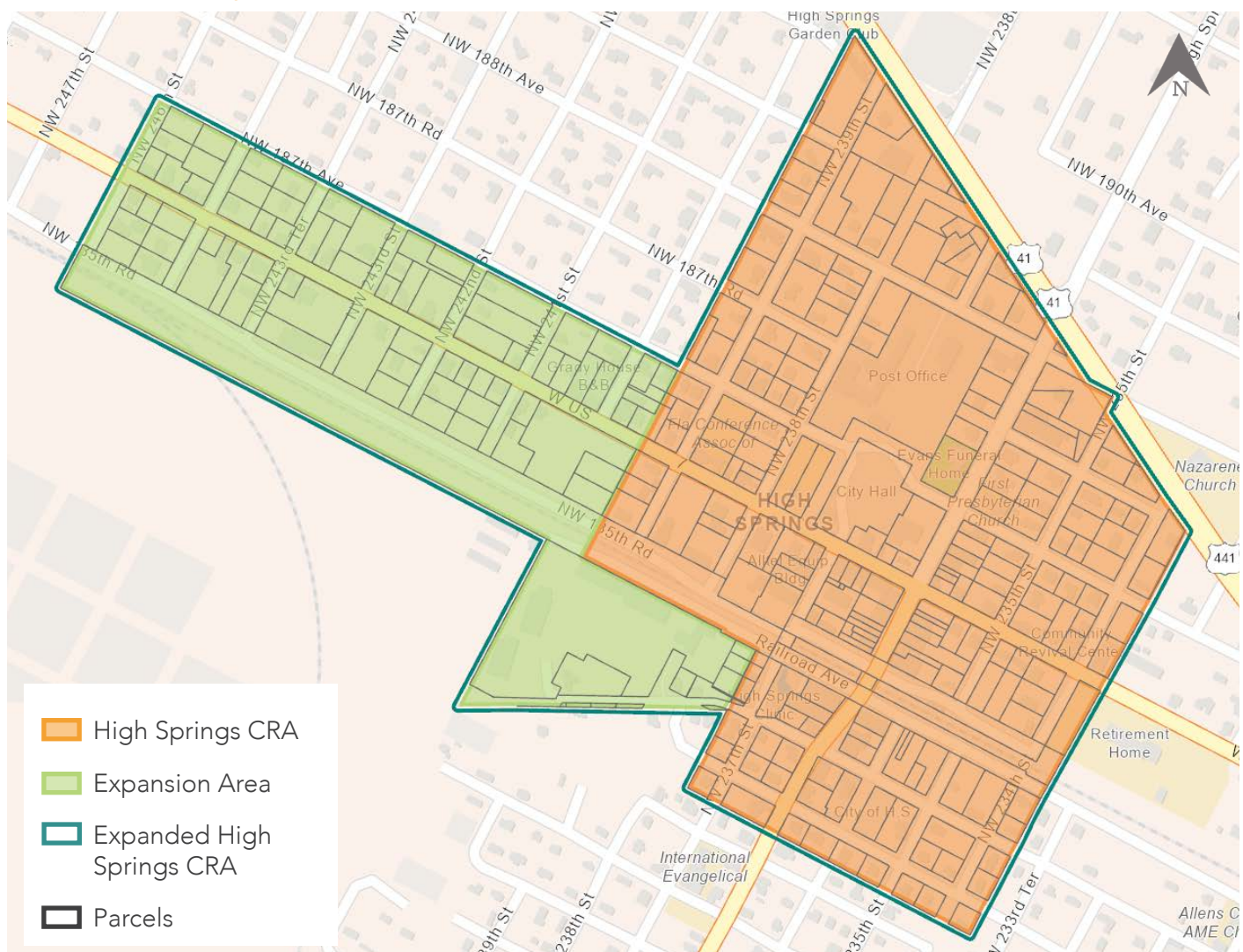
Expansion Area

Encompasses 87 parcels, and about 58 acres. Of these 58 acres, only about 52 acres are platted and identified as parcels by the ACPA. The remaining 6 acres are made up of roadways, rights-of-way, and other non-parceled land.

Expanded High Springs CRA Redevelopment Area

Encompasses 296 parcels, and about 165 acres of property. Of these 165 acres, only about 126 acres are platted and identified as parcels by the ACPA. The remaining 39 acres are made up of roadways, rights-of-way, and other non-parceled land.

Figure 3. Parcel Map



Comparing Land Use Categories

Comparing land use categories can show how the broader uses are represented within the proposed Expansion Area. Table 1 below illustrates the grouping of similar land use categories to

represent the major land uses, such as Single Family ("SF") Residential, Multi-Family ("MF") Residential, Commercial, Industrial, and Vacant land.

Table 1. Expanded High Springs CRA Land Use Mixture Summary

Land Use	Parcels		Acreage		Taxable Value (NSD)	
	Total Count	Capture	Total	Capture	Total Value	Capture
SF Residential	131	44.3%	43.7	34.6%	\$6,827,530	26.2%
MF Residential	4	1.4%	1.3	1.0%	\$437,098	1.7%
Commercial	75	25.3%	21.4	17.0%	\$12,930,832	49.6%
Industrial	6	2.0%	11.3	9.0%	\$1,318,074	5.1%
Institutional	14	4.7%	4.8	3.8%	\$3,409,302	13.1%
Governmental	7	2.4%	10.6	8.4%	\$-	0.0%
Other	9	3.0%	16.8	13.3%	\$169,837	0.7%
Vacant:						
Commercial	23	7.8%	6.3	5.0%	\$726,092	2.8%
Governmental	8	2.7%	5.5	4.4%	\$-	0.0%
Industrial	4	1.4%	1.5	1.2%	\$14,000	0.1%
Residential	15	5.1%	2.8	2.2%	\$262,888	1.0%
Total	296	100.0%	126.1	100.0%	\$26,095,653	100.0%

Sources: Florida Department of Revenue ("FDOR"); Sales Tax Collections Year-End 2021; GAI Consultants.

All improved single family residential represent roughly 44% of the total parcels within the proposed CRA Expansion Area, compose 34% of the total acreage, and account for 26% of the total taxable value within the Expansion Area. The majority (roughly 88%) of residential properties are owner occupied, as opposed to renter occupied, and roughly 95% of housing units were built prior to 2010.

All improved commercial uses (retail, restaurant, office, tire sales, auto repair, etc.) represent roughly 29% of the total parcels within the Expansion Area, compose 17% of the total acreage, and account for 50% of the total taxable value within the Expansion Area. All improved industrial uses (warehouse, light industrial, storage, etc.) represent roughly 2% of the total parcels within the Expansion Area, compose 9% of the total acreage, and account for 5% of the total taxable value within the Expansion Area.

All institutional uses (churches, funeral homes, private schools, etc.) represent roughly 5% of the

total parcels within the Expansion Area, compose 4% of the total acreage, and account for 13% of the total taxable value within the Expansion Area. Governmental uses (City Hall, post office, County property, etc.) represent roughly 2% of the total parcels within the Expansion Area, compose 8% of the total acreage, and are not taxable.

Other uses (decommissioned railway, municipal land, etc. represent roughly 3% of the total parcels within the Expansion Area, compose 13% of the total acreage, and account for less than 1% of the total taxable value within the Expansion Area. All vacant land represents roughly 17% of the total parcels within the Expansion Area, compose 13% of the total acreage, and account for 4% of the taxable value within the Expansion Area.

Figure 4 on the following page illustrates the outlay of the various land uses in the existing CRA boundary and Expansion Area.

The map displays the High Springs CRA and Expansion Area, bounded by NW 247th St to the west, NW 182nd St to the south, and NW 192nd St to the east. The area is divided into various land use zones, each represented by a different color or pattern. A legend in the bottom left corner identifies these zones:

- High Springs CRA and Expansion Area:** Indicated by a black outline.
- SF Residential:** Yellow.
- MF Residential:** Orange.
- Commercial:** Red.
- Industrial:** Grey.
- Institutional:** Dark Green.
- Governmental:** Light Blue.
- Other:** Light Green.
- Vacant:** Hatched pattern.

The map shows a mix of these zones, with SF Residential being the most prevalent. Commercial zones are scattered throughout, particularly along major roads like NW 187th Rd and NW 184th Ave. Industrial zones are located in the southern part of the area. A large hatched area in the center represents vacant land. The map also shows several streets, including NW 247th St, NW 246th St, NW 244th St, NW 243rd Ter, NW 243rd St, NW 242nd St, NW 241st St, NW 240th St, NW 239th St, NW 238th St, NW 237th St, NW 236th St, NW 235th St, NW 234th St, NW 233rd St, NW 232nd St, NW 231st St, NW 230th St, NW 229th St, NW 228th St, NW 227th St, NW 226th St, NW 225th St, NW 224th St, NW 223rd St, NW 222nd St, NW 221st St, NW 220th St, NW 219th St, NW 218th St, NW 217th St, NW 216th St, NW 215th St, NW 214th St, NW 213th St, NW 212th St, NW 211th St, NW 210th St, NW 209th St, NW 208th St, NW 207th St, NW 206th St, NW 205th St, NW 204th St, NW 203rd St, NW 202nd St, NW 201st St, NW 200th St, NW 199th St, NW 198th St, NW 197th St, NW 196th St, NW 195th St, NW 194th St, NW 193rd St, NW 192nd St, NW 191st St, NW 190th St, NW 189th St, NW 188th St, NW 187th St, NW 186th St, NW 185th St, NW 184th St, NW 183rd St, NW 182nd St, NW 181st St, NW 180th St, NW 179th St, NW 178th St, NW 177th St, NW 176th St, NW 175th St, NW 174th St, NW 173rd St, NW 172nd St, NW 171st St, NW 170th St, NW 169th St, NW 168th St, NW 167th St, NW 166th St, NW 165th St, NW 164th St, NW 163rd St, NW 162nd St, NW 161st St, NW 160th St, NW 159th St, NW 158th St, NW 157th St, NW 156th St, NW 155th St, NW 154th St, NW 153rd St, NW 152nd St, NW 151st St, NW 150th St, NW 149th St, NW 148th St, NW 147th St, NW 146th St, NW 145th St, NW 144th St, NW 143rd St, NW 142nd St, NW 141st St, NW 140th St, NW 139th St, NW 138th St, NW 137th St, NW 136th St, NW 135th St, NW 134th St, NW 133rd St, NW 132nd St, NW 131st St, NW 130th St, NW 129th St, NW 128th St, NW 127th St, NW 126th St, NW 125th St, NW 124th St, NW 123rd St, NW 122nd St, NW 121st St, NW 120th St, NW 119th St, NW 118th St, NW 117th St, NW 116th St, NW 115th St, NW 114th St, NW 113rd St, NW 112nd St, NW 111st St, NW 110th St, NW 109th St, NW 108th St, NW 107th St, NW 106th St, NW 105th St, NW 104th St, NW 103rd St, NW 102nd St, NW 101st St, NW 100th St, NW 99th St, NW 98th St, NW 97th St, NW 96th St, NW 95th St, NW 94th St, NW 93rd St, NW 92nd St, NW 91st St, NW 90th St, NW 89th St, NW 88th St, NW 87th St, NW 86th St, NW 85th St, NW 84th St, NW 83rd St, NW 82nd St, NW 81st St, NW 80th St, NW 79th St, NW 78th St, NW 77th St, NW 76th St, NW 75th St, NW 74th St, NW 73rd St, NW 72nd St, NW 71st St, NW 70th St, NW 69th St, NW 68th St, NW 67th St, NW 66th St, NW 65th St, NW 64th St, NW 63rd St, NW 62nd St, NW 61st St, NW 60th St, NW 59th St, NW 58th St, NW 57th St, NW 56th St, NW 55th St, NW 54th St, NW 53rd St, NW 52nd St, NW 51st St, NW 50th St, NW 49th St, NW 48th St, NW 47th St, NW 46th St, NW 45th St, NW 44th St, NW 43rd St, NW 42nd St, NW 41st St, NW 40th St, NW 39th St, NW 38th St, NW 37th St, NW 36th St, NW 35th St, NW 34th St, NW 33rd St, NW 32nd St, NW 31st St, NW 30th St, NW 29th St, NW 28th St, NW 27th St, NW 26th St, NW 25th St, NW 24th St, NW 23rd St, NW 22nd St, NW 21st St, NW 20th St, NW 19th St, NW 18th St, NW 17th St, NW 16th St, NW 15th St, NW 14th 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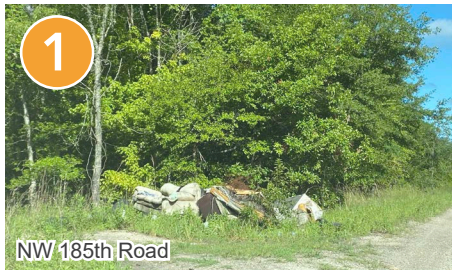
For the purposes of the FON, a dilapidated structure is defined as one that is not safe for occupation. Dilapidated structures exhibit roof holes and leaks; more than half of the windows boarded up; structural damage; eroded exterior paint that shows stucco and cracks; rotted wood; fallen fences; and signs of property abandonment.

Dilapidated and deteriorated structures were identified through a site inspection of the Expansion Area conducted in July 2022; these sites within the County and City are identified on the following pages.

14 | High Spring Community Redevelopment Plan Update

Site Assessment

Trash Dumping & Accumulation
(couches, furniture, etc.)



Unpaved Intersection



Code Violation:
Outdoor Storage



Damaged Right-of-Way,
Lack of Curb & Gutter



Neglect of Landscaping, Vacant
Lot



Neglect of Landscaping, Vacant
Lot

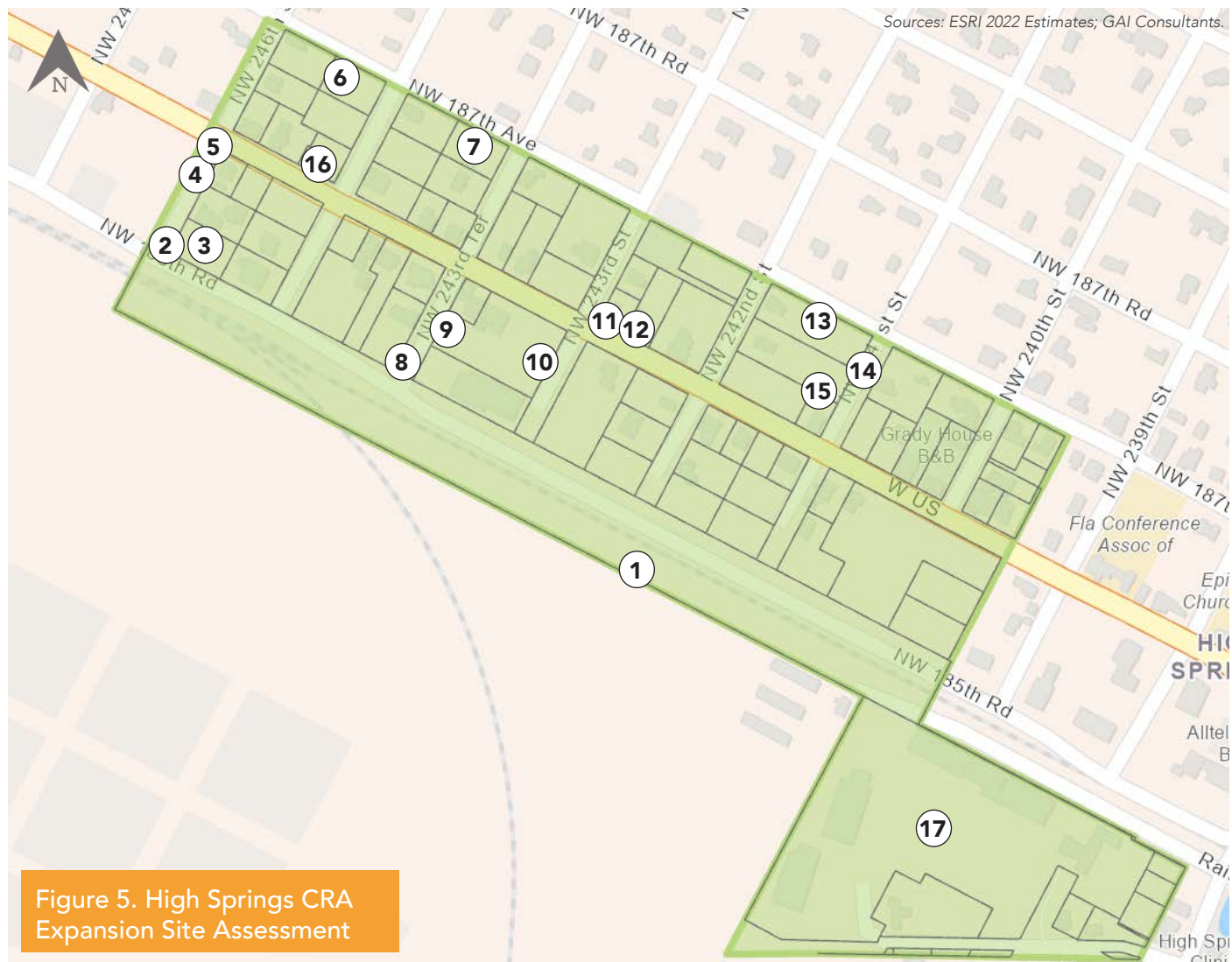
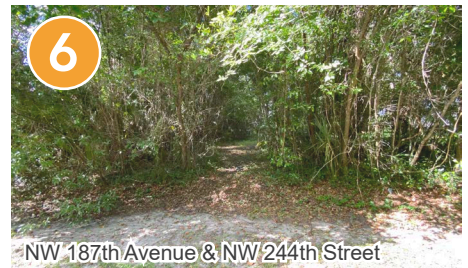


Figure 5. High Springs CRA
Expansion Site Assessment

Site Assessment Continued

Dilapidated Structure,
Trash Dumping & Accumulation



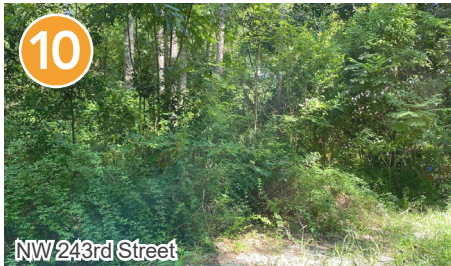
Unpaved Intersection



Dilapidated Fence,
Neglect of Landscaping



Neglect of Landscaping,
Vacant Lot



Obstructed Sidewalk,
Neglect of Landscaping



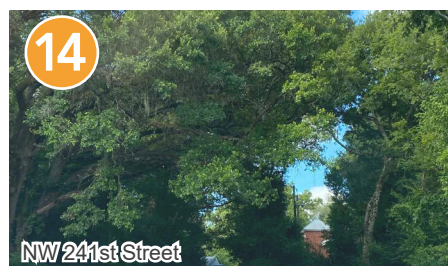
Dilapidated Structure,
Trash Accumulation



Neglect of Landscaping,
Vacant Lot



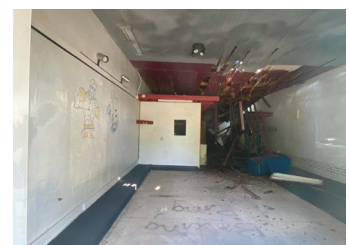
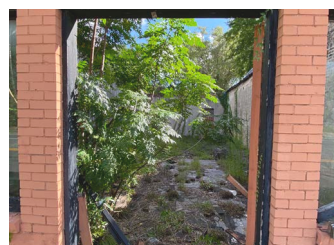
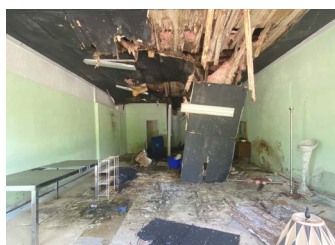
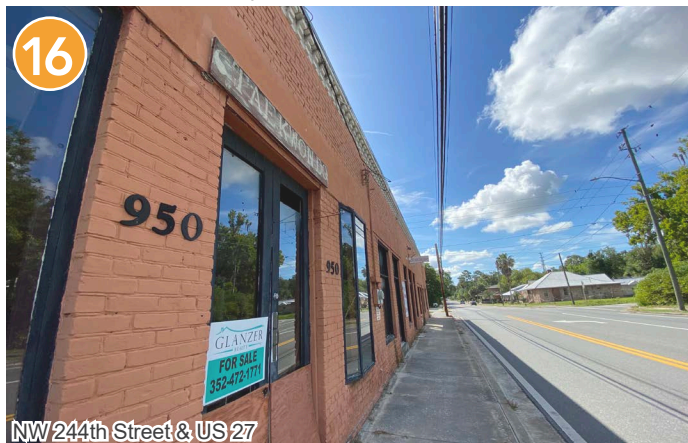
Damaged Right-of-Way,
Neglect of Landscaping



Dilapidated Structure,
Trash Accumulation



Abandoned & Dilapidated Structure, Debris Accumulation

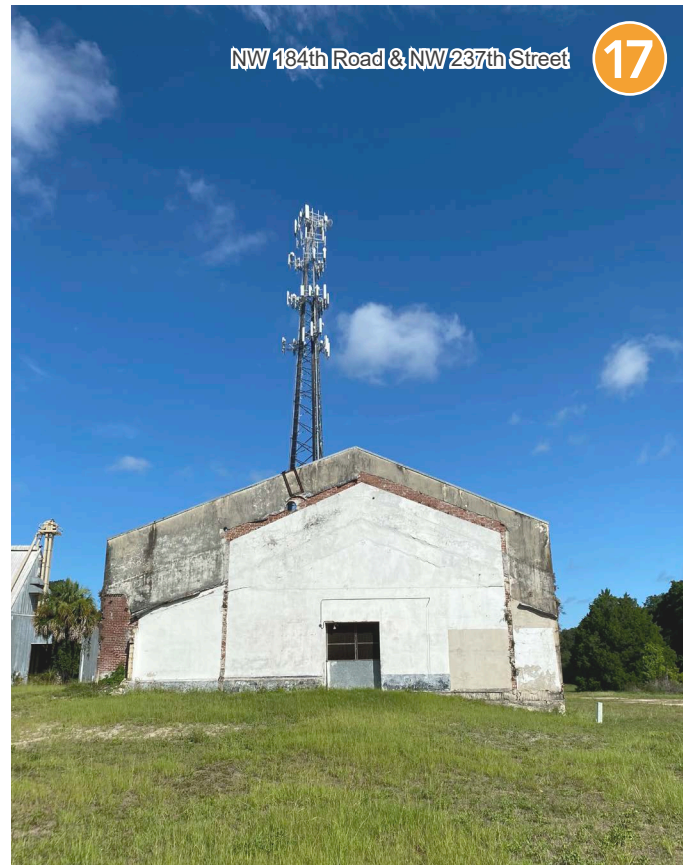
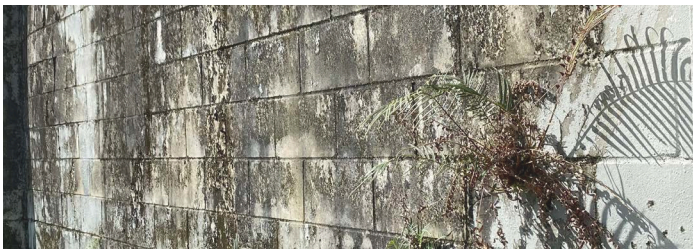


Site Assessment Continued

Abandoned & Dilapidated Structure



Health Hazards



Existing Land Use Characteristics

A visual analysis of the Expansion Area indicated a significant number of properties that could be classified as dilapidated or deteriorated.

Several structures exhibited qualities of dilapidation, including boarded-up windows, eroding foundation, and property abandonment. In addition, the structures documented could be classified as deteriorated properties, due to the general neglect from property owners and the apparent need of maintenance to prevent hazardous conditions.

The area also exhibited an accumulation of trash and unmanaged vacant lots. In addition, there was evidence of a lack of curb, gutter, and sidewalks.



Transportation, Road, and Traffic Conditions

Curbs, gutters, sidewalks, and bike lanes are generally absent throughout the Expansion Area. With the absence of sidewalks, pedestrian crossings, and bike lanes, the environment is not conducive for walking, jogging, or bicycling. Furthermore, other improvements, such as street light fixtures, pavement markings, and pedestrian signs generally are missing or need repairs/upgrading.

The lack of bike lanes forces cyclists into the lanes of traffic or onto sidewalks, both of which put the cyclists and pedestrians in danger. The absence of pedestrian and bike transportation infrastructure is evidence of an inadequate transportation system in the Expansion Area

NW 185th Road/Railroad Avenue, High Springs, FL



FINDING OF NECESSITY CONCLUSION

The FON assessed conditions of blight in the CRA Expansion Area to aid in the preparation of an updated CRA Redevelopment Plan.

Providing the basis for the CRA Redevelopment Plan, in accordance with F.S. Chapter 163.355, a detailed examination of existing land use characteristics and other indicators is required. Working with City staff, GAI prepared the FON report in August 2022, conducted field surveys, and analyzed the data, in a manner consistent with Florida Statutes, and found that the CRA Expansion Area did meet the requirements necessary to support an expansion of the CRA.

In the context of assessing substantial deterioration under the Redevelopment Act, the term “structure” reasonably includes buildings in the designated area and the infrastructure built or constructed previously and now incapable of supporting any substantial development.

Assessment of Substantial Deterioration

The Community Redevelopment Act provides little specific criteria or guidance in F.S. Chapter 163.340(8) regarding the definition or attributes of

“deteriorating structures” other than that implied. Instead, it provides a series of indicators, which, in the aggregate, are assumed to lead to economic, physical, or social distress. The representative examples of residential and commercial structures speak to the context of the CRA Expansion Area and are functionally deteriorated and rendered both functionally and physically obsolete in their current condition.

The infrastructure upon which the long-term economic stability of the CRA Expansion Area is generally deficient, absent, or deteriorated beyond a level that justifies repair or maintenance. The overall conditions in the Expansion Area are such that they combine to create a context of functional and physical deterioration conducive to economic, physical, and social distress. The conditions and circumstances documented in the FON report, and readily observable in the Expansion Area, evidence a “substantial number of deteriorated, or deteriorating structures” leading to economic distress, which, in their current condition, are certainly capable of endangering life and property if not substantially modified, retrofitted, repaired, rebuilt, or redeveloped entirely.

Blight Factors Present within the Expansion Area

Of the 15 conditions indicative of blight listed in the Community Redevelopment Act, the analysis indicated such conditions exist in the Expansion Area. The conditions outlined in the FON are hindering the immediate and longer term social, economic, and physical development of the Expansion Area. The findings are based upon a determination that the following criteria of blight have been met, applicable to the Expansion Area.

Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities ("blight") (F.S. Chapter 163.340(8) a)

- Except for a few limited areas, curbs, gutters, and bike lanes are generally disconnected or absent throughout the Expansion Area. With disconnected sidewalks, lack of pedestrian crossings, and shortage of bike lanes, the environment is not conducive for walking, jogging, or bicycling. Furthermore, other improvements, such as street light fixtures, pavement markings, and pedestrian signs, generally are missing or need repairs/upgrading. The absence of pedestrian and bike transportation infrastructure is evidence of an inadequate transportation system in the Expansion Area.
- There are several streets that evidence deterioration, with potholes, failing asphalt, and poor overall maintenance.

Deterioration of site or other improvements ("blight") (F.S. Chapter 163.340(8) e)

- Several commercial structures are in disrepair and in need of maintenance, showing

peeling paint, overgrown vegetation, trash accumulation, cracked foundation, mold, asbestos, pests, and/or an unpleasant face on the street.

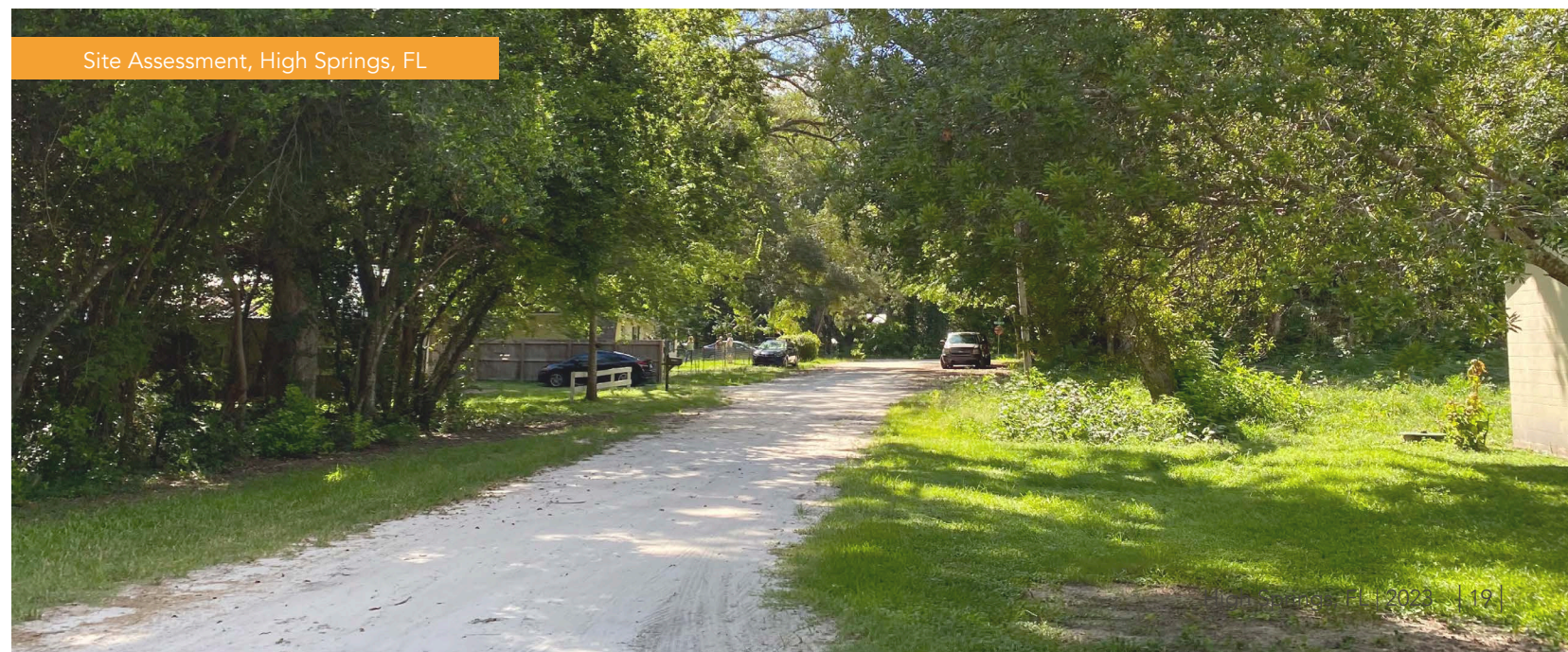
- Vacant and abandoned properties are boarded up.

Unsanitary or Unsafe Conditions ("blight") (F.S. Chapter 163.340(8) d)

Conditions of the Expansion Area are indicative of blight as documented in the FON report. The review provided documentation of blight in the area and, through the Community Redevelopment Act, the area qualifies for assistance in redevelopment efforts and financing of the designated CRA. Government-maintained statistics coupled with staff field observation and documentation of the blighted conditions indicate the current conditions of the Expansion Area "are leading to economic distress or endanger life or property," according to the Community Redevelopment Act. The current conditions of the area impede the immediate and long-term physical, economic, and social development.

The information summarized in the FON report justifies acknowledging the described conditions and adopting the requisite resolution declaring the need for the rehabilitation, redevelopment, and conservation of the Expansion Area in the interest of public health, safety, morals, and welfare.

Site Assessment, High Springs, FL



2/TWO: Existing Conditions

2.1 High Springs CRA Legal Description

The following is a legal description of a tract of land known as the City of High Springs Community Redevelopment District, located within the City of High Springs, Section 34 of Township 7 South, Range 17 East and in Section 3, Township 8 South, Range 17 East, Alachua County, Florida, being more particularly described as follows and illustrated in the map in Appendix A:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NW 187TH AVENUE WITH THE WEST RIGHT OF WAY LINE OF NW 246TH STREET, THENCE SOUTHEASTERLY, ALONG THE NORTH LINE OF NW 187TH AVENUE AND A SOUTHEASTERLY PROJECTION THEREOF TO THE CENTER LINE OF THE BLOCKS LYING BETWEEN NW 240TH STREET AND NW 239TH STREET; THENCE NORTHEASTERLY, ALONG THE CENTER LINE OF THE BLOCKS LYING BETWEEN NW 240TH STREET AND NW 239TH STREET AND THE NORTHERLY PROJECTION THEREOF, TO THE CENTERLINE OF U.S. HIGHWAY NO. 441; THENCE SOUTHEASTERLY, ALONG THE CENTERLINE OF U.S. HIGHWAY NO. 441 TO THE NORTHERLY PROJECTION OF A LINE 100 FEET EAST AND PARALLEL TO NW 234TH STREET; THENCE SOUTHWESTERLY, ALONG A LINE 100 FEET EAST AND PARALLEL TO NW 234TH STREET AND THE NORTHERLY PROJECTION THEREOF, TO A LINE 100 FEET SOUTH AND PARALLEL TO NW 184TH PLACE; THENCE NORTHWESTERLY, ALONG A LINE 100 FEET SOUTH AND PARALLEL TO NW 184TH PLACE TO THE WEST LINE OF THE EAST 1/2 OF BLOCK 7, RANGE 3, MAP OF THE ESTATE OF MRS. S.C. MOORE IN THE TOWN OF HIGH SPRINGS, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 45, OF THE PUBLIC RECORDS OF AFOREMENTIONED COUNTY; THENCE NORTHEASTERLY ALONG SAID WEST LINE AND THE NORTHERLY PROJECTION THEREOF, TO THE SOUTH RIGHT OF WAY LINE OF NW 184TH ROAD; THENCE WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF NW 184TH ROAD, TO THE EAST RIGHT OF WAY LINE OF NW 241ST STREET; THENCE NORTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF NW 241ST STREET AND A NORTHERLY PROJECTION THEREOF, TO THE CENTERLINE OF ATLANTIC COAST LINE RAIL ROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF ATLANTIC COAST LINE RAIL ROAD RIGHT OF WAY, TO THE SOUTHWESTERLY PROJECTION OF THE WEST RIGHT OF WAY LINE OF AFOREMENTIONED NW 246TH STREET; THENCE NORTHEASTERLY ALONG THE WEST RIGHT OF WAY LINE OF NW 246TH STREET AND THE SOUTHWESTERLY PROJECTION THEREOF, TO THE POINT OF BEGINNING.

2.2 Expansion Area Legal Description

The following is a legal description of a tract of land known as the City of High Springs Community Redevelopment District Expansion Area, located within the City of High Springs, Section 34 of Township 7 South, Range 17 East in Section 3, Township 8 South, Range 17 East, Alachua County, Florida, being more particularly described as follows and illustrated in the map in Appendix A:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NW 187TH AVENUE WITH THE WEST RIGHT OF WAY LINE OF NW 246TH STREET, THENCE SOUTHEASTERLY, ALONG THE NORTH LINE OF NW 187TH AVENUE AND A SOUTHEASTERLY PROJECTION THEREOF TO THE CENTER LINE OF THE BLOCKS LYING BETWEEN NW 240TH STREET AND NW 239TH STREET; THENCE SOUTHWESTERLY, ALONG THE CENTER LINE OF THE BLOCKS LYING BETWEEN NW 240TH STREET AND NW 239TH STREET TO THE CENTERLINE OF ATLANTIC COAST LINE RAIL ROAD RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF THE ATLANTIC COAST LINE RAIL ROAD, TO THE NORTHERLY PROJECTION OF THE WEST LINE OF THE EAST 1/2 OF BLOCK 7, RANGE 3, MAP OF THE ESTATE OF MRS. S.C. MOORE IN THE TOWN OF HIGH SPRINGS, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 45, OF THE PUBLIC RECORDS OF AFOREMENTIONED COUNTY; THENCE SOUTHWESTERLY

ALONG SAID WEST LINE AND THE NORTHERLY PROJECTION THEREOF, TO THE SOUTH RIGHT OF WAY LINE OF NW 184TH ROAD; THENCE WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF NW 184TH ROAD, TO THE EAST RIGHT OF WAY LINE OF NW 241ST STREET; THENCE NORTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF NW 241ST STREET AND A NORTHERLY PROJECTION THEREOF, TO THE CENTERLINE OF ATLANTIC COAST LINE RAIL ROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF ATLANTIC COAST LINE RAIL ROAD RIGHT OF WAY, TO THE SOUTHWESTERLY PROJECTION OF THE WEST RIGHT OF WAY LINE OF AFOREMENTIONED NW 246TH STREET; THENCE NORTHEASTERLY ALONG THE WEST RIGHT OF WAY LINE OF NW 246TH STREET AND THE SOUTHWESTERLY PROJECTION THEREOF, TO THE POINT OF BEGINNING.

2.3 Existing Conditions Map Series

The map series below illustrates the existing land uses, the future land uses, and the zoning of the CRA and the Expansion Area, with the legends

detailing the distribution of total land area by existing land use and/or zoning designation (see Figures 6–8).

Figure 6. Zoning Map

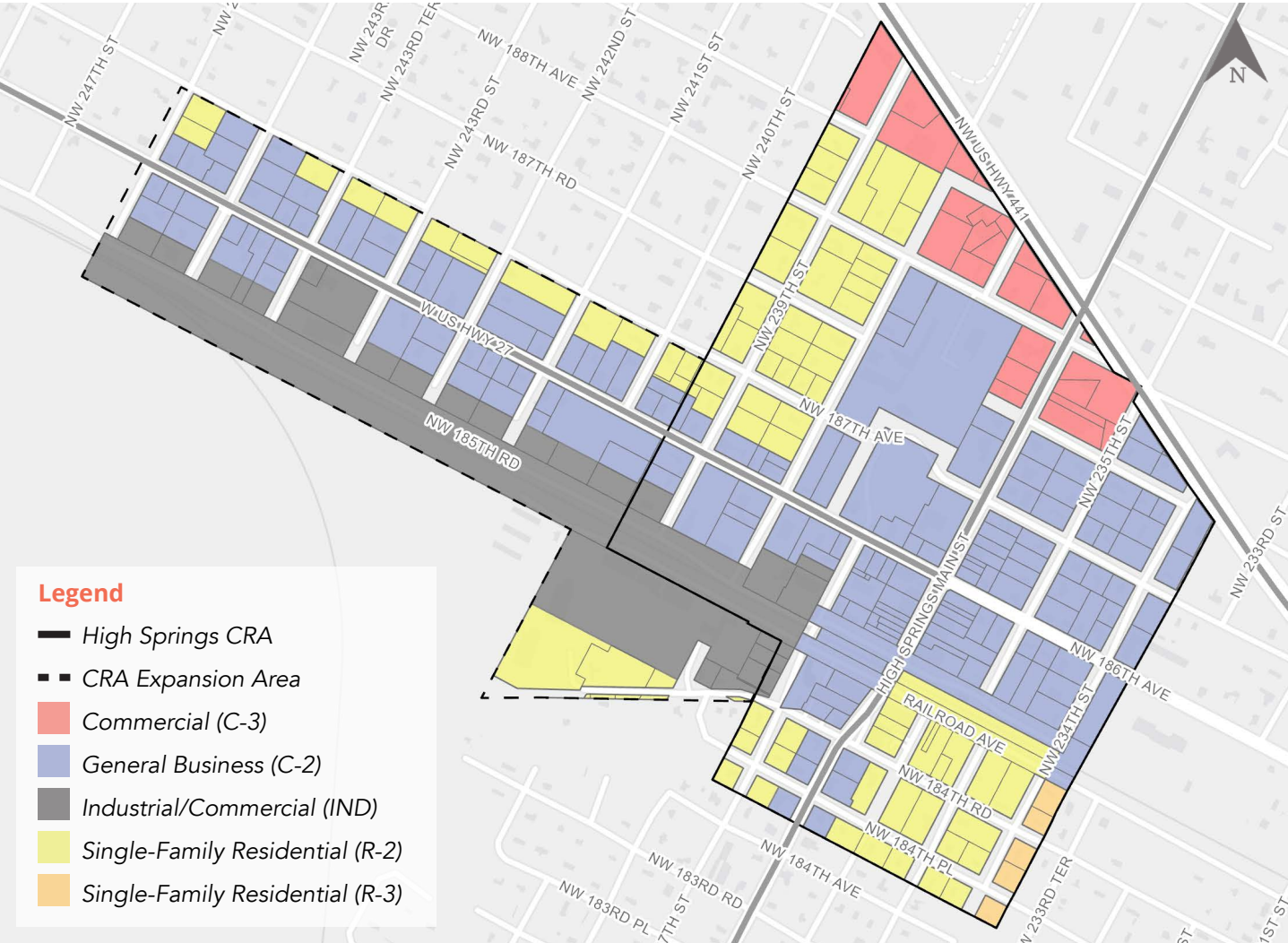


Figure 7. Existing Land Use Map



Figure 8. Future Land Use Map



3/THREE: Objectives and Initiatives

The process of reviewing the history of the CRA's progress since its inception in 1986 has required reassessment of the 1986 Plan. In so doing, it appears that the principles, goals, and objectives documented then are generally valid today. With a fresher perspective reflecting the more current economic, social, and environmental sensitivities of 2021, this updated 2023 Plan expands on how to leverage community assets to meet the aspirations identified in the original 1986 Plan.

Over the past three-and-half decades, much has changed in the dynamics driving community development in High Springs. Florida has become the third-most populated state in the U.S.; the University of Florida is one of the largest institutions of higher learning in the country; Shands Medical Center has become a nationally recognized healthcare leader; and the State of Florida has become one the top visitor destinations in the world.

High Springs is also regionally placed in North Central Florida to provide easy access to Lake City, Gainesville, Newberry, Alachua, and Trenton. Activity and growth in these communities is impacting High Springs. As an example, the SID

Martin Bio-Tech Park in Alachua is impacting families looking to live in High Springs. The Bio-Tech Park has attracted families with incomes significantly higher than regionally averaged.

High Springs is feeling the impacts of these development forces—such as higher housing costs and the need for upgraded infrastructure, as well as increasing recognition by visitors due to its unique location at the doorsteps of the Santa Fe River and its numerous crystal clear springs. The community input process highlighted these key issues, identified as *Themes*. Each *Theme*, as seen through the lens of a 2021 worldview, addresses new opportunities and needs that the community can undertake to support future quality and prosperous growth.

This 2023 Plan update follows the input and recommendations as documented in the 2021 Strategic Plan. The following elements of that document are incorporated in this 2023 Plan update. In addition to these *Themes*, this update introduces the additional projects and programs for the expanded 107 acres included in the FON, which was formally adopted by resolution on August 17, 2023.



Visit High Springs, FL



3.1 Economic Development

Mission Statement

Foster a successful, attractive, pedestrian-oriented downtown focused on leveraging proximity to extraordinary environmental assets to encourage and broaden market appeal in support of existing businesses and encouraging new investments.

Viewpoint

Fundamentally, there is a strong desire for economic development focused on eco-tourism and recreational activities, while acknowledging the need to be sensitive to manage the quality of growth. This entails responding to the desire to keep the “small-town” feel while balancing residents’ desire for “something to do” with visitors’ “reasons to come”. There needs to be a sensitivity to accommodating economic prosperity with the impacts on appearance, traffic, and the environmental impact.

Top Priorities

While the overwhelming top priority is the development of the Rails-to-Trails corridor along the abandoned CSX right-of-way, there are significant indications of new private investment emerging downtown from both new businesses and long-term property owners.

- Develop the trail and related facilities.
- Support emerging catalytic redevelopment opportunities along Railroad Avenue.
- Market and brand downtown/community offerings.
- Enhance the City's internal capacity to respond to development opportunities.
- Expand CRA boundaries to include all of the “Peanut Mill” properties and Douglas Neighborhood.

Secondary Priorities

- Enhance broadband technical capabilities.
- Explore additional financing options.



SUPPORTING A TRAIL-BASED ECONOMIC DEVELOPMENT PROGRAM

Championing Development of the Corridor

High Springs is uniquely positioned to leverage its geographic location to create robust and exciting economic generators that will bring added prosperity to existing businesses as well as encourage additional investments to the community. Supporting the development of a trail

system through downtown along the abandoned CSX right-of-way enables the community to embrace several distinct, but related, outdoor industries: eco-tourism, cycling, cave diving, diving, kayaking/ canoeing, camping and other outdoor recreational activities. Developing a program that recognizes the interrelationships of these activity generators

and marketing them in a collaborative manner will establish an economic platform for consistent messaging, focused resource allocation, and broad-based advocacy to ensure sustainability.

Research has indicated certain guiding principles of trail-based economic development, which include: a community's capacity and desires; the target markets based on trail's characteristics; community's relationship to the trail system; location of trailheads within town boundaries to concentrate economic impacts; building off of existing markets; and cultivation of partnerships. Based on these general criteria, the following highlight High Springs' assets to capitalize on the development of the trail system along the CSX right-of-way:

- Advocating for a multi-functional trail: walking, hiking, jogging, biking, horseback riding.
- Situated between existing trails within immediate area and attractive outdoor areas.
- Small-town downtown environment, proximate to trail corridor.
- Near the Santa Fe River and numerous crystal-clear springs.
- High level of public support for trails.
- Commitment from elected officials and business leaders.
- Existing outdoor related industries tied to cave diving, diving, biking, etc.

Although creating or expanding a trail system can deliver significant economic benefits by itself, communities can do more to capitalize on the economic potential of trails. The trail will generate impacts by delivering additional spending to

businesses, thus enabling businesses to become more productive, adding new jobs and tax revenues. The additional spending may result from increased visitation or by changing the behavior of an existing pool of resident shoppers. While the benefits most commonly associated with trail-related spending, are increased local incomes and employment, there may be increases in the demand for public services (for example, extra police or improved public restrooms) as well as the costs of promoting the trail.

Other Impacts of Trails on Communities

- Florida is the most tourist-visited destination in the world.
- 67% of FL visitors participate in nature-based activities.
- 65% of FL visitors and 72% of FL residents think outdoor recreation is very important.
- "Trails are the most desired community amenity that homeowners seek when buying a home."
- "Homes adjacent to rail-trails sell faster and closer to list price than those that are not."
- "Some builders reported up to a 25% premium for having their properties back up against the trail."
- Every \$1 million spent on construction of off-street multi-use trails yields 9.6 jobs.
- About one-third of businesses said that they have expanded or plan to expand their business operations because of the trail.
- "Studies show that the longer a trail is, the farther people will travel to visit it, the longer they will stay and the more money they will spend."

Data from Florida Department of Environmental Protection





3.2 Sense of Place and Appearance

Mission Statement

Enhance the existing small-town charm by reinforcing the scale and details of buildings; upgrading gateways, graphics, landscaped parking areas, and streetscapes; and screening in service areas to create a quality urban environment.

Viewpoint

Based on community input, there was a general feeling that downtown was looking a “little worn”—the landscaped areas were poorly maintained, sidewalks needed repair, and dumpsters were not screened. There was also a lack of cohesion related to pedestrian movement, parking, signage, and lighting that supports a “sense of place”.

Top Priorities

While the overwhelming top priority is the development of the Rails-to-Trails corridor along the abandoned CSX right-of-way, there are significant indications of new private investment emerging downtown from both new businesses and long-term property owners.

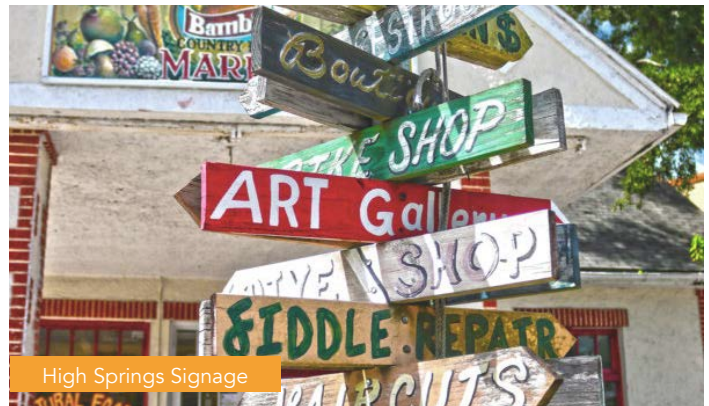
- Develop a well-designed parking system.
- Upgrade basic infrastructure: lighting, streetscapes, stormwater management.
- Expand “façade grant” program to include additional building enhancements (e.g., ADA compliance, security, life safety codes).
- Adopt “Entertainment District” policies to enhance evening and weekend economic development.

Secondary Priorities

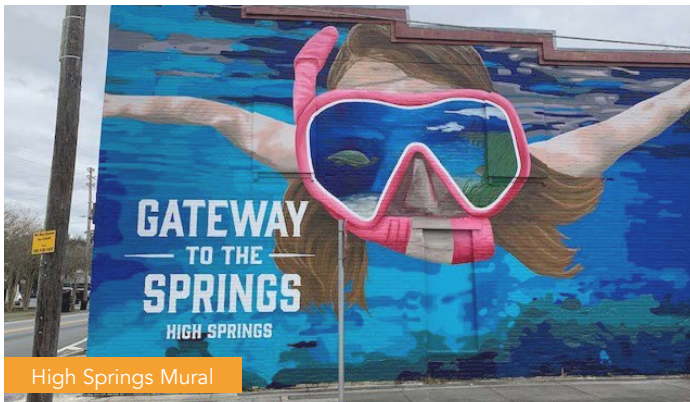
- Screen all service-related sites visible from public right-of-way.
- Develop collaborative block maintenance partnerships.
- Continue mural program.



Well-Designed Parking



High Springs Signage



High Springs Mural



High Springs Fence Murals

UPGRADING THE PUBLIC REALM

Lighting, Maintenance, and Parking Upgrades

The results of the public workshop highlighted the community concern for the overall appearance of downtown. This same issue was reinforced through the one-on-one interviews with the business and property owners. In sum, the care and maintenance of the public realm, streets, sidewalks, parking lots, planting, and service areas left a lot to be desired. Contributing to this overall lack of effective care appeared to be two key factors:

1. The Florida Department of Transportation (FDOT) controls and is responsible for the right-of-way maintenance of two intersecting highways at Main Street. This results in the City's inability to respond to maintenance in a timely manner, and at times conflicts with FDOT regulations, which are not always conducive to a pedestrian environment.
2. The City's overall lack of internal capacity in manpower and resources to be effective stewards of regular maintenance.

It is imperative that in order to make meaningful upgrades in downtown's appearance, these two issues must be effectively addressed. Assuming

a proactive initiative regarding the above are addressed, the needed upgrades relate specifically to infrastructure improvements that include the following:

- Enhanced street lighting throughout the core area.
- Development of additional, well-designed public parking areas.
- Once truck traffic is redirected, convert angle parking on Main Street to parallel parking to allow for wider sidewalks, improving pedestrian safety and enhancing the retail environment.
- Develop an area-wide stormwater system to reduce flooding. Design system in conjunction with new parking areas and trail corridor to maximize efficiency.
- Establish regulations for optimal dumpster locations and effective screening for views from public right-of-way.
- Establish a regular maintenance program for all public and landscaped areas, and fund accordingly.
- Enhance the opportunities to use public right-of-way to expand broadband infrastructure needs.



3.3 Transportation Access and Mobility

Mission Statement

Reclaim pedestrian realm on Main Street and adjacent streets by redirecting truck traffic, widening sidewalks, expanding and improving organization of parking, and developing trail facilities along abandoned CSX right-of-way.

Viewpoint

The truck traffic movement, particularly at the intersection of Main Street & US 27, continues to have a significant safety & environmental impact on downtown. Having two FDOT highways intersect in downtown restricts the City's ability to respond to needed repairs, pedestrian/vehicle conflicts, and air/noise pollution issues. Redirecting truck traffic would allow the City/CRA to improve the appearance of downtown and enhance economic viability.

Top Priorities

- Work with FDOT to redirect truck traffic.

- Expand parking supply & locations to better serve downtown users.
- Enhance multi-modal movements through trail system, sidewalk/pedestrian connections, and complete street designs.

Secondary Priorities

- Develop a cohesive wayfinding system for pedestrians, cyclists, and motorists.
- Expand street graphics at intersections.





3.4 Housing Diversification

Mission Statement

High Springs CRA will incentivize the creation of new infill housing in the proposed expansion area by: 1) building adequate street and utility infrastructure, 2) allowing diverse housing typologies, and 3) providing incentives and grants for existing homes and new housing development.

Viewpoint

The City of High Springs acknowledges that housing affordability and the long-term stability of housing prices are the highest priorities. The City's Comprehensive Plan states that the City will seek to provide a wide variety of lifestyle choices to residents of all ages and life circumstances and will promote a diversity of housing types and densities to achieve it.

The Expansion Area comprises approximately 26 acres ("ac") of developable land. The future land use categories are Mixed-Use and Residential Mixed, and the primary use for both is Residential. The Mixed-Use category allows up to 12 dwelling units ("du") per gross acre and a maximum building height of 3 stories or 40 feet, whichever is less restrictive. The Residential Mixed-Use allows up to 4 dwelling units per gross acre and a maximum building height of 3 stories or 40 feet, whichever is less restrictive. The average lot size is 100 feet x 150 feet (15,000 SF/0.34 ac), and the average block size is 300 feet x 300 feet (30,000 SF/2.0 ac). Hypothetically speaking, if the maximum density of 12 du/ac were applied to all 26 ac of developable land; the Expansion Area has the potential to accommodate up to 312 dwelling units.

Top Priorities

Build adequate infrastructure to support infill development.

- Most of the streets in the proposed Expansion Area, except for U.S. Highway 27, are unimproved streets. Some streets only have 15-17 feet wide asphalt lanes, and some streets are unpaved. None of the streets have curbs, gutters, stormwater inlets, or sidewalks. In terms of utilities, the Expansion Area is served by the City sewage, but does not have storm drainage lines. We recommend that the CRA allocate a budget to improve the streets and storm connections to those streets more likely to infill with new housing development. All new streets should have the minimum travel lane widths required for a two-lane road (20-24 feet), curb, gutter, sidewalk on at least one side of the street, lighting, inlets, and street trees. Adjacent is an example of a typical existing neighborhood street.

Figure 9. Proposed Neighborhood Street Section

This is a conceptual design; additional due diligence is required before design and implementation.



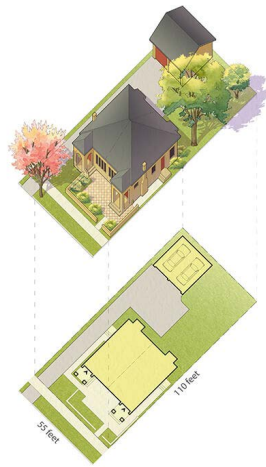
Promote the development of missing middle housing typologies.

- The High Springs Comprehensive Plan encourages a diverse and dense housing stock. The future land use categories allow residential use of up to 12 du/ac. Developers, builders, and existing owners should be encouraged to create housing types beyond single-family detached to achieve that density; therefore, it is

recommended the CRA incentivize and encourage the development of the following four residential housing typologies:

1. **Duplex—Side-by-Side:** A duplex is a small (1- to 2-story) detached structure comprising two dwelling units arranged side-by-side, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house.

- Net Density: 8–17 du/acre
- Gross Density: 6–13 du/acre



Source: Missing Middle Housing

2. **Duplex—Stacked:** A small (2- to 2.5 story) detached structure that consists of two dwelling units arranged one above the other, each with an entry from the street. This type has the appearance of small-to-medium single-unit house.

- Net Density: 8–19 du/acre
- Gross Density: 7–16 du/acre



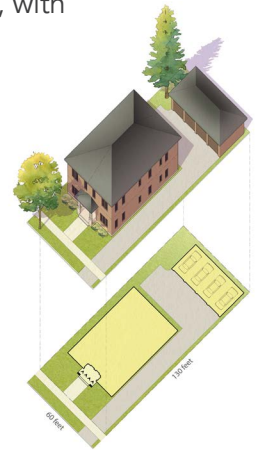
Duplex—Stacked

Source: Missing Middle Housing



3. **Fourplex—Stacked:** A detached (2- to 2.5-story) structure with four dwelling units, two on the ground floor and two above, with shared or individual entries from the street. This type resembles a medium-sized single-unit house and may include a rear yard. This type attracts developers by generating four units on a typical 50 feet lot with alley access.

- Net Density: 18–29 du/acre
- Gross Density: 14–22 du/acre



Fourplex—Stacked

Source: Missing Middle Housing



4. **Townhomes:** A small-to medium-sized attached structure that consists of 2 to 16 multi-story dwelling units placed side-by-side. Entries are on the narrow side of the unit and typically face a street or courtyard. The street façades have entrances and avoid garages.



Townhomes

Create housing incentives.

- Due to the current (2023) rising cost of construction materials, homeowners' insurance, and mortgage rates, the CRA should create home improvement grants and incentives for new constructions.
- The home improvement grant program amount will be established according to the CRA's budget in collaboration with other departments. Home improvement examples include porch

repairs, painting, plumbing, electrical, roofing, and any other enhancements visible to the public realm.

- New construction incentives are recommended in collaboration with other departments, and those include:
 - Waiving new construction development fees.
 - Title and lien clearance.
 - Energy efficiency and resilience support.



3.5 Infrastructure and Utility

Mission Statement

Commit to investing in the necessary infrastructure to encourage development and redevelopment opportunities in the existing and expanded CRA areas.

Viewpoint

The recommended infrastructure elements in the Expansion Area relate to long overdue investments for roadways, utility connections, stormwater accommodation, pedestrian and vehicular safety, as well as overall mobility and accessibility to the projects identified below.

Top Priorities

Streets to Be Paved:

- NW 185th Road
- NW 246th Street
- NW 244th Street
- NW 243rd Terrace
- NW 243rd Street
- NW 242nd Street
- NW 241st Street
- NW 187th Avenue
- Railroad Avenue

Sidewalks Improvements:

- U.S. Highway 27, all along corridor
- Sidewalks along newly paved roads



Additional Priorities

- Trail development along railroad corridor.
- Wastewater and water connections.
- Stormwater accommodation facilities.
- Land use modifications and code enforcement initiatives are also an important element of the implementation strategy. Actions to be taken to address overall cleanup of the area are critical to address overall appearance and encourage private investment, particularly in the development of vacant and underutilized residential and commercial parcels.





3.6 Keepers of the Vision

Mission Statement

Commit to a strategy of action organized around a public/private partnership that focuses on projects, accountability, and champions to get results.

Viewpoint

Too often, communities contribute resources of time and funding to develop plans and programs that never, or only partially, get implemented. The “plan” becomes the end product. It is the intent of this document to include recommendations to establish an entity, or entities, to undertake accountability for the recommended implementation program. This maintains constant contact between the plan’s goals and objectives and the community. It establishes continuity and transparency for projects that require long-term implementation efforts. It also indicates stability, reassuring those investing in the community that there is an adopted course being followed.

Top Priorities

- Align budgeting and financing options to priority projects and programs.
- Convene downtown stakeholders with existing organizations, CRA, Chamber, and businesses to establish partnerships—to put “Our Best Face Forward”.
- Collaborate on calendar of events that includes all of the downtown community.
- Recognize the paradigm shift related to technology and how we communicate to do business to build a more robust social network system to keep focus on goals and objectives.

Secondary Priorities

- Support and advocate for expanded broadband system.

HIGH SPRINGS TOMORROW



City of High Springs CRA Update + Vision

Welcome to the City of High Springs Community Redevelopment Agency (CRA) strategic update. Here you will find opportunities to participate in community visioning to assist the project team in discovering opportunities for the High Springs of tomorrow.

Please sign up for the project updates mailing list and stay tuned for public input exercises, event announcements, and more!

High Springs Tomorrow Website



High Springs Signage

MARKETING AS A SINGLE VOICE

“Putting Our Best Face Forward”

An issue that came up frequently through the public engagement process was the lack of a cohesive community marketing message. There is a certain lack of understanding of who should be responsible for developing such a message—the Chamber, the business community, the CRA/City administration, *Visit Gainesville*, or possibly the Alachua County economic development council. Underlying this disjointed concern was the ever-present issue of available resources to appropriately create, develop, and launch an effective marketing program.

Suggested recommendations for initial actions to be taken included establishing a community forum among the vested parties to discuss the following:

- Why High Springs needs a cohesive message?
- What the message(s) should say about the community?
- Who should be the messenger? What entity—existing or new?
- How should the entity/message be supported?
- Schedule for development and launch of program?

There appeared to be an initial interest in conveying two main messages: (1) highlight the City's qualities of small-town charm and character; and (2) reflect the community's stewardship in promoting and protecting the unique nearby ecologic assets, such as the Santa Fe River and the numerous crystal-clear

springs. The marketing opportunity should entail more than the conventional promotional avenues. Care should be given to creating an expanded platform through the internet and social media.

The development of educational programs to the community's history, ecology, and artistic and cultural attributes could be promoted to broader markets. These educational programs could be supported by local eco/recreational businesses and entrepreneurs that already have domestic and international market reach—e.g., cave diving, diving, kayaking, cycling, canoeing, hiking and related outdoor adventures. These relatively untapped marketing opportunities provide economic development for expanding existing businesses, as well as encouraging additional investments for locals and newcomers alike.



3.7 Civic and Open Spaces

Mission Statement

Maximize the use of available open space for community enjoyment by expanding the support of arts and culture, and reinforcing a sense of pride in civic assets around City Hall for social interaction for residents and visitors alike, whether it be for daily or special events.

Viewpoint

Downtown is fortunate to have a significant amount of publicly owned property. However, these real estate assets could be better utilized for a wider variety of community uses in support of both everyday activities as well as community-wide special events.

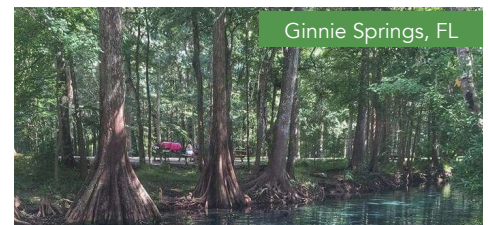
Top Priorities

- As part of a facilities study, master plan properties behind City Hall.
- Explore additional creative uses for school building/museum facility.
- Upgrade landscape maintenance of all public realm properties.
- Expand use of Farmers Market Pavilion.

Secondary Priorities

- Support the development of a Parks System Master Plan.
- Expand live music.

- Enhance role of Train Depot building in conjunction with trail system development.
- Support the preservation of the Priest Theater.



Ginnie Springs, FL



High Springs Farmers Market



High Springs Chamber/Welcome Center



3.8 Standards and Regulations

Mission Statement

Create a regulatory and governmental structure that enables quality investment and flexible accommodation of multi-use developments for a thriving downtown development environment.

Viewpoint

There is a need to continue to update regulatory codes and policies, as is currently being done with the revisions to the City's Comprehensive Plan. Addressing the development needs of the 21st century will allow for greater flexibility in meeting the creative and ever-changing marketplace related to the variety of end uses found in a downtown urban environment.

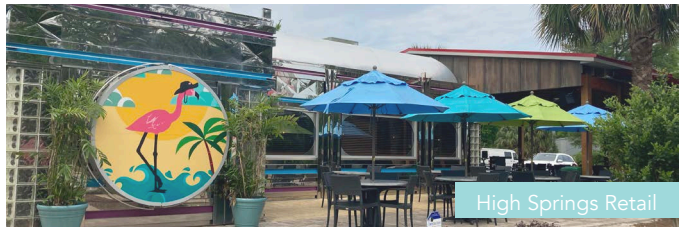
Top Priorities

- Modify land use regulations to expand the allowable mix of uses.
- Create "Entertainment District" codes & policies.

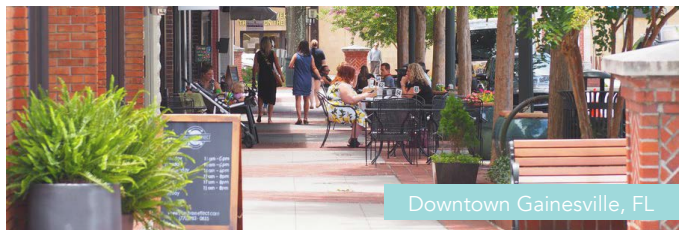
- Allow for joint uses of parking & stormwater facilities support.

Secondary Priorities

- Develop a Main Street retailing program to encourage more consistent retailing practices.



High Springs Retail



Downtown Gainesville, FL



3.9 Environmental Sustainability

Mission Statement

Recognize that the community's proximity to the unique environmental assets found in the Santa Fe River and the numerous springs should foster an environmentally conscious stewardship that respects and maintains these one-of-a-kind natural resources.

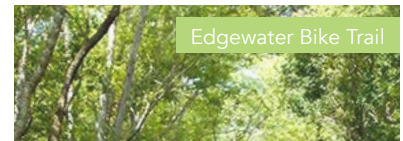
Viewpoint

As High Springs provides more focus on supporting eco- and recreational tourism, the community should be a leading steward to develop and promote an ethos of environmental sustainability.

Top Priorities

- Adopt a sustainability plan and campaign with a focus on community and natural resources.
- Explore creating an eco-sustainability education center as part of museum offerings.
- Develop partnerships with relevant University of Florida colleges and the Springs Institute to identify sustainability progress.

- Continue charging station deployments.
- Sponsor Santa Fe River cleanup projects, partnering with sports leagues.
- Expand recycling efforts.



Edgewater Bike Trail



High Springs Museum



Santa Fe River Clean Up

Secondary Priorities

- Incentives for green buildings.

3.10 High Springs CRA Near Term Action Strategies (1–10 Years)

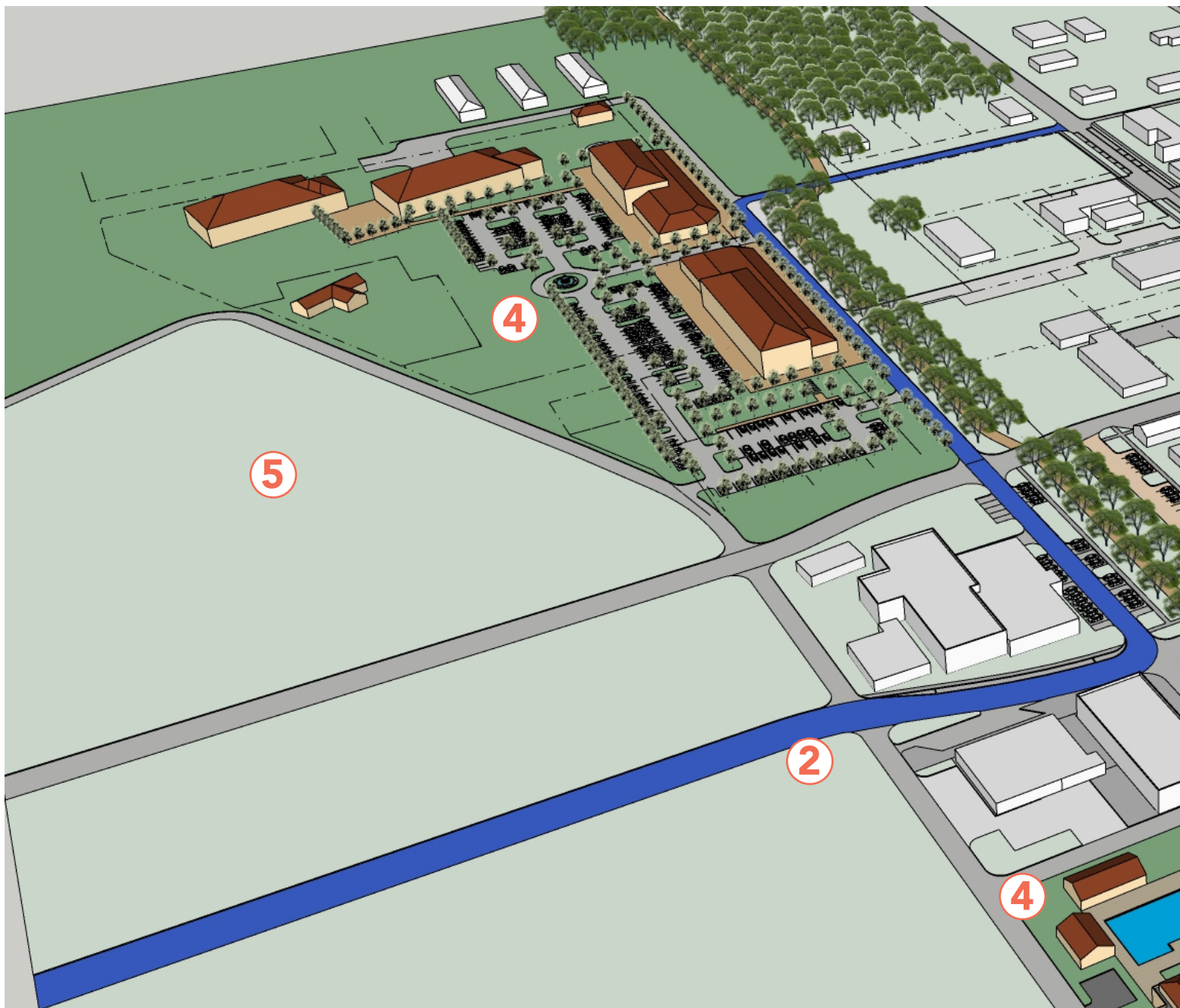
ACTIONS

The public engagement process identified six areas of focus in which themes emerged. The focus areas provide an integrated approach to comprehensively addressing issues that will significantly improve the economic, social, and environmental conditions of downtown High Springs, as well as the community as a whole. It is important to recognize that each focus area represents significant opportunity, but requires a coordinated feasibility study, additional community discussion, and development partnerships to ensure appropriate resource allocation.

Taken together over the next 10 years, the High Springs CRA should:

1. **Bring** the long-discussed Rails-to-Trail development project on the CSX abandoned right-of-way to reality.
2. **Determine** the best alternative for redirecting truck traffic off of Main Street.
3. **Invest** in infrastructure that improves walkability, safety, parking, and lighting

Figure 10. High Springs | Development Vision



that enhances the overall appearance of downtown.

4. **Support** catalytic private investment opportunities, such as the Extreme Exposure lodging development and the development of re-purposing the “Peanut Mill” site into a multi-use complex. Both sites are located along Railroad Avenue and adjacent to the proposed trail.

5. **Establish** public/private partnerships to develop a multi-faceted, on-going marketing initiative that puts High Springs’ “Best Face Forward”.
6. **Develop** a Master Plan for the publicly owned property surrounding City Hall to better utilize the area for quality civic, cultural, recreational, and governmental purposes.



1 | BRING

Bring the Rail-to-Trail Development to Reality through Downtown

The public engagement identified that development of a multi-use trail along the abandoned CSX right-of-way was the highest project development priority. Situated among a number of highly desired outdoor recreational natural amenities, as well as proximate to existing trail systems already established in the region, it appears appropriate that High Springs champions this trail's development. Past attempts never resulted in the project moving forward; more recently, the community initiative has been relatively dormant. Stimulated by the renewed focus on strategic planning by the City administration and the strong receptivity expressed by public input, the trail development is a cornerstone of the CRA's strategic economic programming.

Within a relatively short distance off of downtown's Main Street are the following: the Santa Fe River, O'leno State Park, Poe Springs Park, Ginnie Springs, Blue Springs Park, Itchetucknee Springs Park, and Crockett Springs. In addition, there are already existing trails north of High Springs in River Rise Preserve and south of the town in San Felesco Hammock Preserve Park. Thus, linking these wonderful natural amenities through High Springs will serve residents, visitors, and all outdoor enthusiasts well.

The development of a well-designed multi-use trail provides an eco/recreational facility that will re-invigorate the downtown's economic vitality and support existing businesses integral to the community's outdoor recreational activities. The trail should be able to accommodate a variety of users—walkers, joggers, runners, and inline skaters—as well as bicyclists and possibly equestrians. Toward that end, recognizing the potential of a quality trail facility, the following are elements to be considered:

- A minimum 12- to 14-foot paved surface, or combination of paved and softer surfaces
- Parking
- Benches and/or tables
- Public restrooms
- Trash receptacles
- Water fountains for both people and pets
- Shaded rest areas
- International signage
- Lighting
- Bike racks
- Public art

Developing such a trail facility will require extensive partnering with public and private entities to provide the necessary resources to fully develop the trail's potential. It is also an opportunity for the community to have a focused rallying point whereby young and old can come together in supporting this project. As trails have become a more important part of the outdoor recreational industry, public and private resources have become available through a number of institutions and programs. A few of the many are highlighted below:

- Recreational Trails Program
- Transportation Enhancements Grants
- U.S. Forest Service
- Federal Highways Administration Pedestrian and Bicycle Funding Opportunities
- Florida's Department of Economic Opportunity
- Florida Forever
- Alachua's Wild Spaces & Public Spaces Program



Pinellas Trail, FL

2 | DETERMINE

Determine the Best Alternative to Redirect Truck Traffic off Main Street

Next to the priority given to the trail development, the most concerning issue identified by the public was the impact of the truck traffic on downtown where US 21 and US 41 intersect at Main Street. The turning movements from north to west by the trucks, especially those with the longer wheelbases, create dangerous conflicts with motorists and pedestrians. In addition, the exhaust fumes from the diesel engines make outdoor seating and dining unappealing and unhealthy.

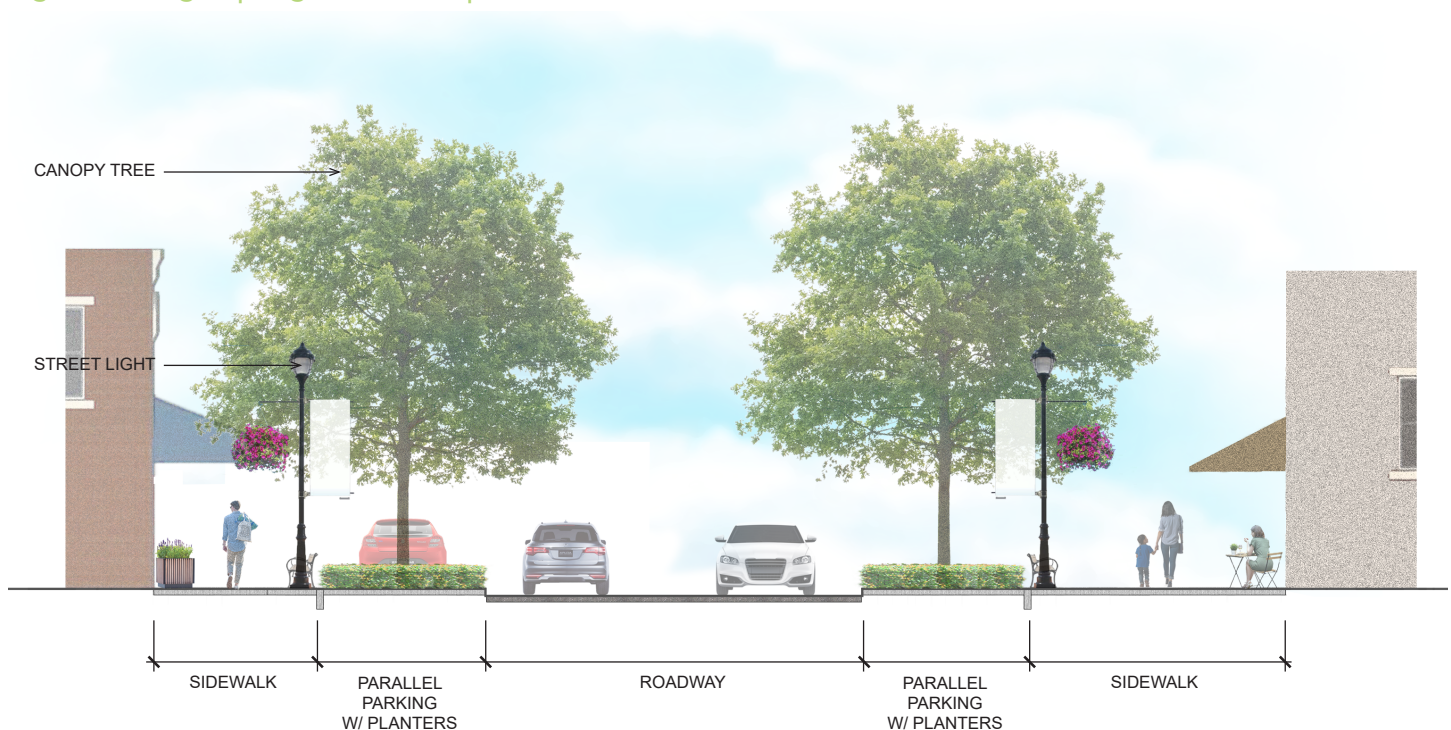
To effectively redirect the trucks from Main Street will require extraordinary cooperation with FDOT. City officials have made initial inquiries with FDOT officials to address this issue. Its importance to High Springs downtown's future economic vitality cannot be understated. It will take a collaborative effort of planning, compliance, and funding to achieve such an undertaking. In the spirit of providing a possible solution, this plan suggests that a new route could be studied to have the southbound US 27 truck traffic do the following:

- At NW 239th Street turn, west for a couple of blocks to Railroad Avenue.
- Turn south on a new extension of Railroad Avenue to Main Street (US 40).
- Turn right on Main Street and proceed west.

This route would eliminate the southbound truck traffic, the impacts on the elongated turning movements, and provide a freer flow for all vehicular and pedestrian movements. It would require road improvements to NW 239th Street, as well as extending Railroad Avenue on the west side of the abandoned CSX right-of-way. It would also require new signage and pavement markings. It is understood that this option has costs, but it should be acknowledged that the current traffic pattern is having a significant local cost, which will be even more problematic as the downtown and the community grow. It is hoped that the City and FDOT can identify a solution that best serves all parties.



Figure 11. High Springs | Streetscape



3 | INVEST

Invest in Infrastructure that Improves Walkability, Safety, Parking, and Lighting that Enhances the Overall Appearance of Downtown

The public workshop highlighted the community concern for the overall appearance of downtown. This issue was reinforced through the one-on-one interviews with the business and property owners. In sum, the care and maintenance of the public realm, streets, sidewalks, parking lots, planting, and service areas left a lot to be desired.

Investing in the infrastructure is imperative to making meaningful upgrades in downtown's appearance. The needed improvements relate specifically to recommended improvements, and include the following:

- Enhanced street lighting throughout the core area.
- Development of additional, well-designed public parking areas.
- Upon redirecting of the truck traffic, convert angle parking on Main Street to parallel parking to allow for wider sidewalks—improving pedestrian safety and the retail environment
- Develop an area-wide stormwater system to reduce flooding; design in conjunction with parking areas and trail corridor to maximize efficiency.
- Establish regulations for optimal dumpster locations and effective screening for views from public right-of-way.
- Upgrade landscaping throughout downtown, establish a regular maintenance program for all public and landscaped areas, and fund accordingly.
- Enhance the opportunities to use public right-of-way to expand broadband infrastructure needs.

Figure 12. High Springs | Streetscape (Birdseye View)



4 | SUPPORT

Support Catalytic Private Development Opportunities along Railroad Avenue

There are two development sites along Railroad Avenue that have catalytic potential to augment existing downtown business, support and expand the growing outdoor tourism and entertainment activities, and add significantly to the CRA/City's tax base. Together, these developments could be the most significant private investments in the City's recent history.

The site with the most immediate potential is the 1.5-acre vacant block behind the Extreme Exposure building. Preliminary plans call for a multi-functional lodging complex. The proposed concept would include a variety of accommodations for those visitors and outdoor activists who want to enjoy longer stays to experience the many nearby natural attractions.

The specific program would allow for different price points and levels of accommodations—from a hostel stay, to a townhouse layout, to the more traditional hotel experience. The complex would include educational and training facilities for those interested in enhancing their outdoor recreational experiences—e.g., cave diving, diving, kayaking, cycling, and related activities. It is anticipated that this complex will broaden both the domestic and

international market appeal of High Springs. The second potential development site is known locally as the “Peanut Mill”. While there are no pending plans for specific development, the size of the site, its location, and its peanut mill history, as well as the potential of the proposed trail, all point to a prime investment opportunity.

Over the course of the next few years, as the trail becomes a reality and the Extreme Exposure lodging complex opens, this site will be considered a more enticing development opportunity. Based on observation of other, similar types of eco/recreational-centric locales, particularly as part of a downtown community, a mix of uses seems reasonable here. Due to the site's size, these uses could include hospitality, restaurants, retail and entertainment venues, as well as multi-family housing.

These two development opportunities exist today—they are individual sites under single ownerships, extremely well located along an emerging recreational trail corridor, and within a growing area of Alachua County that has a proactive City administration. The commitment to additional downtown infrastructure will be a strong signal to the private investment community that High Springs is proactively committed to a prosperous future.

Figure 13. High Springs | Halcyon Street



5 | ESTABLISH

Establish Public/Private Partnerships to Market the Community: High Springs' "Best Face Forward"

Frequently mentioned in the public engagement process was the lack of a cohesive community marketing message. There is a certain lack of understanding of who should be responsible for developing such a message—the Chamber, the business community, the CRA/City administration, *Visit Gainesville*, or possibly the Alachua County economic development council. Underlying this disjointed concern is the ever-present issue of available resources to appropriately create, develop, and launch an effective marketing program. A convening of the various entities that currently promote the community in some fashion should be initiated to develop a cohesive marketing program.

There appeared to be an initial interest in conveying two main messages: (1) highlight the City's qualities of small-town charm and character; and (2) reflect the community's stewardship in promoting, cultivating, and protecting the unique nearby ecologic assets—the Santa Fe River and the numerous crystal clear springs.

The marketing opportunity should entail more than the conventional promotional avenues. Care should be given to creating an expanded platform through the internet and social media. The development of educational programs related to the community's history, ecology, and artistic and cultural attributes could be promoted to broader markets. These educational programs could be supported by local eco/recreational businesses and entrepreneurs that already have domestic and international market reach—e.g., cave diving, diving, kayaking, cycling, canoeing, hiking, and related activities. These relatively untapped marketing opportunities provide economic development for expanding existing businesses, as well as encouraging additional investments for locals and newcomers alike.

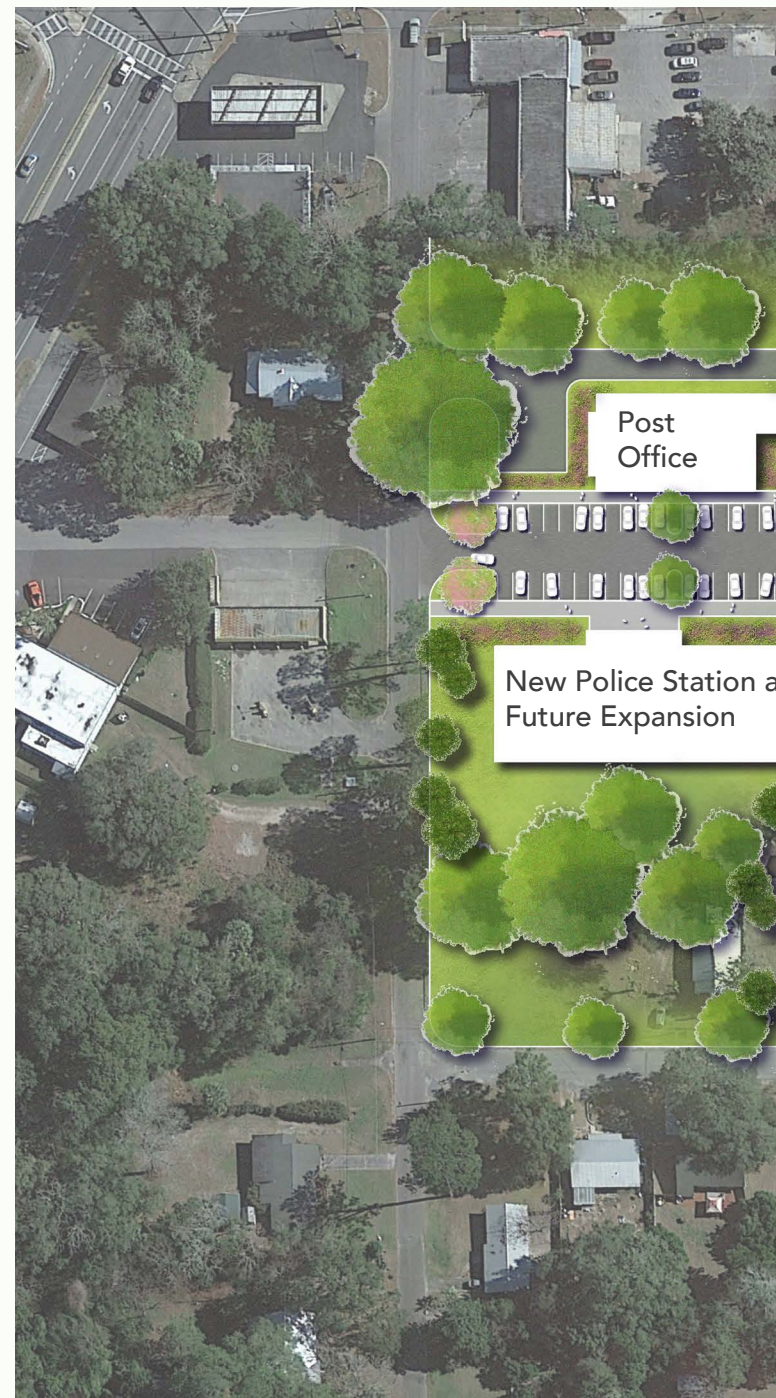


6 | DEVELOP

Develop Master Plan for the "Civic Campus" Property

The CRA is fortunate to include a significant amount of publicly owned property within its boundaries. Foremost among these are the 8 acres owned by the City around City Hall. This property lends itself to be repurposed to meet a number of recreational, cultural, and civic uses. The recommended action is the development of a Master Plan for the property. This plan would entail

Figure 14. High Springs | Civic Campus Property



a facilities' needs assessment for City uses, including police, administrative support, recreational, and cultural support.

Creating a well-designed Civic Campus would allow for better utilization of the site and would support the arts, cultural, and recreational activities, as well as reinforce a sense of civic pride in the

heart of the community. Specifically, planning for the appropriate parking location and the creation of new development pads for any proposed new facilities (e.g., police station, civic meeting room, museum expansion), as well as utility support for special events, such as Pioneer Day, will encourage greater day-to-day utilization and social interaction for residents and visitors.



3.11 Enhance Development Environment in CRA Expanded Area

Based on the FON completed in August 2022 and adopted by the CRA on August 17, 2023, this 2023 Plan is being amended to incorporate the Expansion Area analyzed in the FON. Particularly, the plan addresses opportunities to enhance the overall development and economic opportunities for the Expansion Area. These particulars include the following:

INFRASTRUCTURE DEFICIENCIES

- Predominance of defective and inadequate street layout.
- Inadequate accommodation of parking.
- Defective and inadequate roadways.
- Access to public transportation facilities and bike lanes.
- Lack of curbs, gutters, and sidewalks.
- Provide for accommodation of area-wide stormwater.
- Inadequate street lights, pavement markings, and pedestrian signs.

UNSANITARY & UNSAFE CONDITIONS

- Commercial structures in disrepair and poor maintenance.
- Trash accumulation and illegal dumping.
- Environmental issues related to asbestos, vermin, and deteriorating structures.
- Vacant and abandoned structures.

The 2023 Plan objectives are as follows: (1) specifically address the infrastructure deficiency issues through leveraging increment revenues with other public and private resources within a phased capital improvement program; (2) remove impediments to developing currently platted sites for additional housing and providing access to water and waste water sewer system; (3) remove impediments to redeveloping existing commercial sites along Highway 41; and (4) improve overall safety environment for pedestrians, cyclists, and vehicular traffic along the corridor.



High Springs, FL

4/FOUR:

Financial Analysis

A significant benefit of any Agency is the ability to manage future incremental ad valorem tax revenues within the CRA from both City and County sources through Tax Increment Financing ("TIF"). TIF is a unique financing tool used to leverage public funds to promote redevelopment activities in community redevelopment areas. A TIF captures the future tax benefits of real estate improvements in a community redevelopment area to pay the current cost of making improvements. A Redevelopment Trust Fund is established for the tax increment revenue as a means of using property taxes from property valuation increases to assist in paying for public improvements that stimulate development and redevelopment.

Upon adoption, the Redevelopment Trust Fund ordinance specifies the base valuation of property located within the boundaries of the CRA. Thereafter, 95% of taxes assessed by qualified

taxing authorities on future increases in the value of properties contained within the CRA are reinvested into the respective CRA through the corresponding Redevelopment Trust Funds. The tax increment revenues can be used immediately, saved for particular projects, or can be bonded to provide upfront financing to maximize funds available.

Funds accrued into the Redevelopment Trust Fund, however, must be used for redevelopment projects, programs, and activities as specified in the Redevelopment Plan and not for general governmental purposes. These funds are to be used only for projects, improvements, acquisitions, and programs within the corresponding geographical boundary of the CRA as well as for approved CRA administrative expenses as outlined in Chapter 163.370, Florida Statutes.

4.1 Historic Valuations

Over the 10-year period from 2012 to 2021, the taxable value within the CRA increased over 20% from \$17.63 million observed in 2010 to \$21.22 million observed in 2021. During this time period, approximately \$1.99 million was collected as tax increment revenues within the CRA, increasing at an average annual rate of nearly 1.7%. More recently, the CRA, including the Expansion Area, had an estimated total taxable value of \$29.4 million in 2022, with approximately \$268,100 realized as TIF collections to the Redevelopment Trust Fund.

The following table illustrates the total historic taxable value, total increment less the base year(s), and the total TIF collections within the CRA over the last 10 years, 2012 through 2021, as well as the 2022 values for the CRA and the Expansion Area (see Table 2).

Table 2. Historic CRA TIF Collections

	Total Taxable Value	Increment Value ⁽¹⁾	TIF Collections
2012	\$ 17,625,370	\$ 13,793,400	\$ 193,200
2013	17,353,660	13,521,700	192,000
2014	16,382,130	12,550,100	178,000
2015	16,338,530	12,506,500	177,400
2016	17,164,880	13,332,900	190,800
2017	18,195,270	14,363,300	197,300
2018	19,083,910	15,251,900	205,200
2019	19,803,180	15,971,200	214,700
2020	20,215,580	16,383,600	214,400
2021	21,224,410	17,392,400	228,900
2022	29,418,900	20,514,800	268,100

Sources: Florida Department of Revenue ("FDOR"); Alachua County Property Appraiser; GAI Consultants. Note: (1) Incremental Value represents taxable value less the base year(s) (i.e., \$3,832,000 for the existing CRA and \$5,072,126 for the Expansion Area).

4.2 Tax Increment Projections

MAJOR ASSUMPTIONS

The 30-year operational term of the Agency began in December 1986 and was set to “sunset” in December 2016. Per the Interlocal Agreement between the Alachua County BCC, the City of High Springs, and the High Springs CRA, dated July 5, 2016, the CRA extended 15 years with an option for an additional 15-year extension with approval of the Alachua County BCC. Following the extension of the CRA, a new Redevelopment Plan was adopted in 2018.

In the course of estimating tax increments, data provided by the Florida Department of Revenue (“FDOR”) and the County’s Property Appraiser was considered. The projections reflect levels of tax increments potentially achieved, based on expected development and redevelopment that may occur within the CRA and Expansion Area over the projection period. The following major assumptions were utilized within the TIF projections:

- Average annual increase (appreciation) of existing and new taxable value includes value from residential and commercial development and redevelopment within the tax increment area, including a 1% annual inflation rate.
- Assumes full build-out for new development within 15 years and redevelopment construction within 20 years. New development includes converting tax exempt properties to taxable as well as development on existing undeveloped properties.
- Redevelopment properties reflect developed properties that may be in active use and are, in most cases, not currently on the market for sale. While many legal, physical, and economic factors ultimately play a role in the viability of redeveloping properties, the general factors used in GAI’s Redevelopment Opportunity Index (“ROI”) model include property utilization in terms of floor area ratio, age of improvements, relationship between land and improvement value, total market value, and size of parcels.
- The CRA was established in 1986, with a base year value of \$3,832,000. The CRA formally adopted the FON by resolution on August 17, 2023 which expanded the CRA. Utilizing the CRA Expansion Area’s 2022 taxable value, a

base year value of \$5,072,126 was used within the projection model(s).

- Ad valorem tax millage rates utilized 7.7662 for the County and 5.9900 for the City for 2023 and after.
- The Annual TIF Revenues are provided in three scenarios: high-moderate-low (H-M-L). This model provides a range of potential taxable value and annual TIF revenues for the CRA.
- The *moderate* projection is considered the most likely for any given year over the projection period; whereas, the *low* and *high* projection scenarios present a range of possible outcomes.
- Over the full planning period, the projection model reflects a tax increment CAGR between 3.1%–3.6%. This rate of annual growth is consistent with what the CRA has historically been realizing in tax increment growth since its adoption.
- The projection period reflects the next 24 years from 2023 through 2046. The projection years following 2031, the Agency’s current “sunset” date, are provided for reference in a future evaluation of extension.

To note, this 2023 Redevelopment Plan reflects a projected level of TIF collections and a manner in which these property values are taxed, evaluated, and collected throughout the CRA’s existence. A reasonable and diligent effort has been made to confirm all assumptions.

In addition, the projections take into consideration the likely components of change in total taxable value from the current taxable value, given the composition of properties within the CRA. Expected future taxable value is anticipated to be a function of: (1) growth in market values of existing improved properties over time (e.g. inflationary growth); (2) redevelopment of some portion of existing improved properties; (3) development of available vacant land area; and (4) additional growth in market value on newly developed or redeveloped properties over time. Table 3 on the following page reflects these causes of change.

Table 3. Estimated Causes of Change

	CRA
FY 2022 Taxable Value	\$ 29,418,900
<i>Causes of Change</i>	
Base Inflation Growth	\$ 7,935,600
Residential Development & Redevelopment	5,708,470
Non-Residential Development & Redevelopment	13,306,450
New Development Inflation	1,766,100
Other	<u>1,586,180</u>
<i>Subtotal Change</i>	\$ 30,302,800
FY 2046 Taxable Value	\$ 59,721,700
CAGR	2.9%

Sources: Florida Department of Revenue ("FDOR"); Alachua County Property Appraiser; GAI Consultants. Note: Non-residential development and redevelopment includes retail, office, and industrial/flex property uses.

REVIEW OF MILLAGE RATES

The millage rates in both the County and the City have only slightly fluctuated over the last 10 years, as illustrated in the following table. In an effort to remain conservative, the tax increment projections apply the 2023 real property millage rates for both the County and City at a constant 7.7662 and 5.9900 per \$1,000 of taxable real property value, respectively, throughout the projection period. Although it is likely the millage rates may vary marginally, the *moderate* projection scenario remains the most likely and reasonable estimate of tax increment anticipated to be collected within the CRA through 2046.

Table 4. Review of Millage Rates

Year	County	City
2014	8.7990	6.1326
2015	8.7950	6.1326
2016	8.9290	6.1326
2017	8.4648	5.9972
2018	8.2829	5.8800
2019	8.2729	5.8800
2020	7.8935	5.8800
2021	7.8662	5.9900
2022	7.7662	5.9900
2023	7.7662	5.9900

Sources: Alachua County Comprehensive Annual Financial Report 2014-2022.

The High Springs CRA Redevelopment Trust Fund was established in 1986, prior to the Florida Statutes provision stating that a taxing authority may not contribute an amount that exceeds that provided by the governing body that created the trust fund (Chapter 163.387, section b1, F.S.). Therefore, the County may contribute more than the City for any given year to the CRA Redevelopment Trust Fund.

TAX INCREMENT PROJECTIONS

Based on prior rates of growth and change in market-driven opportunities throughout the CRA, the projection model takes a conservative approach in providing a H-M-L scenario for tax increment through 2046. While the *moderate* projection is considered the most likely scenario for any given year, the *low* and *high* projection scenarios present a range of possible outcomes for the same period. Conditions assumed to create each path of each projection scenario are not mutually exclusive and do not indicate an either/or path of potential revenue projections.

The *moderate scenario* assumes a continuation of historical inflationary growth, plus development of vacant land and redevelopment of existing improved properties. Any general disruption of economic activity is considered short-lived and has a minimal impact on the region or the commercial and residential development sector in general.

The *low scenario* considers a high possibility of a general U.S. economic recession occurring within the initial years of the projection period as a result of the current economic disruptions, followed by long-term, slower market performance as a result of relative commercial and residential development market maturity. The low scenario assumes the CRA will be unable to maintain historical growth rates and should be viewed as a *worst-case* scenario.

The *high scenario* is the most synergistic of the three scenarios and incorporates the optimal general economic conditions and continued robust market performance. This scenario assumes no disruption of general economic activity in the near-term or an historically short and very shallow U.S. recession, followed by relatively robust growth.

This scenario also assumes an improved capture of commercial and residential development in the CRA compared with other areas of the City and County.

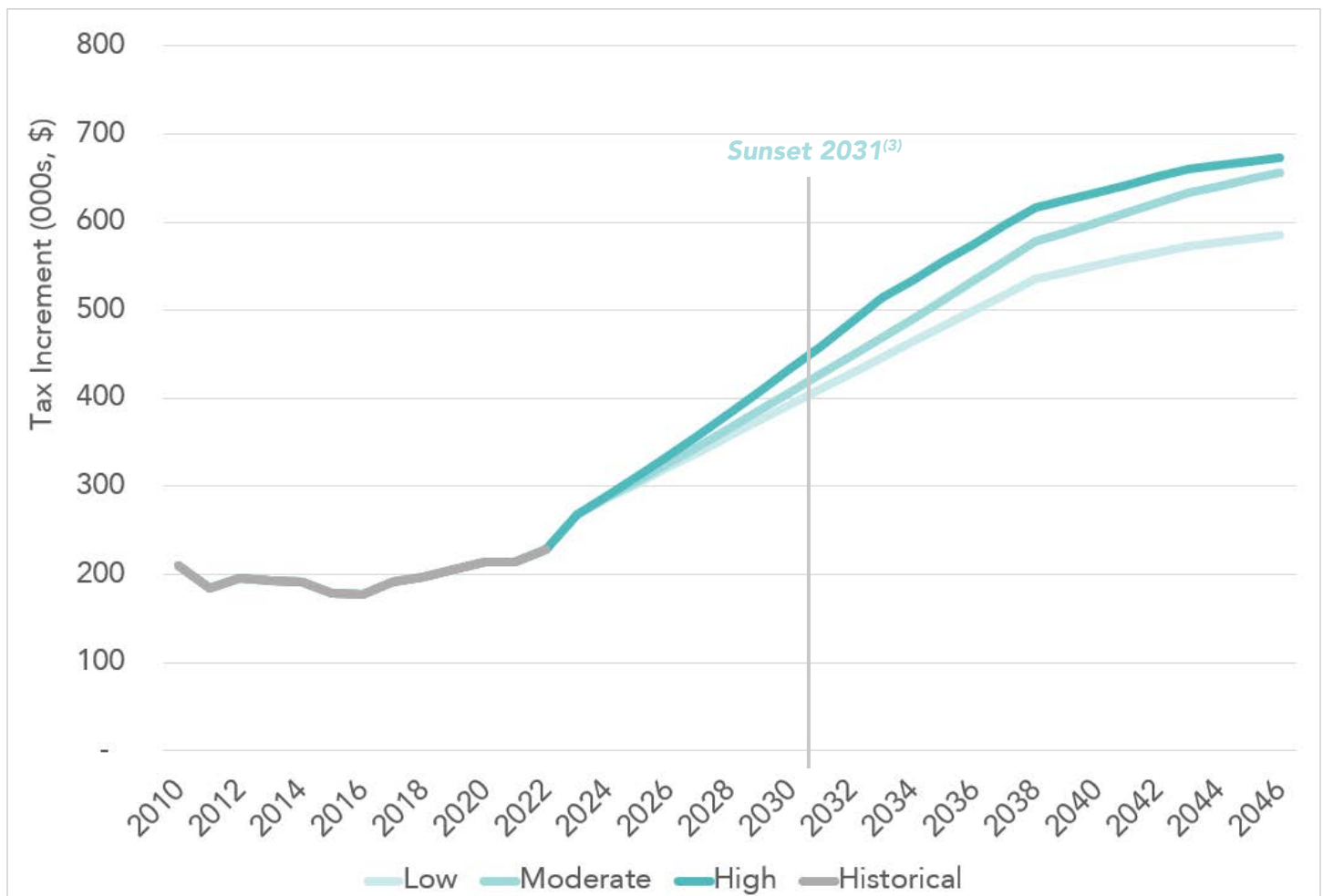
In 2023, the initial year of projections, the CRA's total taxable value is estimated to be nearly \$30.9 million, with between \$285,900 and \$288,700 realized as estimated TIF collections. Overall, the TIF within the CRA is projected to grow at a compound annual growth rate ("CAGR") of 3.4% on average and collect between an estimated \$11.3 million and \$12.8 million in total tax increment.

The projection model predicts that the taxable value for current improved land, existing vacant land, and new development within the CRA will bring in approximately \$3.21 to \$3.46 million in tax increment over the next 9-year period from 2023 to 2031, the current Agency's "sunset" date. In addition, the CRA has the potential

to generate, in total, as much as \$11.28 to \$12.75 million in additional receipts over the full projection period from 2023 to 2046. The average increment is projected to be roughly between \$357,160 and \$384,720 realized annually throughout the Agency's current "sunset" date, 2031; and between \$537,940 and \$619,310 realized annually over the remainder of the projection period, 2032 to 2046.

Over the full planning period, an average CAGR between 3.1% and 3.6% is reflected. By comparison, the historic tax increment average annual growth rate for the CRA over the last 5 years, 2018 to 2022, was about 3.0%. The historic tax increment, as well as the H-M-L increment projections for the CRA from 2010 to 2046 are illustrated in adjacent figure (see Figure 15). To note, the projection years following 2031, the Agency's current "sunset" date, are provided for reference in a future evaluation of extension.

Figure 15. Historic and Projected Tax Increment H-M-L Scenarios (2010–2046)



Source: Florida Department of Revenue; High Springs Community Redevelopment Agency; Alachua County Final 2022 Tax Roll; GAI Consultants, Inc. Notes: Totals may not add due to rounding. (1) Assumes 1986 base year of \$3,832,000 and 2022 base year of \$5,072,126. (2) Applies millage rate of 7.7662 for the County and 5.9900 for the City. (3) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2031.

In addition, the *moderate* scenario for projected total increment value, as well as the County and City's contribution to the tax increment revenue is detailed in the table below (see Table 5). Additional

detailed tables of the *low* and *high* projections can be located in the Appendix accompanying this document.

Table 5. High Springs CRA Tax Increment Projection | Moderate Scenario

FY Year	Total Taxable Value	Base Year Value ⁽¹⁾	Total Increment Value	County Contribution at 95% ⁽²⁾	City Contribution at 95% ⁽²⁾	Total Annual Tax Increment
2023	\$ 30,891,500	\$ 8,904,126	\$ 21,987,400	\$ 162,200	\$ 125,100	\$ 287,300
2024	32,377,500	8,904,126	23,473,400	173,200	133,600	306,800
2025	33,878,500	8,904,126	24,974,400	184,300	142,100	326,400
2026	35,394,400	8,904,126	26,490,300	195,400	150,700	346,100
2027	36,925,400	8,904,126	28,021,300	206,700	159,500	366,200
2028	38,471,900	8,904,126	29,567,800	218,100	168,300	386,400
2029	40,033,800	8,904,126	31,129,700	229,700	177,100	406,800
2030	41,611,400	8,904,126	32,707,300	241,300	186,100	427,400
2031	43,204,600	8,904,126	34,300,500	253,100	195,200	448,300
sub-total			\$ 252,652,100	\$ 1,864,000	\$ 1,437,700	\$ 3,301,700
2032	44,813,800	8,904,126	35,909,700	264,900	204,300	469,200
2033	46,439,100	8,904,126	37,535,000	276,900	213,600	490,500
2034	48,080,600	8,904,126	39,176,500	289,000	222,900	511,900
2035	49,738,700	8,904,126	40,834,600	301,300	232,400	533,700
2036	51,413,200	8,904,126	42,509,100	313,600	241,900	555,500
2037	53,104,800	8,904,126	44,200,700	326,100	251,500	577,600
2038	53,945,300	8,904,126	45,041,200	332,300	256,300	588,600
2039	54,794,100	8,904,126	45,890,000	338,600	261,100	599,700
2040	55,651,500	8,904,126	46,747,400	344,900	266,000	610,900
2041	56,517,300	8,904,126	47,613,200	351,300	270,900	622,200
2042	57,391,300	8,904,126	48,487,200	357,700	275,900	633,600
2043	57,965,300	8,904,126	49,061,200	362,000	279,200	641,200
2044	58,544,900	8,904,126	49,640,800	366,200	282,500	648,700
2045	59,130,300	8,904,126	50,226,200	370,600	285,800	656,400
2046	59,721,700	8,904,126	50,817,600	374,900	289,200	664,100
TOTAL			\$ 926,342,500	\$ 6,834,300	\$ 5,271,200	\$ 12,105,500

Source: Florida Department of Revenue; High Springs Community Redevelopment Agency; Alachua County Final 2022 Tax Roll; GAI Consultants, Inc. Notes: Totals may not add due to rounding. (1) Assumes 1986 base year of \$3,832,000 and 2022 base year of \$5,072,126. (2) Applies millage rate of 7.7662 for the County and 5.9900 for the City. (3) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2031.

4.3 Alternative Funding Options & Incentive Programs

POTENTIAL RECEIPTS AND CAPITAL CONTRIBUTIONS

Identified below are several ways other communities have opted to improve or enhance both operational receipts and capital resources. These alternative funding options could be instrumental in the Agency obtaining additional resources to fund redevelopment projects and programs. Some options, including the general fund, are addressed below.

General Fund

This is the most common source of budgetary commitments within a community and appears to be the primary means of funding or supporting various redevelopment activities in the City and the CRA today. The issue, of course, is that every citizen claims to want more parks, and there is typically a level of service ("LOS") standard for parks in each community's comprehensive plan. Those standards become increasingly prohibitive to absorb through the general fund.

Advantages

- Commonly used for both capital and operations.
- Subject to annual and continuing reviews.
- Any receipts or dollars generated combine well with other resources.
- Probably the most reliable financial mechanism.
- Dollars can be allocated to almost any purpose.
- Already a functioning system in place to address needs.

Disadvantages

- May be difficult to justify additional spending for facilities in certain locations.
- Whatever the City budget might be, it is limited by law to a certain millage ceiling.

Special Assessments

Special assessments are fees levied to achieve a specific level of benefit or service. They take many forms under various provisions of Florida law. Depending upon their purpose or means of implementation, such assessments may be imposed simply by the City as the controlling legislative body, or could be authorized by referendum in some cases.

It is a financial resource with flexible application to absorb or offset both capital and operational costs. They can be applied to the capital or operational costs of parks as well as roads, lighting, and other facilities or infrastructure broadly defined.

Assessments must be shown to provide a demonstrable benefit to property, and the charge cannot exceed the benefit that reflects considerations

more than simply an increase in property value. They can extend citywide or to certain accessible or identifiable areas. Because the idea of a benefit is quite broad, there are multiple ways of allocating the assessment itself. The manner ultimately applied should satisfy certain tests of reasonableness and logic, but Florida law allows extensive latitude.

Advantages

- Commonly used for both capital and operations.
- Subject to annual and continuing reviews.
- Any receipts or dollars generated combine well with other resources.
- Probably the most reliable financial mechanism.
- Dollars can be allocated to almost any purpose.
- Already a functioning system in place to address needs.

Disadvantages

- Additional charge for services perceived as more properly absorbed by tax (General Fund) dollars.
- While there are ways to reduce assessments to specific properties, such as schools or churches, all benefited properties generally must contribute.
- May be difficult to justify added charges or fees in disadvantaged neighborhoods.
- If subjected to referendum, may not be adopted.

Simple User Fees

While such fees are typically associated with a controlled gate and for selected facilities, it is not uncommon for them to apply to trails and conservation areas at an obvious access point, often through an honor system. Where there is not an attendant, which is typical in many situations, rates would be posted, and there would be a secure box for collections. These proceeds are generated for a specific park or area deemed to benefit from their imposition and their collection.

Advantages

- Tied to specific facilities.
- May combine existing workers if maintenance is an issue at a targeted location.
- Ease of administration.
- Any receipts or dollars generated combine well with other resources.
- Dollars can be allocated to site, area, or facility specific or activities.

Disadvantages

- Best for modest collections.
- Unlikely to offset major costs.

OTHER COMPLEMENTARY PROGRAMS

While assessments, benefit charges, and increment dollars could be extraordinarily effective, there are other funds and financing techniques that should be considered as well. These additional approaches leverage the value of other dollars and have application to specific activities.

Grant Programs

Grants are typically performance and/or criteria-based awards directed to a variety of initiatives and originating from many different local, state, and national resources. They are typically competitive, although “need” may be a sufficient premise for an award. As well as coming from governmental sources, grants are sometimes provided by major area banks and institutions, foundations, and many smaller non-profits. Federal and state grant opportunities are highly limited. As such, their value and availability today are highly speculative. Because these dollars are highly speculative, they are not a sturdy foundation for an implementation plan, especially if there are near-term objectives that must be satisfied. Grants are better viewed as enhancements to financial options that are imminent and controlled by the parties or groups looking to realize immediate change through a plan.

Advantages

- They are often dollars extended without recurring obligations to the recipient.
- They can often be paired with, or inserted into, any financial scheme.
- They can be available for both capital and operational activities.
- May create a long-term partnership with granting entities or institutions.
- May be flexible in some cases as circumstances evolve.

Disadvantages

- Not likely to be an immediate financial resource.
- Usually highly competitive and can be costly.
- Major reporting and accountability requirements.

Improved Leveraging of Existing Efforts

In many controlled situations, there are likely to be projects, programs, or work that could be coordinated and leveraged to support or implement the development and/or redevelopment activities or management responsibilities associated with potential catalyst site concepts. Here, we are also considering the existing or potential maintenance activities or improvements already occurring within the CRA.

All the development and/or redevelopment of the catalyst sites controlled by the Agency and nearby areas will require coordination, planning, and other efforts that might be funded or supported together such that the cooperative arrangements benefit the City and the Agency in some measurable or reasonable way. Over many projects or programs, careful planning, coordination, and scheduling can save dollars that often may be sufficient in scale to support the equivalent of still other projects.

Advantages

- Recognizes and leverages investments in staff and other program resources which have already been committed.
- The costs often leverage dollars without recurring additional obligations.
- Efforts are wholly marginal costs, so they are extremely efficient from an economic standpoint.
- Can literally be paired with, or inserted into, any financial or program scheme.
- Flexible in some cases as circumstances evolve.

Disadvantages

- Requires very forward-looking thinking.
- Rarely aligns perfectly with existing budget priorities.
- May alter a preferred sequence of events.

INCENTIVE PROGRAMS

Development incentives are a set of policies which encourage economic development. These incentives take many forms such as: Tax Refunds, Tax Increment Financing, Enterprise Zones, Foreign Trade Zones, Historic Grants and Tax Credits, Interest write down, New Market Tax Credits, the use of Private/Public Partnerships, Predevelopment Loans, Grants, insurance programs, Non Ad-Valorem Loan Guarantees, enhanced public amenities, Brownfield funding and other Municipal Finance Strategies.

The 20 incentives summarized within the following pages may be adopted by the City and provide the Agency's the tools necessary to continue to attract quality development projects and investment into the community.

It is critical to note that in any given year any local, state, and federal program may be underfunded or discontinued. It is the responsibility of the Governing Body, Agency, Staff, and downtown developers and residential and retail applicants to be mindful of the health of any such program for which funds are being sought.

1. Florida Brownfield Program

Brownfield redevelopment is of great importance in Florida, where balancing strong economic and community growth with suburban sprawl is an ongoing challenge. The Florida Brownfield Program encourages voluntary cleanup of Brownfield sites by awarding tax credits to partially offset the cost of site rehabilitation or solid waste removal. The following may be available by entering into a Brownfield site rehabilitation agreement (BSRA): (1) Annual 50% Tax Credit for eligible Site Rehabilitation costs; (2) One-time 25% Bonus Tax Credit for complete cleanup; (3) One-time 25% Bonus Tax Credit for development of 100% Affordable Housing or Healthcare Facility/Providers; and (4) One-time 50% Tax Credit for Solid Waste removal.

2. Economic Development Transportation Funds

A State of Florida program designed to alleviate transportation problems that adversely impact a specific company's location or expansion decision. Eligible projects are those that facilitate economic development by eradicating location-specific transportation problems on behalf of a specific eligible company.

3. Capital Investment Tax Credit (CITC)

CITC is used to spur capital investment in Florida's High Impact Sectors. It is an annual credit, provided for up to 20 years, against the corporate income tax. The amount of the annual credit is based on the eligible capital costs associated with a qualifying project. Eligible capital costs include all expenses incurred in the acquisition, construction, installation, and equipping of a project from the beginning of construction to the commencement of operations.

4. High Impact Performance Incentive Grant (HIPI)

Negotiated grant used to attract and grow major high impact facilities in Florida. Grants are provided to pre-approved applicants in certain high-impact sectors designated by the Florida Department of Economic Opportunity (DEO).

5. Qualified Target Industry Tax Refund (QTI)

Available for companies that create high-wage jobs in targeted high-value-added industries.

6. Local Government Distressed Area Matching Grant

Stimulate investment in Florida's economy by assisting Local Governments in attracting and retaining targeted businesses. The amount awarded by the State of Florida will equal \$50,000 or 50% of the local government's assistance amount, whichever is less, and be provided following the commitment and payment of that assistance.

7. Innovation Incentive Program

This program allows the state to compete effectively for high-value research and development, innovation business, and alternative and renewable energy projects. Long-term investments made by the state in industry clusters are critical to Florida's future of economic diversification.

8. Qualified Defense & Space Contractor Tax Refund (QDSC)

Pre-approved QDSC projects receive tax refunds of up to \$5,000 per job created or saved in Florida. There is a cap of \$7.5 million per single qualified applicant in all years, and no more than \$2.5 million in tax refunds may be received in any given fiscal year. Businesses must pay 115% of the state average wage and secure a resolution for the City 20% matching financial support.

9. Quick Action Closing Fund (QACF)

This is an up-front discretionary grant incentive that can be accessed by Florida's Governor, after consultation with the President of the Senate and the Speaker of the House of Representatives and review by the Joint Legislative Budget Commission, to respond to unique requirements of wealth-creating projects. When Florida is vying for intensely competitive projects, Closing Funds may be utilized to overcome a distinct, quantifiable disadvantage after other available resources have been exhausted.

10. Sales and Tax Use Exemptions on Machinery and Equipment

This exemption is for sales and use taxes paid on the purchase of new machinery and equipment used (directly related) to produce a product for sale. This program is administered through the Florida Department of Revenue. The program is for manufacturing and printing businesses or businesses that use a portion of a manufacturing process and are relocating to the area opening a new facility, or expanding.

11. Sales and Tax Exemptions on Electricity Used in Manufacturing Process

An exemption of the 7% sales tax for electricity used in the manufacturing process (if 75% or more of electricity is used in manufacturing). Exemption is managed through the Florida Department of Revenue.

12. Work Opportunity Tax Credit (WOTC)

The WOTC is a federal income tax credit that provides incentives to private for-profit employers to encourage the hiring of individuals from certain targeted groups who traditionally have difficulty finding employment. Employers can reduce their

federal income tax liability up to \$9,600 during the first year of employment of a member of targeted group, depending on the target group. There is no limit to the number of qualified employers for which an employer receives this tax credit.

13. New Markets Tax Credits (NMTC)

The NMTC Program was established to spur new or increased investments into operating businesses and real estate projects located in low-income communities. The NMTC Program attracts investment capital to low-income communities by permitting individual and corporate investors to receive a tax credit against their federal income tax return in exchange for making equity investments in specialized financial institutions, called Community Development Entities (CDEs).

14. Historic Rehabilitation Tax Credit

The Federal Government encourages the preservation of historic buildings through various means, one of which is the program of federal tax incentives to support the rehabilitation of historic and older buildings. The National Park Service administers the program with the Internal Revenue Service in partnership with the Florida Division of Historic Preservation. The tax incentives promote the rehabilitation of historic structures of every period, size, style, and type. The tax incentives for preservation attract private investment to the historic cores of cities and towns. They also generate jobs, enhance property values, and augment revenues for state and local governments through increased property, business, and income taxes.

The Preservation Tax Incentives also help create moderate and low-income housing in historic buildings. Through this program, abandoned and underused schools, warehouses, factories, churches, retail stores, apartments, hotels, houses, and offices throughout the country have been restored to life in a manner that maintains their historic character.

15. Housing Credit (HC) Program

The HC Program is governed by the U.S. Department of the Treasury and Florida's allocation is administered by the Florida Housing Finance Corporation. Under the HC Program, successful applicants are provided with a dollar-for-dollar reduction in federal tax liability in exchange for the development or rehabilitation of units to be occupied by very low- and low-income households. Developers that cannot use the tax reduction may sell credits in exchange for equity to the development. On a project basis, the amount of credits available is approximately equal to 9% of the cost of building each very low-income unit, including a developer fee but excluding land cost. For certain

federally assisted projects (Mortgage Revenue Bonds and Rural Housing), this translates into 4% of building costs. Syndication of the credits to investors can raise equity to pay for 40% or more of a project's costs.

16. Pre-Development Loan (PLP)

The PLP Program provides below-market interest rate financing and technical advisory services to nonprofit organizations and public entities for preliminary development activities necessary to obtain the requisite financing to construct home ownership or rental housing developments.

17. Rental Housing Mortgage Revenue Bonds (MRB)

The MRB utilizes funds generated from the sale of both taxable and tax-exempt bonds to make below-market interest rate loans to non-profit and for-profit developers of rental housing. Developments that receive tax exempt financing also receive automatic 4% Housing Credits directly from the Federal Government.

18. State Housing Initiative Partnership (SHIP)

The SHIP Program's mission is threefold: (1) provide funding to eligible local governments for the implementation of programs that create and preserve affordable housing; (2) foster public-private partnerships to create and preserve affordable housing; and (3) encourage local governments to implement regulatory reforms and promote the development of affordable housing in their communities by using funds as an incentive for private development. Funds are allocated to every Florida County as well as municipalities that receive CDBG funds.

19. State Apartment Incentive Loan Program (SAIL)

The SAIL Program provides low-interest rate mortgage loans to developers that build or rehabilitate rental developments, made affordable to very low-income households (50% or less of area median). The SAIL loan bridges the gap between a development's primary financing and total development costs.

20. Alachua Forever/Wild Spaces & Public Places

Alachua County has an approved 10-year, full-cent sales tax dedicated to acquiring and improving conservation lands, and creating, improving, and maintaining parks and recreational facilities in the County. A second half-cent is dedicated for public infrastructure, including road repairs, public facilities construction/renovation and affordable housing. The surtax is in place through 2032, at which time it can be renewed through referendum.

5/FIVE: Capital Improvement Plan

The intent of the proposed funding allocation is to recognize the relative importance of the already identified or contemplated activities or programs. The proposed funding allocation is a tool to focus decision-making and actual implementation as resources become available. The activities and proposed funding allocation recognize discrete and particular plans, timetables, and policies; policy criteria or program content will be completed in accordance with these priorities. To emphasize again, a Community Redevelopment Plan is not a detailed blueprint with a list of stipulations and provisions. These will emerge in accordance with this 2023 Plan as the framework outlined in it is implemented.

While it is the purpose this 2023 Plan to direct resources to those listed, it is also the intention that funds should be allocated with some flexibility, in part, because funds from other sources could be leveraged and directed to many of the same focus areas. As a part of that flexibility, it is expressly the intent of this 2023 Plan that the allocation of resources between and among activities should be fungible such that adjustments in sums do not require a plan amendment/modification.

As long as the overarching objectives and related principles that guide this 2023 Plan are maintained, spending should be consistent and in accordance with projects and programs of this 2023 Plan. The funds for implementation could come from a variety of resources, just as they have in the past.

Table 6. High Springs CRA Capital Improvement Plan | Projects and Programs

Strategic Themes	5-Year	20-Year
 Economic Development Trail Development (Trust for Public Lands) Priest Theater (Historic Grants) Expanding Broadband Capabilities (Federal Assistance) Building Façade Program (Matching w/Private Sector) Trail Corridor Catalytic Projects (Matching w/Private Sector)	\$900,000	\$3,150,000
 Sense of Place & Appearance Streetscape Improvements Dumpster Screening Landscape Enhancements/Maintenance	\$120,000	\$1,620,000
 Transportation Access & Mobility Redirecting Truck Traffic (FDOT Assistance) Railroad Avenue Extension (FDOT Assistance) Parking Expansion Wayfinding System Pedestrian Safety Programs/Enhancements	\$900,000	\$2,350,000
 Civic & Open Spaces Civic Campus Development (State and Local Bond Support) Museum Enhancements Civic Park Development Public Spaces/Wild Places Support) Railroad Avenue Corridor Open Space (Alachua Forever Support)	\$100,000	\$7,750,000

Continue of Table 6. High Springs CRA Capital Improvement Plan I Projects and Programs

Strategic Themes	5-Year	20-Year
 Infrastructure & Utility Sidewalks Throughout Area (FDOT Support) Curbs, Gutters Stormwater Facilities (Water Management District Support) Street Lighting	\$1,100,000	\$6,200,000
 Housing Diversification Revisit Entitlemnt Regulations/Revise Support Infill Development (State Program Support) Support Housing Project Mix Provide Incentives for Housing Code Compliance	\$350,000	\$1,550,000
 Keepers of the Vision Banner Program Wall Mural Program (Non-Profit Support) Partnering with Non-Profits for Target Marketing	\$250,000	\$850,000
 Standards & Regulations Housing Development Commercial Development Catalytic Sites entitlements Adaptive Reuse of Existing Buildings Matching w/Private Sector) Security/ADA/Life Safety Compliance (matching w/Private Sector)	\$300,000	\$1,350,000
 Environmental Sustainability Expanding Electric Charging Stations Support Innovative Solid Waste & Recycling Support Wellness Programs/Facilities Strategic Land Acquisition	\$250,000	\$1,150,000
Total Estimate of Project Costs for Respective Periods	\$4,270,000	\$26.270,000
Increment Revenues over 5-Year Period/20-Year Period*	\$1,632,000	\$12,104,000

Source: Florida Department of Revenue; High Springs Community Redevelopment Agency; GAI Consultants, Inc.

*Leverage TIF resources with Local, County, amd State Funding Matching Grants; Water Management District Grants; and Florida Department of Transportation Grants.

**Refer to Alternative Funding Options and Incentive Programs in Section 4.3.

6/SIX: Statutory Provisions

6.1 Establishing Redevelopment

Chapter 163.387 Redevelopment trust fund:

After approval of a Community Redevelopment Plan, there may be established for each community redevelopment agency created under s. 163.356 a redevelopment trust fund. Funds allocated to and deposited into this fund shall be used by the agency to finance or refinance any community redevelopment it undertakes pursuant to the approved Community Redevelopment Plan. No community redevelopment agency may receive or spend any increment revenues pursuant to this section unless and until the governing body has, by ordinance, created the trust fund and

provided for the funding of the redevelopment trust fund until the time certain set forth in the Community Redevelopment Plan as required by s. 163.362(10). Such ordinance may be adopted only after the governing body has approved a Community Redevelopment Plan. The annual funding of the redevelopment trust fund shall be in an amount not less than that increment in the income, proceeds, revenues, and funds of each taxing authority derived from or held in connection with the undertaking and carrying out of community redevelopment under this part.

6.2 Redevelopment Powers

Upon a Finding of Necessity ("FON") as set forth in section 163.355, and upon a further finding that there is a need for a community redevelopment agency to function in the County or Municipality to carry out the community redevelopment purposes of this part, any County or Municipality may create a public body corporate and politic to be known as a "Community Redevelopment Agency". Each such agency shall be constituted as a public instrumentality, and the exercise by a Community Redevelopment Agency of the powers conferred by this part shall be deemed and held to be the performance of an essential public function.

The High Springs Community Redevelopment Agency ("Agency") is vested with the following powers pursuant to Florida Statutes, Section 163.370.

1. Counties and Municipalities may not exercise the power of eminent domain for the purpose of preventing or eliminating a slum area or blighted area as defined in this part; however, Counties and Municipalities may acquire property by eminent domain within a Community Redevelopment Area ("CRA"), subject to the limitations set forth in Sections 73.013 and 73.014 or other general law.
2. Every County and Municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted:
 - a. To make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part.
 - b. To disseminate slum clearance and community redevelopment information.
 - c. To undertake and carry out community redevelopment and related activities within the CRA, which may include:
 - i. Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary acquisition method.
 - ii. Demolition and removal of buildings and improvements.
 - iii. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways,

and other improvements necessary for carrying out in the CRA the community redevelopment objectives of this part in accordance with the Community Redevelopment Plan.

- iv. Disposition of any property acquired in the community redevelopment area at its fair value as provided in s. 163.380 for uses in accordance with the Community Redevelopment Plan.
- v. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the Community Redevelopment Plan.
- vi. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary acquisition method of real property in the community redevelopment area which, under the Community Redevelopment Plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.
- vii. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.
- viii. Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
- ix. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other

voluntary method of acquisition of property in unincorporated enclaves surrounded by the boundaries of a CRA when it is determined necessary by the agency to accomplish the Community Redevelopment Plan.

- x. Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
- d. To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a Community Redevelopment Plan and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.
- e. Within the community redevelopment area:
 - i. To enter into any building or property in any community redevelopment area in order to make inspections, surveys, appraisals, soundings, or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted.
 - ii. To acquire by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition any personal or real property, together with any improvements thereon.
 - iii. To hold, improve, clear, or prepare for redevelopment any such property.
 - iv. To mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property.
 - v. To insure or provide for the insurance of any real or personal property or operations of the County or Municipality

against any risks or hazards, including the power to pay premiums on any such insurance.

- vi. To enter into any contracts necessary to effectuate the purposes of this part.
- vii. To solicit requests for proposals for redevelopment of parcels of real property contemplated by a Community Redevelopment Plan to be acquired for redevelopment purposes by a Community Redevelopment Agency and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons pursuant to s. 163.380 prior to acquisition of such real property by the Community Redevelopment Agency.
- f. To invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to s. 163.385 at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled.
- g. To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the State, County, or other public body or from any sources, public or private, for the purposes of this part and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the county or municipality deems reasonable and appropriate which are not inconsistent with the purposes of this part.
- h. To make or have made all surveys and plans necessary to the carrying out of the purposes of this part; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:
 - i. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.
 - ii. Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
 - iii. Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.
- i. To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.
- j. To apply for, accept, and utilize grants of funds from the Federal Government for such purposes.
- k. To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.
- l. To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; to zone or rezone any part of the County or Municipality or make exceptions from building regulations; and to enter into agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such County or Municipality pursuant to any of the powers granted by this part.

- m. To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the County or Municipality.
 - n. To organize, coordinate, and direct the administration of the provisions of this part, as they may apply to such County or Municipality, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within such County or Municipality may be most effectively promoted and achieved and to establish such new office or offices of the County or Municipality or to reorganize existing offices in order to carry out such purpose most effectively.
 - o. To develop and implement community policing innovations.
3. The following projects may not be paid for or financed by increment revenues:
- a. Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or expansion, or unless the construction or expansion is contemplated as part of a community policing innovation.
 - b. Installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of the Community Redevelopment Plan by the governing body pursuant to a previously approved public capital improvement or project schedule or plan of the governing body which approved the Community Redevelopment Plan unless and until such projects or improvements have been removed from such schedule or plan of the governing body and 3 years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the Community Redevelopment Trust Fund.
 - c. General government operating expenses unrelated to the planning and carrying out of a Community Redevelopment Plan
4. With the approval of the governing body, a Community Redevelopment Agency may:
- a. Prior to approval of a Community Redevelopment Plan or approval of any modifications of the plan, acquire real property in a community redevelopment area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition; demolish and remove any structures on the property; and pay all costs related to the acquisition, demolition, or removal, including any administrative or relocation expenses.
 - b. Assume the responsibility to bear any loss that may arise as the result of the exercise of authority under this subsection, in the event that the real property is not made part of the CRA.
5. A Community Redevelopment Agency shall procure all commodities and services under the same purchasing processes and requirements that apply to the County or Municipality that created the agency.
- Pursuant to s. 163.358, each County and Municipality has all powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including those powers granted under s. 163.370. A County or Municipality may delegate such powers to a Community Redevelopment Agency created under Section 163.356, except the following, which continue to vest in the governing body of the County or Municipality:
- 1. The power to determine an area to be a slum or blighted area, or combination thereof; to designate such area as appropriate for community redevelopment; and to hold any public hearings required with respect thereto.
 - 2. The power to grant final approval to Community Redevelopment Plans and modifications thereof.
 - 3. The power to authorize the issuance of revenue bonds as set forth in s. 163.385.
 - 4. The power to approve the acquisition, demolition, removal, or disposal of property as provided in Section 163.370(4) and the power to assume the responsibility to bear loss as provided in Section 163.370(4).
 - 5. The power to approve the development of community policing innovations.
 - 6. The power of eminent domain.

6.3 Duration of the Plan

Pursuant to Section 163.362 Contents of Community Redevelopment Plan—every Community Redevelopment Plan shall:

1. Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the Community Redevelopment Plan is approved,

adopted, or amended pursuant to s. 163.361(1). However, for any Community Redevelopment Agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the Community Redevelopment Plan is approved or adopted.

6.4 Plan Modification

Pursuant to Section 163.361 Modification of Community Redevelopment Plan:

1. If at any time after the approval of a Community Redevelopment Plan by the governing body it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon the recommendation of the Agency. The Agency recommendation to amend or modify a Community Redevelopment Plan may include a change in the boundaries of the redevelopment area to add land to or exclude land from the redevelopment area, or may include the development and implementation of community policing innovations.
2. The governing body shall hold a public hearing on a proposed modification of any Community Redevelopment Plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the Agency.
3. In addition to the requirements of Section 163.346, and prior to the adoption of any modification to a Community Redevelopment Plan that expands the boundaries of the Community Redevelopment Area or extends the time certain set forth in the Redevelopment Plan as required by Section 163.362(10):
 - a. The Agency shall report such proposed modification to each taxing authority in writing or by an oral presentation, or both, regarding such proposed modification.
 - a. For any Agency that was not created pursuant to a delegation of authority under s. 163.410 by a County that has adopted a home rule charter and that modifies its adopted Community Redevelopment Plan in a manner that expands the boundaries

of the redevelopment area after October 1, 2006, the following additional procedures are required prior to adoption by the governing body of a modified Community Redevelopment Plan:

- i. Within 30 days after receipt of any report of a proposed modification that expands the boundaries of the redevelopment area, the County may provide notice by registered mail to the governing body of the Municipality and the Community Redevelopment Agency that the county has competing policy goals and plans for the public funds the County would be required to deposit to the Community Redevelopment Trust Fund under the proposed modification to the Community Redevelopment Plan.
- ii. If the notice required in Sub-paragraph 1 is timely provided, the governing body of the County and the governing body of the Municipality that created the Community Redevelopment Agency shall schedule and hold a joint hearing co-chaired by the chair of the governing body of the county and the mayor of the Municipality, with the agenda to be set by the chair of the governing body of the County, at which the competing policy goals for the public funds shall be discussed. For those Community Redevelopment Agencies for which the board of commissioners of the Community Redevelopment Agency are comprised as specified in s. 163.356(2), a designee of the Community Redevelopment Agency shall participate in the joint meeting as a nonvoting member. Any such hearing

shall be held within 90 days after receipt by the County of the recommended modification of the adopted Community Redevelopment Plan. Prior to the joint public hearing, the County may propose an alternative modified Community Redevelopment Plan that meets the requirements of s. 163.360 to address the conditions identified in the resolution making a FON required under Section 163.355. If such an alternative modified Community Redevelopment Plan is proposed by the County, such plan shall be delivered to the governing body of the Municipality that created the Community Redevelopment Agency and the executive director or other officer of the Community Redevelopment Agency by registered mail at least 30 days prior to holding the joint meeting.

- iii. If the notice required in Sub-paragraph 1 is timely provided, the Municipality may

not proceed with the adoption of a modified Community Redevelopment Plan until 30 days after the joint hearing unless the governing body of the County has failed to schedule or a majority of the members of the governing body of the County have failed to attend the joint hearing within the required 90-day period.

- iv. Notwithstanding the time requirements established in Sub-paragraphs 2 and 3, the County and the Municipality may at any time voluntarily use the dispute resolution process established in chapter 164 to attempt to resolve any competing policy goals between the county and municipality related to the Community Redevelopment Agency. Nothing in this subparagraph grants the County or the Municipality the authority to require the other local government to participate in the dispute resolution process.

6.5 Severability

Pursuant to Section 163.395 Property exempt from taxes and from levy and sale by virtue of an execution:

- 1. All property of any County, Municipality, or Community Redevelopment Agency, including funds, owned or held by it for the purposes of this part are exempt from levy and sale by virtue of an execution; and no execution or other judicial process may issue against the same, nor shall judgment against the County, Municipality, or Community Redevelopment Agency be a charge or lien upon such property. However, the provisions of this section do not apply to or limit the right of obliges to pursue any remedies for the enforcement of any pledge

or lien given pursuant to this part by the County or Municipality on its rents, fees, grants, or revenues from community redevelopment.

- 2. The property of the County, Municipality, or Agency acquired or held for the purposes of this part is declared to be public property used for essential public and governmental purposes, and such property is exempt from all taxes of the municipality, the county, or the state or any political subdivision thereof. However, such tax exemption will terminate when the County, Municipality, or Community Redevelopment Agency sells, leases, or otherwise disposes of such property in a CRA to a purchaser or lessee which is not a public body entitled to tax exemption with respect to such property.

6.6 Safeguards, Controls, Regulations, or Covenants

Pursuant to Section 163.410 Exercise of powers in Counties with home rule charters:

- 1. In any County which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such County. However, the governing body of any such County which has adopted a home

rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the County by this part within the boundaries of a Municipality to the governing body of such a Municipality. Such a delegation to a Municipality shall confer only such powers upon a Municipality as shall be specifically enumerated in the delegating resolution.

Any power not specifically delegated shall be reserved exclusively to the governing body of the County. This section does not affect any Community Redevelopment Agency created by a Municipality prior to the adoption of a County home rule charter. Unless otherwise provided by an existing ordinance, resolution, or inter local agreement between any such County and a Municipality, the governing body of the County that has adopted a home rule charter shall grant in whole or in part or deny any request from a Municipality for a delegation of powers or a change in an existing delegation of powers within 120 days after the receipt of all required documentation, or such request shall be deemed granted unless this period is extended by mutual consent in writing by the Municipality and County. Within 30 days after receipt of the request, the County shall notify the Municipality by registered mail whether the request is complete or if additional information is required. Any request by the County for additional documentation shall specify the deficiencies in the submitted documentation, if any. The County shall notify the Municipality by registered mail within 30 days after receiving the additional information whether such additional documentation is complete. If the meeting of

the County commission at which the request for a delegation of powers or a change in an existing delegation of powers is unable to be held due to events beyond the control of the County, the request shall be acted upon at the next regularly scheduled meeting of the County commission without regard to the 120-day limitation. If the County does not act upon the request at the next regularly scheduled meeting, the request shall be deemed granted.

Pursuant to Section 163.415 Exercise of powers in Counties with home rule charters:

1. The powers conferred by this part upon Counties not having adopted a home rule charter shall not be exercised within the boundaries of a Municipality within said County unless the governing body of the Municipality expresses its consent by resolution. Such a resolution consenting to the exercise of the powers conferred upon counties by this part shall specifically enumerate the powers to be exercised by the County within the boundaries of the Municipality. Any power not specifically enumerated in such a resolution of consent shall be exercised exclusively by the Municipality within its boundaries.

6.7 Consistency with City of High Springs Comprehensive Plan

Pursuant to Section 163.362 Contents of Community Redevelopment Plan—every Community Redevelopment Plan shall: Exercise of powers in counties with home rule charters:

1. Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

Pursuant to Section 163.360 a Community Redevelopment Plan shall:

1. Community redevelopment in a CRA shall not be planned or initiated unless the governing body has, by resolution, determined such area to be a slum area, a blighted area, or an area in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, or a combination thereof, and designated such area as appropriate for community redevelopment.

2. The Community Redevelopment Plan shall:
 - a. Conform to the comprehensive plan for the County or Municipality as prepared by the local planning agency under the Community Planning Act.
 - b. Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the Community Redevelopment Area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.
 - c. Provide for the development of affordable housing in the area, or state the reasons for not addressing in the plan the development of affordable housing in the area. The County, Municipality, or Community Redevelopment Agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the

redevelopment area, concerning the development of affordable housing in the CRA.

3. The Community Redevelopment Plan may provide for the development and implementation of community policing innovations.
4. The County, Municipality, or Community Redevelopment Agency may itself prepare or cause to be prepared a Community Redevelopment Plan, or any person or agency, public or private, may submit such a plan to a Community Redevelopment Agency. Prior to its consideration of a Community Redevelopment Plan, the Community Redevelopment Agency shall submit such plan to the local planning agency of the County or Municipality for review and recommendations as to its conformity with the comprehensive plan for the development of the County or Municipality as a whole. The local planning agency shall submit its written recommendations with respect to the conformity of the proposed Community Redevelopment Plan to the Community Redevelopment Agency within 60 days after receipt of the plan for review. Upon receipt of the recommendations of the local planning agency, or, if no recommendations are received within such 60 days, then without such recommendations, the Community Redevelopment Agency may proceed with its consideration of the proposed Community Redevelopment Plan.
5. The Community Redevelopment Agency shall submit any Community Redevelopment Plan it recommends for approval, together with its written recommendations, to the governing body and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the CRA.
6. The governing body shall then proceed with the hearing on the proposed Community Redevelopment Plan:
 - a. The governing body shall hold a public hearing on a Community Redevelopment Plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the County or Municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the CRA covered by the Community Redevelopment Plan, and outline the general scope of the redevelopment plan under consideration.
 - b. For any governing body that has not authorized by June 5, 2006, a study to consider whether a finding of necessity resolution pursuant to Section 163.355 should be adopted, has not adopted a FON resolution pursuant to Section 163.355 by March 31, 2007, has not adopted a Community Redevelopment Plan by June 7, 2007, and was not authorized to exercise community redevelopment powers pursuant to a delegation of authority under Section 163.410 by a county that has adopted a home rule charter, the following additional procedures are required prior to adoption by the governing body of a Community Redevelopment Plan under Sub-section (7):
 - i. Within 30 days after receipt of any Community Redevelopment Plan recommended by a Community Redevelopment Agency under Subsection (5), the County may provide written notice by registered mail to the governing body of the Municipality and to the Agency that the county has competing policy goals and plans for the public funds they would be required to deposit to the Community Redevelopment Trust Fund under the proposed redevelopment plan.
 - ii. If the notice required in Sub-paragraph 1 is timely provided, the governing body of the County and the governing body of the Municipality that created the Community Redevelopment Agency shall schedule and hold a joint hearing co-chaired by the chair of the governing body of the County and the mayor of the Municipality, with the agenda to be set by the chair of the governing body of the County, at which the competing policy goals for the public funds shall be discussed. For those Community Redevelopment Agencies for which the board of commissioners of the Community Redevelopment Agency are comprised as specified in Section 163.356(2), a designee of the Community Redevelopment Agency shall participate in the joint meeting as a nonvoting member. Any such hearing must be held within 90 days after receipt by the county of the recommended Community

Redevelopment Plan. Prior to the joint public hearing, the County may propose an alternative redevelopment plan that meets the requirements of this section to address the conditions identified in the resolution making a finding of necessity required by Section 163.355. If such an alternative redevelopment plan is proposed by the County, such plan shall be delivered to the governing body of the Municipality that created the Community Redevelopment Agency and to the executive director or other officer of the Community Redevelopment Agency by registered mail at least 30 days prior to holding the joint meeting.

- iii. If the notice required in Sub-paragraph (i) is timely provided, the Municipality may not proceed with the adoption of the plan under Subsection (7) until 30 days after the joint hearing unless the governing body of the County has failed to schedule or a majority of the members of the governing body of the County have failed to attend the joint hearing within the required 90-day period.
 - iv. Notwithstanding the time requirements established in Sub-paragraphs (ii) and (iii), the County and the Municipality may at any time voluntarily use the dispute resolution process established in Chapter 164 to attempt to resolve any competing policy goals between the County and Municipality related to the Community Redevelopment Agency. Nothing in this sub-paragraph grants the County or the Municipality the authority to require the other local government to participate in the dispute resolution process.
7. Following such hearing, the governing body may approve the Community Redevelopment Plan, therefore if it finds that:
 - a. A feasible method exists for the location of families who will be displaced from the Community Redevelopment Area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
 - b. The Community Redevelopment Plan conforms to the general plan of the County or Municipality as a whole;
 - c. The Community Redevelopment Plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans;
 - d. The Community Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the redevelopment area by private enterprise; and
 - e. The Community Redevelopment Plan and resulting revitalization and redevelopment for a coastal tourist area that is deteriorating and economically distressed will reduce or maintain evacuation time, as appropriate, and ensure protection for property against exposure to natural disasters.
 8. If the Community Redevelopment Area consists of an area of open land to be acquired by the County or the Municipality, such area may not be so acquired unless:
 - a. In the event the area is to be developed in whole or in part for residential uses, the governing body determines:
 - i. That a shortage of housing of sound standards and design which is decent, safe, affordable to residents of low or moderate income, including the elderly, and sanitary exists in the county or municipality;
 - ii. That the need for housing accommodations has increased in the area;
 - iii. That the conditions of blight in the area or the shortage of decent, safe, affordable, and sanitary housing cause or contribute to an increase in and spread of disease and crime or constitute a menace to the public health, safety, morals, or welfare; and
 - iv. That the acquisition of the area for residential uses is an integral part of and is essential to the program of the County or Municipality.
 - b. In the event the area is to be developed in whole or in part for nonresidential uses, the governing body determines that:
 - i. Such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the

- community in accordance with sound planning standards and local objectives.
- ii. Acquisition may require the exercise of governmental action, as provided in this part, because of:
 - Defective, or unusual conditions of, title or diversity of ownership which prevents the free alienability of such land;
 - Tax delinquency;
 - Improper subdivisions;
 - Outmoded street patterns;
 - Deterioration of site;
 - Economic disuse;
 - Unsuitable topography or faulty lot layouts;
 - Lack of correlation of the area with other areas of a county or municipality by streets and modern traffic requirements; or
 - Any combination of such factors or other conditions which retard development of the area.
 - iii. Conditions of blight in the area contribute to an increase in and spread of disease and crime or constitute a menace to public health, safety, morals, or welfare.
9. Upon the approval by the governing body of a Community Redevelopment Plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective Community Redevelopment Area, and the County or Municipality may then cause the Community Redevelopment Agency to carry out such plan or modification in accordance with its terms.
 10. Notwithstanding any other provisions of this part, when the governing body certifies that an area is in need of redevelopment or rehabilitation as a result of an emergency under Section 252.34(4), with respect to which the Governor has certified the need for emergency assistance under federal law, that area may be certified as a “blighted area,” and the governing body may approve a Community Redevelopment Plan and community redevelopment with respect to such area without regard to the provisions of this section requiring a general plan for the county or municipality and a public hearing on the community redevelopment.



6.8 Compliance Statements

The High Springs CRA was created by Ordinance 1547-A of the City of High Springs adopted on June 4, 1990. The High Springs CRA Redevelopment Trust Fund was created by Ordinance 1548-A of the City of High Springs adopted on June 18, 1990. The community redevelopment area of the City of High Springs lies exclusively within the municipal boundaries of High Springs, and the exercise of redevelopment powers is governed by Section 163.415, Florida Statutes.

A Finding of Necessity for the Community Redevelopment Area was first made by Resolution 2888-R of the City of High Springs adopted on April 2, 1990. Revised Findings of Necessity for the community redevelopment area were made by Resolutions 3238-R, 05-3554-R and 07-3630-R of the City of High Springs adopted on May 3, 1999, September 6, 2005 and February 19, 2007, respectively. A legal description of the Community Redevelopment Area and the reasons for establishing such boundaries are wholly contained within Finding of Necessity resolutions, which are incorporated into this update, modification and Redevelopment Plan by reference.

The base year for tax increment calculations is 1999 for those lands described in Resolutions 2888-R and 3238-R of the City of High Springs. The base year for tax increment calculations is 2011 for those lands described in Resolutions 05-3554-R and 07-3630-R of the City of High Springs. The time certain for the completion of redevelopment activity by the High Springs CRA pursuant to this update, modification and Redevelopment Plan is September 30, 2050.

Adoption of this update, modification and Redevelopment Plan was recommended by Resolution 2021-01-R of the Board of Commissioners of the High Springs CRA adopted on June 30, 2021.

Notice of intent to consider and adopt this update, modification and Redevelopment Plan was furnished to the public and to each taxing authority which levies ad valorem taxes on taxable real property contained within the geographic boundaries of the Community Redevelopment Area pursuant to Section 163.346, Florida Statutes.

Pursuant to Section 163.361(3)(a), Florida Statutes, a written report was provided to each taxing authority concerning this update, modification and Redevelopment Plan.

This update, modification and Redevelopment Plan was found to be compliant with the Comprehensive Plan of the City of High Springs by the High Springs Planning and Zoning Commission, in its capacity as Local Planning Agency for the City of High Springs under the Community Planning Act.

Pursuant to Section 163.361(2), Florida Statutes, a public hearing was convened in 2023 before the City Commission of the City of High Springs to consider and adopt this update, modification and Redevelopment Plan.

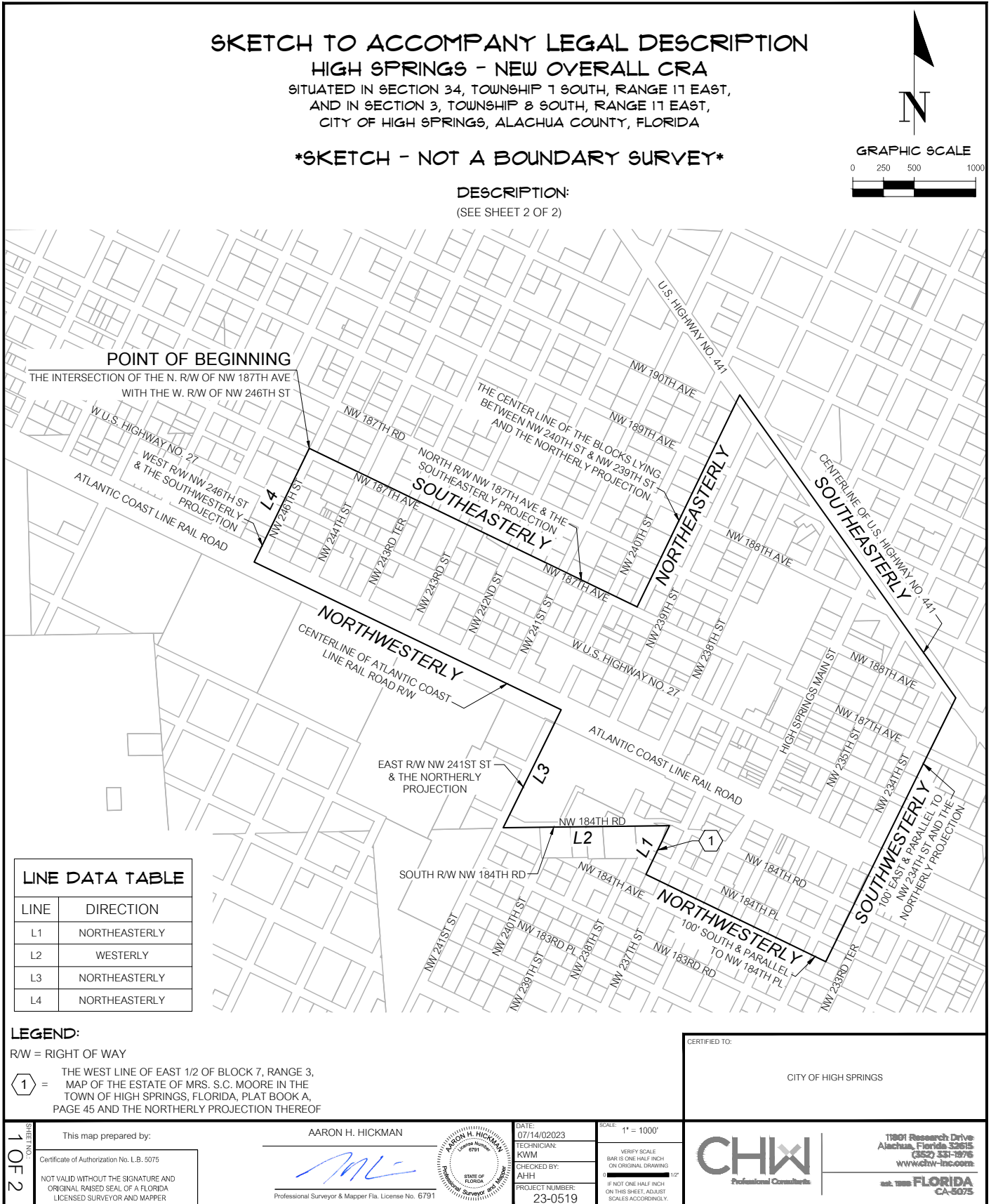
A resolution approving the existence of the High Springs CRA beyond the termination dates specified in Section 6 of Chapter 2019-163, Laws of Florida, was adopted by majority vote of the governing body of the City of High Springs.

By adoption of this update, modification and Redevelopment Plan, the Board of Commissioners of the High Springs CRA and the City Commission of the City of High Springs jointly find that this update, modification and Redevelopment Plan contains specific information regarding (a) the impact of redevelopment upon the residents of the community redevelopment area, (b) planned public capital improvements, (c) safeguards, (d) assurances, and (e) projected costs for redevelopment, all in compliance with the minimum requirements of Sections 163.362(3)-(9), Florida Statutes.

All capital improvement plans, 5-year work plans and fixed capital outlay plans adopted by the executive departments and agencies of the State of Florida, by Alachua County, by the School Board of Alachua County, and by the City of High Springs that are effective as of the date of adoption of this update, modification and Redevelopment Plan, are incorporated herein by reference to the extent such plans reflect publicly funded capital projects to be undertaken within the Community Redevelopment Area.



Legal Description Maps



APPENDIX B:

Detailed Financial Analysis

High Springs CRA Tax Increment Projections | *Low Scenario*

FY Year	Total Taxable Value	Base Year Value ⁽¹⁾	Total Increment Value	County Contribution at 95% ⁽²⁾	City Contribution at 95% ⁽²⁾	Total Annual Tax Increment
2023	\$ 30,781,343	\$ 8,904,126	\$ 21,877,217	\$ 161,400	\$ 124,500	\$ 285,900
2024	32,143,408	8,904,126	23,239,282	171,500	132,200	303,700
2025	33,505,473	8,904,126	24,601,347	181,500	140,000	321,500
2026	34,867,538	8,904,126	25,963,412	191,600	147,700	339,300
2027	36,229,604	8,904,126	27,325,478	201,600	155,500	357,100
2028	37,599,321	8,904,126	28,695,195	211,700	163,300	375,000
2029	38,961,386	8,904,126	30,057,260	221,800	171,000	392,800
2030	40,323,452	8,904,126	31,419,326	231,800	178,800	410,600
2031	41,693,169	8,904,126	32,789,043	241,900	186,600	428,500
sub-total			\$ 245,967,560	\$ 1,814,800	\$ 1,399,600	\$ 3,214,400
2032	43,062,886	8,904,126	34,158,760	252,000	194,400	446,400
2033	44,424,951	8,904,126	35,520,825	262,100	202,100	464,200
2034	45,794,669	8,904,126	36,890,543	272,200	209,900	482,100
2035	47,156,734	8,904,126	38,252,608	282,200	217,700	499,900
2036	48,534,103	8,904,126	39,629,977	292,400	225,500	517,900
2037	49,903,821	8,904,126	40,999,695	302,500	233,300	535,800
2038	50,470,073	8,904,126	41,565,947	306,700	236,500	543,200
2039	51,043,976	8,904,126	42,139,850	310,900	239,800	550,700
2040	51,617,880	8,904,126	42,713,754	315,100	243,100	558,200
2041	52,191,784	8,904,126	43,287,658	319,400	246,300	565,700
2042	52,765,688	8,904,126	43,861,562	323,600	249,600	573,200
2043	53,064,118	8,904,126	44,159,992	325,800	251,300	577,100
2044	53,362,548	8,904,126	44,458,422	328,000	253,000	581,000
2045	53,660,978	8,904,126	44,756,852	330,200	254,700	584,900
2046	53,959,408	8,904,126	45,055,282	332,400	256,400	588,800
TOTAL			\$ 863,419,289	\$ 6,370,300	\$ 4,913,200	\$ 11,283,500

Source: Florida Department of Revenue; High Springs Community Redevelopment Agency; Alachua County Final 2022 Tax Roll; GAI Consultants, Inc. Notes: Totals may not add due to rounding. (1) Assumes 1986 base year of \$3,832,000 and 2022 base year of \$5,072,126. (2) Applies millage rate of 7.7662 for the County and 5.9900 for the City. (3) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2031.

High Springs CRA Tax Increment Projections | *Moderate Scenario*

Sunset 2031⁽³⁾

FY Year	Total Taxable Value	Base Year Value ⁽¹⁾	Total Increment Value	County Contribution at 95% ⁽²⁾	City Contribution at 95% ⁽²⁾	Total Annual Tax Increment
2023	\$ 30,891,500	\$ 8,904,126	\$ 21,987,400	\$ 162,200	\$ 125,100	\$ 287,300
2024	32,377,500	8,904,126	23,473,400	173,200	133,600	306,800
2025	33,878,500	8,904,126	24,974,400	184,300	142,100	326,400
2026	35,394,400	8,904,126	26,490,300	195,400	150,700	346,100
2027	36,925,400	8,904,126	28,021,300	206,700	159,500	366,200
2028	38,471,900	8,904,126	29,567,800	218,100	168,300	386,400
2029	40,033,800	8,904,126	31,129,700	229,700	177,100	406,800
2030	41,611,400	8,904,126	32,707,300	241,300	186,100	427,400
2031	43,204,600	8,904,126	34,300,500	253,100	195,200	448,300
sub-total			\$ 252,652,100	\$ 1,864,000	\$ 1,437,700	\$ 3,301,700
2032	44,813,800	8,904,126	35,909,700	264,900	204,300	469,200
2033	46,439,100	8,904,126	37,535,000	276,900	213,600	490,500
2034	48,080,600	8,904,126	39,176,500	289,000	222,900	511,900
2035	49,738,700	8,904,126	40,834,600	301,300	232,400	533,700
2036	51,413,200	8,904,126	42,509,100	313,600	241,900	555,500
2037	53,104,800	8,904,126	44,200,700	326,100	251,500	577,600
2038	53,945,300	8,904,126	45,041,200	332,300	256,300	588,600
2039	54,794,100	8,904,126	45,890,000	338,600	261,100	599,700
2040	55,651,500	8,904,126	46,747,400	344,900	266,000	610,900
2041	56,517,300	8,904,126	47,613,200	351,300	270,900	622,200
2042	57,391,300	8,904,126	48,487,200	357,700	275,900	633,600
2043	57,965,300	8,904,126	49,061,200	362,000	279,200	641,200
2044	58,544,900	8,904,126	49,640,800	366,200	282,500	648,700
2045	59,130,300	8,904,126	50,226,200	370,600	285,800	656,400
2046	59,721,700	8,904,126	50,817,600	374,900	289,200	664,100
TOTAL			\$ 926,342,500	\$ 6,834,300	\$ 5,271,200	\$ 12,105,500

Source: Florida Department of Revenue; High Springs Community Redevelopment Agency; Alachua County Final 2022 Tax Roll; GAI Consultants, Inc. Notes: Totals may not add due to rounding. (1) Assumes 1986 base year of \$3,832,000 and 2022 base year of \$5,072,126. (2) Applies millage rate of 7.7662 for the County and 5.9900 for the City. (3) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2031.

High Springs CRA Tax Increment Projections | *High Scenario*

FY Year	Total Taxable Value	Base Year Value ⁽¹⁾	Total Increment Value	County Contribution at 95% ⁽²⁾	City Contribution at 95% ⁽²⁾	Total Annual Tax Increment
2023	\$ 30,995,600	\$ 8,904,126	\$ 22,091,474	\$ 163,000	\$ 125,700	\$ 288,700
2024	32,732,616	8,904,126	23,828,490	175,800	135,600	311,400
2025	34,507,892	8,904,126	25,603,766	188,900	145,700	334,600
2026	36,321,428	8,904,126	27,417,302	202,300	156,000	358,300
2027	38,188,529	8,904,126	29,284,403	216,100	166,600	382,700
2028	40,101,542	8,904,126	31,197,416	230,200	177,500	407,700
2029	42,052,815	8,904,126	33,148,689	244,600	188,600	433,200
2030	44,065,305	8,904,126	35,161,179	259,400	200,100	459,500
2031	46,123,707	8,904,126	37,219,581	274,600	211,800	486,400
sub-total			\$ 264,952,300	\$ 1,954,900	\$ 1,507,600	\$ 3,462,500
2032	48,228,021	8,904,126	39,323,895	290,100	223,800	513,900
2033	49,796,692	8,904,126	40,892,566	301,700	232,700	534,400
2034	51,373,015	8,904,126	42,468,889	313,300	241,700	555,000
2035	52,949,337	8,904,126	44,045,211	325,000	250,600	575,600
2036	54,525,660	8,904,126	45,621,534	336,600	259,600	596,200
2037	56,101,983	8,904,126	47,197,857	348,200	268,600	616,800
2038	56,760,059	8,904,126	47,855,933	353,100	272,300	625,400
2039	57,418,136	8,904,126	48,514,010	357,900	276,100	634,000
2040	58,076,212	8,904,126	49,172,086	362,800	279,800	642,600
2041	58,741,941	8,904,126	49,837,815	367,700	283,600	651,300
2042	59,400,017	8,904,126	50,495,891	372,600	287,300	659,900
2043	59,744,360	8,904,126	50,840,234	375,100	289,300	664,400
2044	60,088,702	8,904,126	51,184,576	377,600	291,300	668,900
2045	60,433,044	8,904,126	51,528,918	380,200	293,200	673,400
2046	60,777,387	8,904,126	51,873,261	382,700	295,200	677,900
TOTAL			\$ 975,804,977	\$ 7,199,500	\$ 5,552,700	\$ 12,752,200

Source: Florida Department of Revenue; High Springs Community Redevelopment Agency; Alachua County Final 2022 Tax Roll; GAI Consultants, Inc. Notes: Totals may not add due to rounding. (1) Assumes 1986 base year of \$3,832,000 and 2022 base year of \$5,072,126. (2) Applies millage rate of 7.7662 for the County and 5.9900 for the City. (3) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2031.

Prepared By:

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CRA Board Agenda Item Request Form

MEETING DATE: January 25, 2023

SUBJECT: Police Station Appropriation Request

DEPARTMENT: CRA

PREPARED BY: Amy Bohannon, CRA Manager

RECOMMENDED ACTION: None

Summary

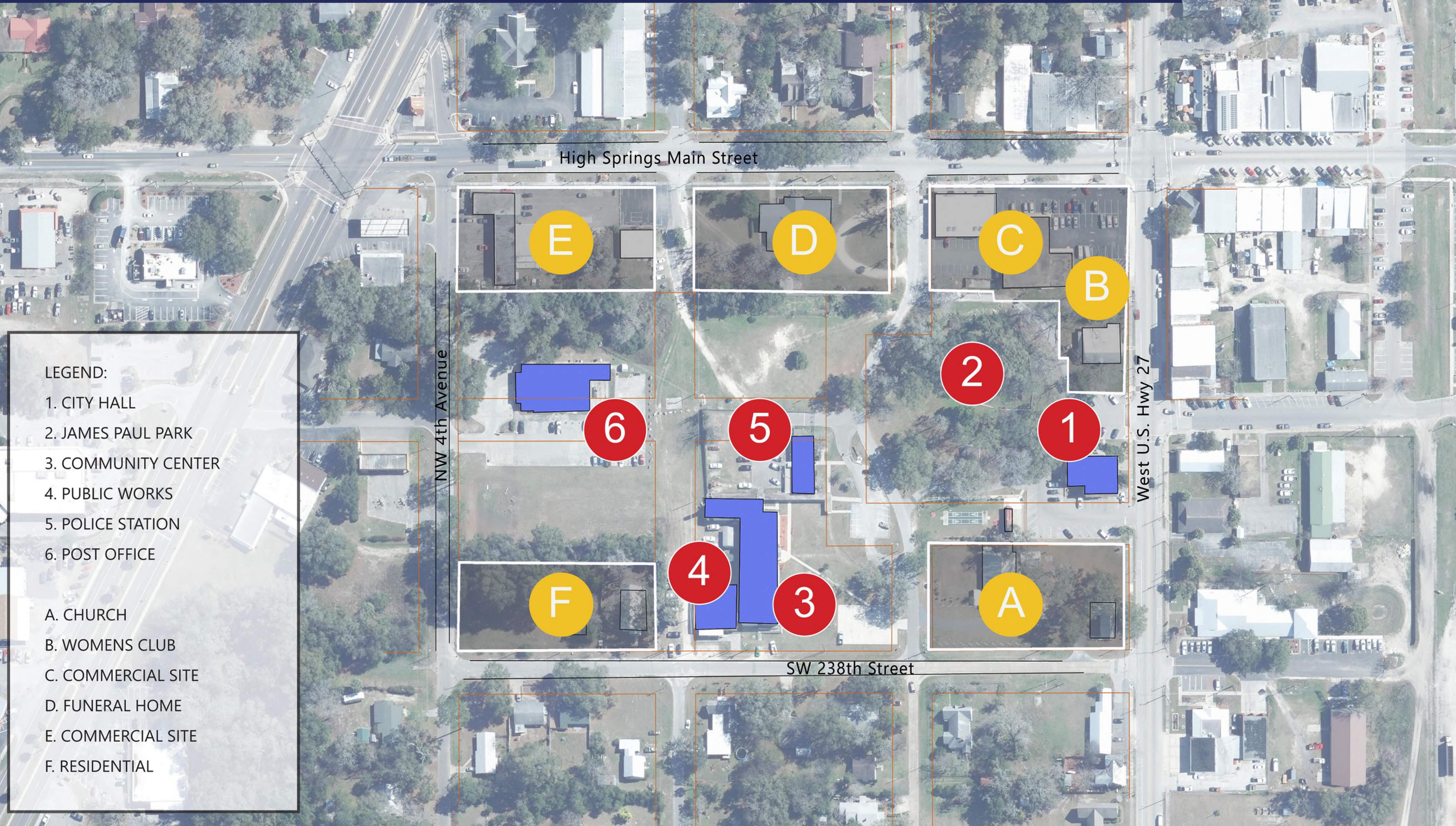
Update on the Police Station Appropriation request presented by Ashley Stathatos.

ATTACHMENTS: Yes

REVIEWED BY EXECUTIVE DIRECTOR: Yes



Existing Municipal Facilities





Post Office

Event Lawn

Paul James Park

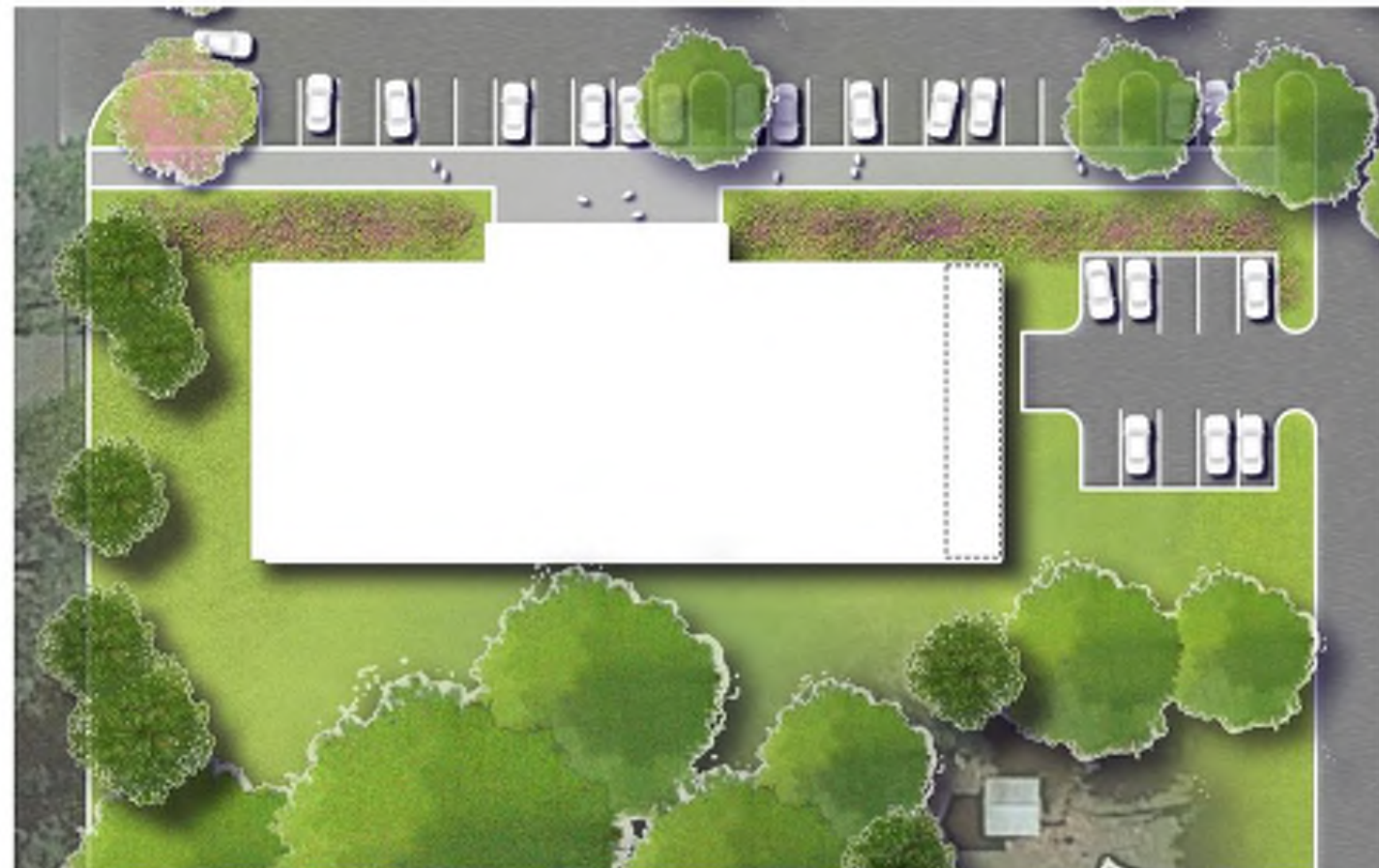
New Council
Chambers Building

Renovated
City Hall

New Police Station
and Future Expansion

Old School
Community
Building

Municipal Facilities Master Plan



New Police Station and Future Expansion

High Springs Police Station

Space Utilization Plan

Important Notes

This layout proposes a new building to be built within the municipal campus area. This building would contain only the Police Department.

This layout proposes a new building to be built within the municipal campus area. This building would contain only the Police Department.											Total + previous periods		Total + previous periods	Total + previous periods	Total + previous periods		
						2022	2027	2032	2037	2042	2022	2027	2032	2037	2042		
Inside	Public/Private	Type	Space	Area (sf)	Qty						Total	Total	Total	Total	Total	Grand Total	
	Public	Open Space	Lobby/Waiting	200	1	1	0	0	0	0	200	200	200	200	200	200	
	Public	Open Space	Reception/Admin. Asst.	80	1	1	0	0	0	1	80	80	80	80	160	160	
	Private	Open Space	Admin. Secretary	120	5	1	1	1	1	1	120	240	360	480	600	600	
	Private	Office	Office - Sargeant	250	3	0	0	1	0	0	0	0	250	250	250	250	
	Private	Office	Office-Chief	180	1	1	0	0	0	0	180	180	180	180	180	180	
	Private	Office	Office-Deputy Chief	180	1	1	0	0	0	0	180	180	180	180	180	180	
	Private	Conference Room	Chief/ Deputy Chief Conference	240	1	1	0	0	0	0	240	240	240	240	240	240	
	Private	Office	Office-Lieutenants	125	2	0	1	0	1	0	0	125	125	250	250	250	
	Private	Office	Office- Traffic	125	1	0	0	0	1	0	0	0	0	125	125	125	
	Private	Open Space	Detectives	150	3	1	1	1	0	0	150	150	150	150	150	150	
	Private	Enclosed Room	Interview Room	125	0	0	0	0	0	0	125	125	125	125	125	125	
	Private	Enclosed Room	Victims Room	75	1	0	0	0	1	0	0	0	0	75	75	75	
	Private	Enclosed Room	Armory	75	0	0	0	0	0	0	75	75	75	75	75	75	
	Private	Enclosed Room	Evidence Room	170	1	1	0	0	0	0	170	170	170	170	170	170	
	Private	Enclosed Room	Equipment Room	170	1	1	0	0	0	0	170	170	170	170	170	170	
	Private	Enclosed Room	Locker Room combined with M/W	280	2	1	0	0	0	1	280	280	280	280	560	560	
	Private	Public Restroom	M&W Pub. Restrooms	144	1	1	0	0	0	0	144	144	144	144	144	144	
	Private	Open Space	Lounge/Breakroom/Kitchenette	300	1	1	0	0	0	0	300	300	300	300	300	300	
	Private	Conference Room	Conference Room	240	1	1	0	0	0	0	240	240	240	240	240	240	
	Private	Conference Room	Meeting/Training/EOC	800	1	1	0	0	0	0	800	800	800	800	800	800	
	Private	Private Room	Evidence Vault & Lockers/Processing	800	1	1	0	0	0	0	800	800	800	800	800	800	
	Private	Storage	Storage	300	1	1	0	0	0	0	300	300	300	300	300	300	
	Private	Storage	IT/Electrical/Mechanical Closet	150	1	1	0	0	0	0	150	150	150	150	150	150	
				Subtotal: net space (inside)						Sub Total		4,704	4,949	5,319	5,764	6,244	6,244
				Net/Gross Mult.		1.5											
				Program Gross Building Area						Grand Total		7,056	7,424	7,979	8,646	9,366	9,366
	Private	Open	Backup Power	300	1	1	0	0	0	0	300	300	300	300	300	300	
	Private	Covered	Covered Vehicle Parking	0	25	10	0	5	0	10	0	0	0	0	0	0	
	Public	Open	Uncovered Vehicle Parking	0	10	10	0	0	0	0	0	0	0	0	0	0	
	Both	Open	Open Space per spot (curbs, driving	0	35	10	0	5	0	10	0	0	0	0	0	0	
				Subtotal: net space (outside)						Sub Total		300	300	300	300	300	
				Net/Gross Mult.		1.1											
			Program Gross Outdoor Area						Grand Total		330	330	330	330	330	330	

Police Department Program

SQUARE FOOTAGE:

Opinion of Propbable Cost year 2027 7,424 square feet @ \$350/s.f = \$2,598,400
Not in this cost is demolition and needed site improvements for parking and infrastructure.



CRA Board Agenda Item Request Form

MEETING DATE: November 28, 2023

SUBJECT: Discuss High Springs Farmers Market

AGENDA SECTION:

DEPARTMENT: CRA

PREPARED BY: Amy Bohannon, CRA Manager

RECOMMENDED ACTION: None

Summary

In 2023 the CRA conducted a farmer's market workshop, a market survey, and a vendor survey. We would like to present our findings and receive guidance on the direction the CRA Board would like to proceed with.

ATTACHMENTS: Farmer's Market Survey Results

REVIEWED BY EXECUTIVE DIRECTOR: Yes



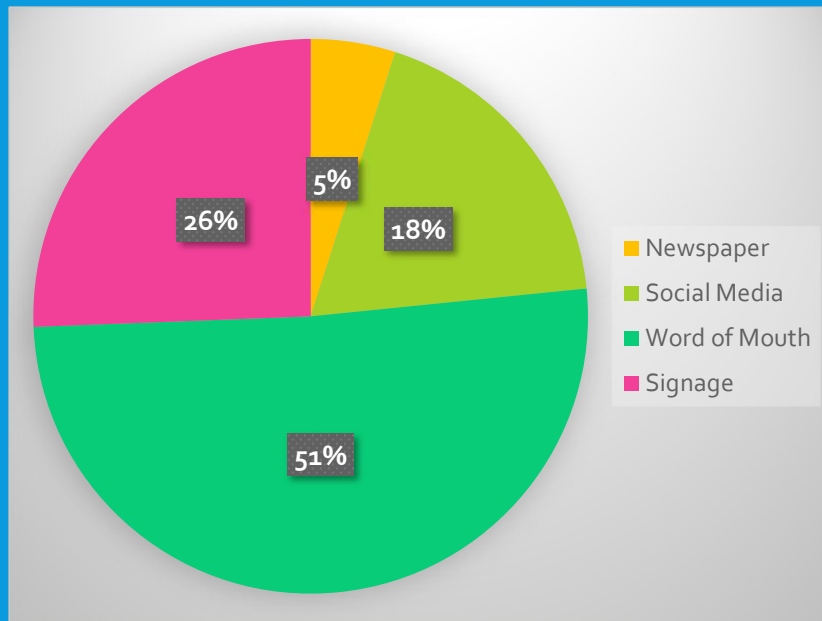
AND THE SURVEY SAID....

Draft as of August 3, 2023

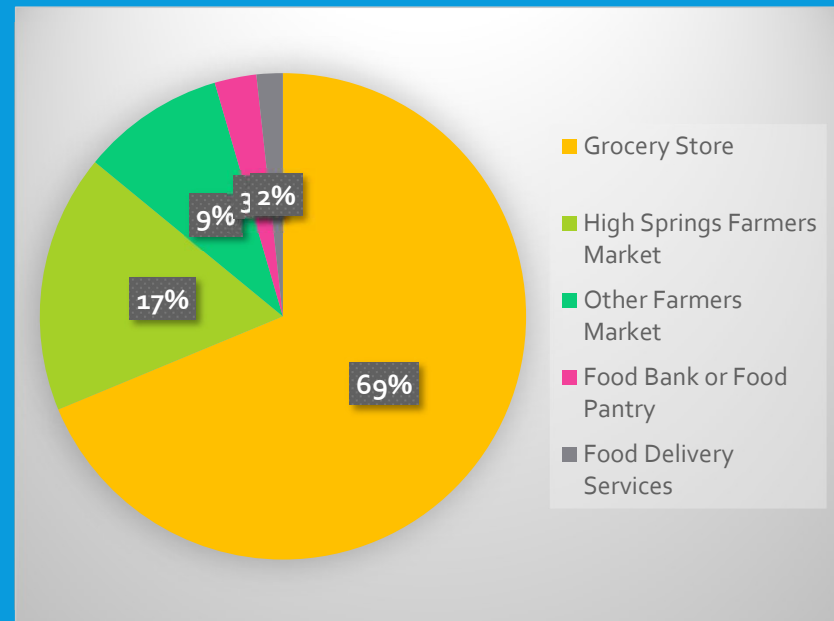
Prepared by Sharon Yeago

CUSTOMER INSIGHTS

How did you hear about the High Springs Farmers Market?

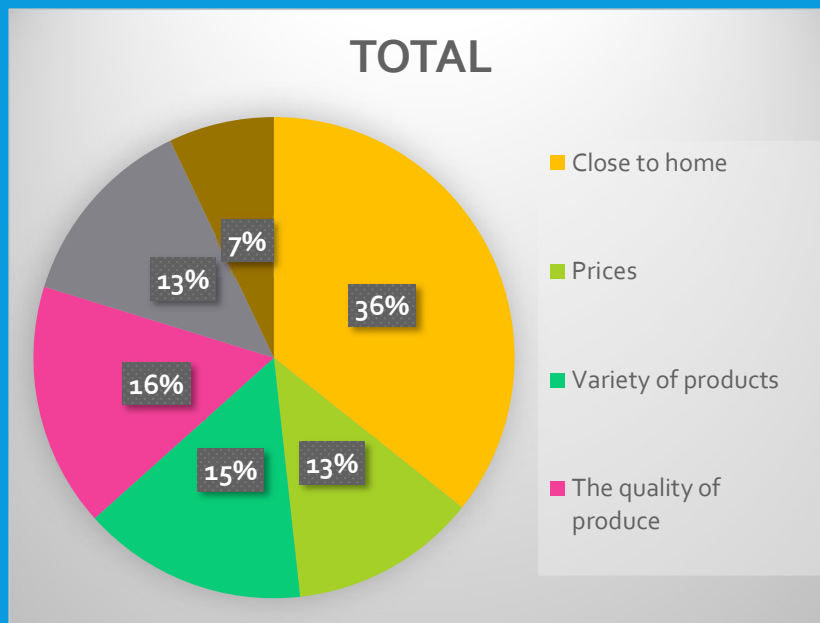


Where do you primarily shop for groceries? (Select all that apply)

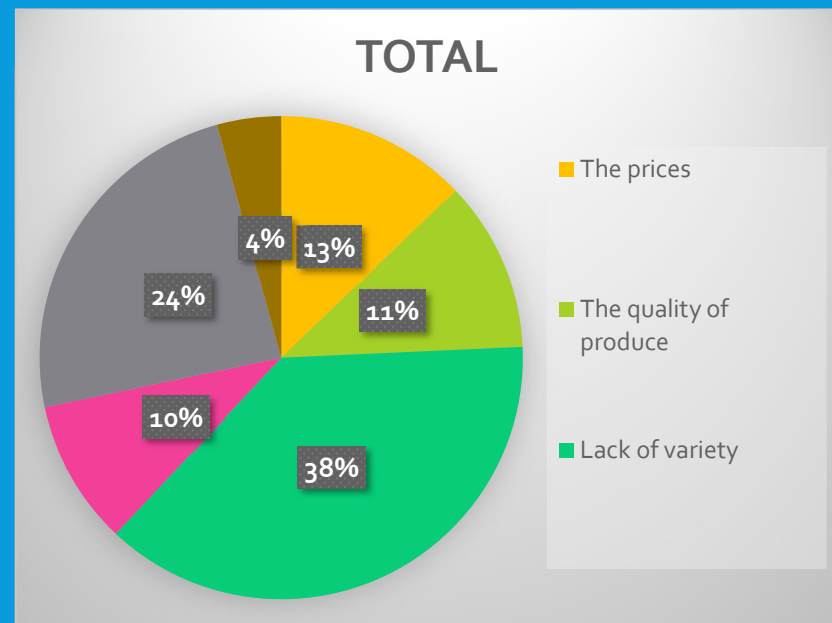


WHAT ATTRACTS CUSTOMERS?

What do you like about the High Springs Farmers Market? (Select all that apply)

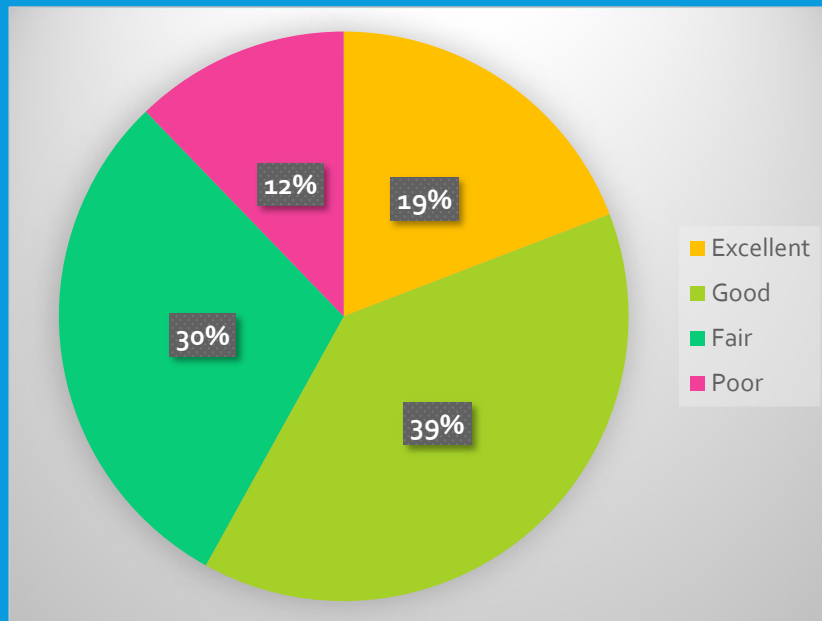


What do you like least about the High Springs Farmers Market? (Select all that apply)

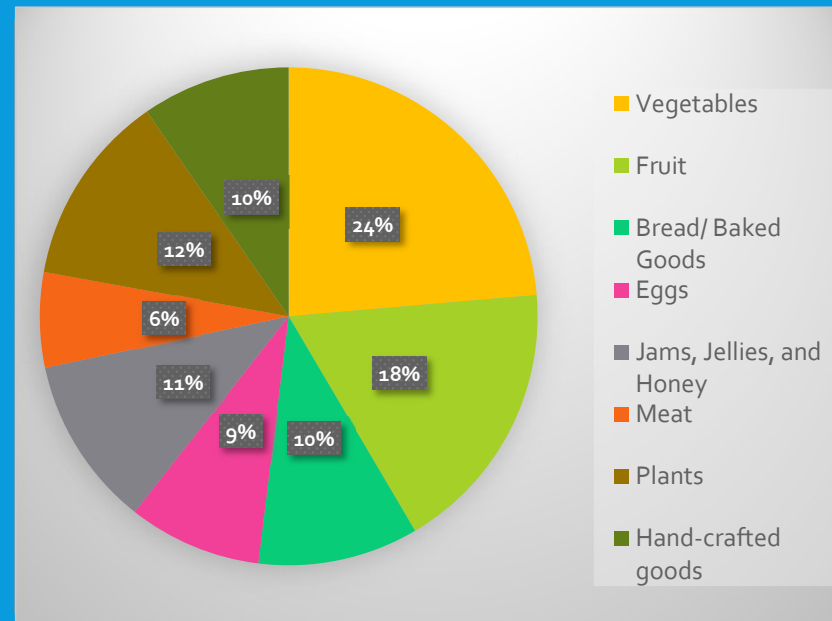


CUSTOMER PREFERENCES - PRODUCTS

How do you feel about the variety of products available at the High Springs Farmers market?

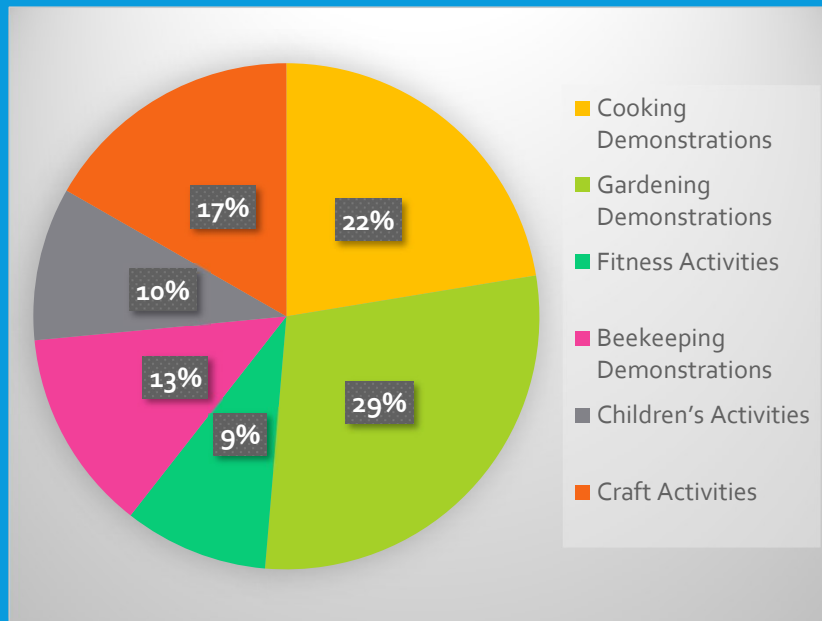


What items do you specifically seek to purchase at the High Springs Farmers Market? (Select all that apply)

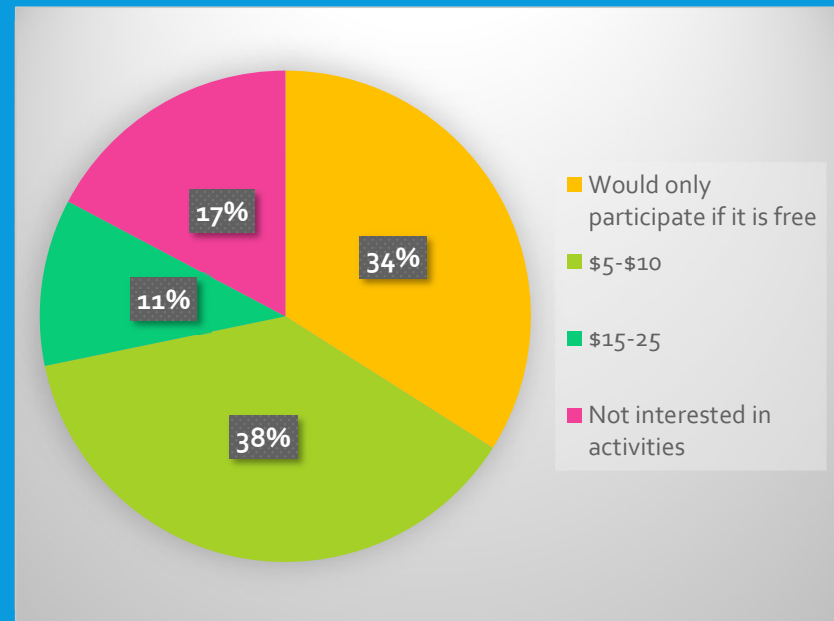


CUSTOMER PREFERENCES - ACTIVITIES

What educational activity would you be interested in attending at the High Springs Farmers Market? (Select all that apply)

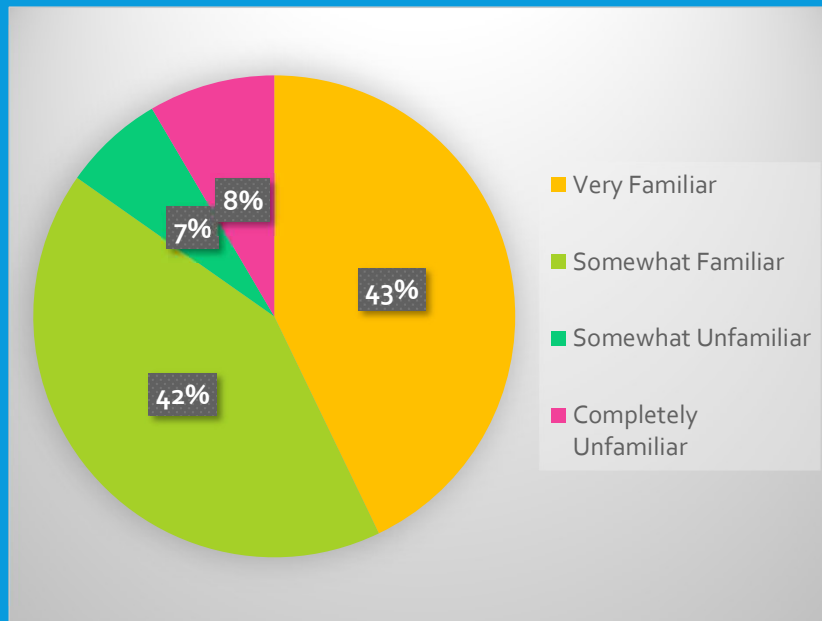


How much would you be willing to pay for an educational activity during the High Springs Farmers Market?



CUSTOMER LOYALTY

How familiar are you with the HSFM?



In the past year how often did you frequent the High Springs Farmers Market?

