



COMMUNITY REDEVELOPMENT PLAN

For the

High Springs Community Redevelopment District

High Springs Community Redevelopment Agency

High Springs, Florida

Prepared by: High Springs Community Redevelopment Agency

With technical assistance provided by Gainesville Community Redevelopment Agency, Florida
Redevelopment Association, and North Central Florida Regional Planning Council

INTRODUCTION -3

ABOUT HIGH SPRINGS AND THE CRA DISTRICT - 4

MISSION AND VISION - 4

BOUNDARIES OF THE REDEVELOPMENT DISTRICT - 5

REDEVELOPMENT OBJECTIVES AND INITIATIVES - 6

Objective – Commercial Activity and Economic Development - 6

Commercial Activity and Economic Development Initiatives - 6

Objective – Public Infrastructure and Parks- 10

Public Infrastructure and Parks Initiatives - 10

Objective – Housing - 12

Housing Initiatives - 12

Objective – Visual Environment - 14

Visual Environment Initiatives - 14

Objective – Funding, Financing, Management, Sustainability, and Promotion - 16

Funding, Financing, Management, Sustainability, and Promotion Initiatives - 16

Objective – Sense of Community, Safety, and Security - 20

Sense of Community, Safety, and Security Initiatives - 20

NEIGHBORHOOD IMPACT ASSESSMENT - 22

IMPLEMENTATION OF THE REDEVELOPMENT PLAN - 27

**APPENDIX A: MAPS AND LEGAL DESCRIPTION OF THE HIGH SPRINGS
COMMUNITY REDEVELOPMENT DISTRICT - 27**

Maps - 27

Legal Description - 31

Introduction

The High Springs Community Redevelopment Agency (CRA) is a public entity created by the City of High Springs in December, 1986 to implement the community redevelopment activities outlined under Chapter 163, Florida Statutes. The CRA Board is composed of the elected City Commissioners and two appointed citizens. Each year, the board elects a Chair and a Vice Chair. In 2014, the board hired an executive director to manage the CRA. Currently, the Executive Director is Amanda Rodriguez.

Throughout its existence, the High Springs Community Redevelopment District has been served by the Redevelopment Plan. The CRA Plan serves as a primary guide for all CRA activities. This Plan supersedes and replaces the earlier version of the High Springs Community Redevelopment Plan to expire in December, 2016 and will be in effect through fiscal year 2046-47; it builds on previous efforts by identifying the Vision for the Redevelopment District and a series of objectives to help achieve this vision. Each objective is supported by a series of redevelopment initiatives which provide strategies for implementing the objective.

The High Springs Community Redevelopment Plan is intended to serve as a framework for guiding investment, economic development, and redevelopment of the High Springs Community Redevelopment District over the next 30 years. This Plan identifies redevelopment objectives, initiatives, and capital projects that may be undertaken to reverse blighted conditions within the Redevelopment District. This plan addresses visioning as well as strategies for financing, implementation, management, administration, and sustainability. These strategies will continue to be refined as they are implemented. While based on the most accurate data available at the time this plan was created, the various strategies and costs identified in this Plan will require additional study and action by the High Springs CRA as specific projects are initiated, refined, and implemented.

About High Springs and the CRA District

The city of High Springs is located in northwest Alachua County. Our community is home to the area's largest spring, and it is gateway to the crystal-clear springs that draw visitors for swimming, snorkeling, scuba diving, canoeing and exploring. The Alachua County Library District operates a branch library in the CRA District that serves the community. Other attractions located within the District include the Old Train Depot, Old School Museum and Community Center, and a variety of restaurants and shops. High Springs has a population of 5,442 and a Median Household Income of \$53,295 (Source: 2009-2013 American Community Survey 5-Year Estimates). Demographics within the CRA District are unavailable, but are consistent with the entire city.

Mission

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, to promote improvements within the redevelopment District through renovation and restoration of buildings, as well as to new construction. The mission is also to acquire the funding necessary to make the infrastructure improvements necessary to attract investment dollars and improve the assessed taxable value of district properties, and to assist the Chamber of Commerce and High Springs merchants in their efforts to market the High Springs' businesses.

Vision

High Springs Community Redevelopment District plays an essential role in the vitality and success of High Springs as a whole. As the center of entertainment, commerce, and civic activities, the District represents the identity of High Springs to the local community, Alachua County, Florida, and the world. The CRA is committed to improving the quality of life for all citizens of the High Springs Redevelopment District; 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 whole.

Boundaries of the Redevelopment District

Figure 1 presents the aerial view of the boundaries of the existing High Springs Community Redevelopment District. A legal description of the District, along with additional maps of the High Springs Redevelopment District, can be found in Appendix A of this document.

Figure 1 – High Springs Community Redevelopment District



Redevelopment Objectives and Initiatives

Objective – Commercial Activity and Economic Development

Historically, the CRA District was the central hub for business activity within the City of High Springs. As was the case in many small cities, High Springs struggled to compete in an increasingly global economy, as transit, professional, retail, industrial, and commercial uses left the city. Today, while the Redevelopment District still faces challenges, High Springs has seen many positive advancements and changes and is pursuing many exciting opportunities and smart growth. High Springs is home to numerous restaurants, entertainment opportunities, businesses, and professional offices. The District is striving to become a truly diverse mixed-use district that offers a blend of traditional small town attractions, professional offices, and world class dining.

The CRA will pursue increased commercial activity and economic development in order to grow existing businesses and attract new business opportunities, increase employment levels, raise the tax base, and improve the standard of living within the Redevelopment District. The CRA will also encourage investment in human capital through workforce development, specialized training, and educational programs. Ultimately, the goal of redevelopment is for the CRA District to become a thriving commercial district through the CRA's encouragement of private investment in industry and real estate, and the elimination of bureaucratic barriers to both public and private investment. The CRA will pursue an active role in economic development. CRA supported activities will include both traditional economic development as well as opportunities for emerging technology and industries.

Commercial Activity and Economic Development Initiatives

- Continue to support the Main Street business district, the traditional hub of High Springs commerce and activity. Simultaneously, support emerging commercial and mixed use.
- Support a mixture of uses and business types, including office, retail, entertainment, service, professional, etc. Encourage a wide array of commercial opportunities at a variety of scales.

- Acquire property, engage in real estate development, or otherwise assist in the redevelopment of commercial/nonresidential sites.
- Encourage new development and infill redevelopment. Where appropriate, support reuse of existing structures and better utilization of upper stories, particularly in the Main Street business district.
- Identify vacant and underutilized properties that have the greatest potential and viability for commercial/industrial redevelopment, and work to bring these properties into active use. The CRA can establish a variety of programs and tools to encourage reinvestment at such sites. This may include support to resolve related issues (for example, infrastructure or environmental) which may impact the commercial viability of a property.
- Encourage green building techniques in all commercial development.
- Assess the City's Land Development Code and other relevant regulations to determine if regulatory or procedural changes would help better facilitate commercial or mixed-use goals. Coordinate with the City as needed to facilitate increased levels of commercial infill/redevelopment and appropriate regulatory policies and procedures.
- Assist with incentives, façade grants, infrastructure costs, land assembly, disposition, and other means to encourage quality commercial development.
- Identify and provide proper incentives to retain existing businesses and attract new offerings in order to encourage desired mix of nonresidential uses (such as office, retail, entertainment, service, professional, assembly and production, etc.) Incentives may include items such as: façade grants, infrastructure costs, land assembly, disposition, and other means to encourage quality commercial development and high quality design and construction practices.
- Market the Redevelopment District to retain existing businesses, attract new investment, and reestablish the district as the center of commercial activity in High Springs. Recognizing that the District plays a unique role in the High Springs' overall commercial activity, promote connectivity and collaboration with institutions of higher learning, local business incubators, and other partners.

- Support public/public, public/private, and other partnerships. Seek opportunities to collaborate with organizations such as the Chamber of Commerce, the University of Florida, Santa Fe College, the City of High Springs, Alachua County, the private sector, non-profit organizations, and others.
- Assess regulatory procedures and policies (such as the City's Comprehensive Plan, Land Development Code, development review process, etc.) to identify potential inconsistencies between these policies/procedures and the goal of stimulating new investment, redevelopment, or economic development within the Redevelopment District. The CRA should coordinate with the City and other bodies as appropriate to identify and resolve any such impediments to redevelopment.
- Pursue economic development initiatives. This may include (but is not limited to) property acquisition, land assembly, infrastructure improvements, economic development financing, job creation/retention, business retention/expansion, small business development, micro-lending, real estate development, marketing, and the use of incentives to attract the desired form of development.
- Support traditional economic development. Additionally, encourage innovation and entrepreneurship and develop assistance techniques to attract new business and retain existing businesses. Strategies may include (but are not limited to) loans, grants, and other measures to support entrepreneurship, growth to existing businesses and increased business innovation as the leading forces in the local economy.
- Support the development of knowledge and innovative technologies as tools to produce economic benefits. Cultivate an environment that nurtures all phases of innovation, business growth, and entrepreneurship, including conception, development, production/manufacturing, etc.
- Maintain inventory and knowledge of vacant lands and buildings to accommodate future development.
- Encourage workforce development and the diversification of employment opportunities. Work with industry to support and encourage job retention, job creation, job training, and workforce development.

- Encourage commercial, office, and mixed-use development, and residential development to support these types of uses.
- Support marketing across a variety of venues and media to attract talent and industry to the Redevelopment District.
- Assist with the acquisition, demolition, and redevelopment of properties in the Redevelopment District. Assist as needed with hard and soft costs, regulatory coordination, and infrastructure improvements, and other tasks as needed. Support redevelopment in order to provide mixed-use, commercial, office, residential, manufacturing/industrial, public space, and other uses.
- Continue to develop, implement, monitor, and improve development incentive programs for all types, scales, and intensities of redevelopment projects. Incentive programs can help defray the costs of development and encourage the kinds of development that will transform the Redevelopment District into the community envisioned in this plan. Incentives may include, but are not limited to: real estate costs, TIF, and assistance with infrastructure costs.
- Support linked infrastructure. Foster increased collaboration with utility companies, City of High Springs Public Works, and other agencies; by coordinating both strategic planning and capital infrastructure improvements. The costs of new development or redevelopment can be reduced for private developers, thus encouraging private sector investment within the Redevelopment District.
- Eliminate barriers to economic development in order to support the creation, retention, and expansion of jobs and businesses and business recruitment, and both small and large business development within the Redevelopment District.

Objective – Public Infrastructure, Parks, and Public Spaces

Like many older small cities, High Springs faces issues such as aging infrastructure and service upgrades that will be needed to accommodate infill, redevelopment, and new business opportunities. Infrastructure improvements can be facilitated by increased coordination and/or participation in new partnerships with the City of High Springs Public Works Department, the utility providers, and other applicable organizations. Utilization of technologies and coordination of strategic planning across multiple departments and agencies will also assist in achieving and optimizing infrastructure improvements.

Public Infrastructure, Parks, and Community Centers Initiatives

- Encourage and assist Districtwide infrastructure and utilities improvements. Whenever possible, such improvements should be coordinated with both the public and the private sectors. Initiatives may include upgrades to existing infrastructure such as (though not limited to) water, wastewater, storm water, gas, electricity, high-speed communications, lighting, roadways, sidewalks, curb and gutter, and drainage.
- Build stronger relationships with utility providers and pursue coordination of strategic plans and capital improvements with all public and private utilities.
- Work with both the public and private sectors to address known deficiencies and to solve existing problems. Coordinate with Public Works, utility providers, and other government agencies to link strategic planning and to facilitate upgrades and capital improvements between multiple agencies in order to share costs and provide maximum impact to the District.
- Provide or assist with all aspects of streetscape components. If public or private roadway improvements are planned, the CRA should consider funding the incremental cost associated with implementing decorative streetscapes and upgraded street furniture.
- Support co-location of public facilities and infrastructure and consider working towards co-location of public facilities in order to save costs and take advantage of limited resources for such facilities.
- Evaluate a variety of factors when determining which infrastructure projects to pursue.

The CRA may potentially give priority to infrastructure improvements in locations that

are also experiencing other public or private reinvestment. Collaboration may help to reduce overall costs and generate a larger impact to the community once all projects are complete.

- Support paving, resurfacing, and reconstruction of roadways and coordinate with Public Works and the Florida Department of Transportation to facilitate such projects within the Redevelopment District.
- Support the development and redevelopment of new and existing parks, community centers, and public spaces throughout the District. Coordinate and partner with High Springs Parks and Recreation, other government agencies, community nonprofits, and private donors to create places for residents and visitors to meet, socialize, learn, etc.
- Increase multi-modal mobility by encouraging, sidewalks, bike lanes, rail trails, bike racks, etc. Coordinate with the Public Works Department and other groups in order to facilitate these improvements.
- Extend and enhance bike paths to connect to public facilities and encourage installation of trails throughout the CRA District.

Objective – Housing

A residential base is important to the vitality of any city; it is a key support for both the business community and the character of the city center. The CRA will work to support safe, well-designed, high-quality housing throughout the Redevelopment District. The CRA will also work to encourage a diverse housing stock that provides livable, quality options for renters and homeowners at all price points. The CRA will support a wide diversity of housing opportunities (including infill housing, mixed-use development, single-family homes, multi-family development, senior housing etc.) in order to encourage reinvestment in existing neighborhoods and to support residential options throughout the High Springs CRA District.

Housing Initiatives

- Provide opportunities for different types of housing to support a diverse residential base. Increase the supply of quality housing options and provide a diverse inventory at a variety of price ranges. Housing options should include both rental and homeownership properties at both affordable and market rate price points. Housing inventory should include single family and multifamily options, and both attached and detached building types.
- Acquire property, engage in real estate development, or otherwise assist in redevelopment of residential sites. CRA may pursue large or small scale housing initiatives and may support infill housing opportunities.
- Strengthen and preserve the established single-family neighborhoods within the High Springs CRA District. Support higher densities and mixed use housing options in the Main Street business area and other areas where appropriate.
- Assist with incentives and tools including (but not limited to) façade grants infrastructure costs, land assembly, disposition, or other means to encourage quality housing stock, diversity in housing options, homeownership, etc.
- Support the enforcement of standards to prevent substandard housing. Coordinate with Code Enforcement and the Building Department to create, refine, and enforce high building standards.

- Promote opportunities for vacant, run-down, or non-conforming lots in residential areas to transition into infill housing. This may be achieved through lot consolidation or other means.
- Assess factors such as the City's Land Development Code and development review process to determine if regulatory or procedural changes would help facilitate infill and/or affordable housing goals, and coordinate with the City as needed to facilitate robust redevelopment activities and appropriate growth management practices.
- Provide design or other assistance for new residential development.
- Encourage green building practices, where feasible, in order to maximize sustainability and minimize resource consumption/cost.
- Promote opportunities for increase in inventory of senior housing including new construction, renovation of existing, or conversion of established units.
- Assure that in accordance with Florida Statute 163.362, replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities due to CRA projects within the CRA District will be made available.

Objective – Visual Environment

The first impression of the overall quality of life in the CRA District, and by extension in the entire city, is expressed through the visual characteristics of the built and natural environment. In this manner, both the public realm and private properties contribute to viability of the community and its ability to attract new investment. Along public rights of way, the CRA will support improvements including (but not limited to), street trees and greenery, sidewalks, decorative lighting fixtures, and other elements that improve both the functionality and aesthetics/character of streets and public spaces. The CRA will also support property acquisition, public spaces, and cultural amenities. For private development, the CRA will support energy efficient development, creativity, innovation, and high-quality design for both large and small scale projects. The CRA should also seek a better understanding of local regulations and procedures for altering the built and natural environment. The CRA will coordinate with the City of High Springs, utility providers, and other applicable agencies to resolve code conflicts and institutional barriers that can contribute to an undesirable visual environment.

Visual Environment Initiatives

- Support public art and other beautification features throughout the district.
- Pursue innovative designs, materials, construction methods and other means for cultivating a pleasant and engaging built and natural environment that is indicative of High Springs' character.
- Support and encourage improved appearance and design of both public and private projects. Strategies may include, but are not limited to, developing design guidelines, providing design assistance, façade grant, paint programs, incentives, and partnerships with both the public and private sector. The goal of these activities is to ensure durable, thoughtful, and high-quality design of the built and natural environment.
- Partner with local government or with private development undertaking right-of-way construction to help fund the incremental costs associated with implementing sidewalks, decorative lighting, signage, well designed parking areas, high quality street furniture, and other streetscape elements.

- Prioritize functional and aesthetic improvements along corridors running through the Redevelopment District. Emphasis may be given to major corridors or corridors where aesthetic improvements can occur in conjunction with infrastructure upgrades. Amenities and improvements can spur additional reinvestment on both small and large scales.
- Support the public realm. Encourage investment along corridors, in the right-of-way, in parks, and in other public places. Investment in the public realm will increase a sense of community pride, will combat negative perceptions, and will stimulate private investment in residential and commercial properties.
- Promote the use well designed, high-quality street furniture, such as street lights, benches, bicycle racks, planters, trash receptacles, and other fixtures. Coordinate with the public and private sectors to facilitate the use of such fixtures.
- Partner with the City of High Springs to provide improvements to existing and new parks and recreational facilities, including lighting, parking, bicycle parking, landscaping, new recreational equipment, and other infrastructure projects.
- Create incentives to encourage better design and/or higher quality building materials, not just development. The design incentives are intended to attract quality projects that enhance the overall visual appeal of the community. These incentives may include CRA assistance to cover the incremental costs of aesthetic upgrades for both public and private projects.
- Analyze the development review processes to identify potential inconsistencies with the intent of this Redevelopment Plan and its objectives. The CRA should coordinate with the City and other regulatory bodies as appropriate to ensure that the vision of the Redevelopment Plan is attainable through the regulatory process.
- Foster the development of the High Springs Community Redevelopment District as a destination place that features a walkable layout, ample housing choice along with a mixture of commercial and retail uses. This will reduce the need for multiple automobile trips outside the district and will attract new visitors to the District.

Objective – Funding, Financing, Management, Promotion, and Sustainability

The funding and financing portion of this objective calls for creative, efficient, practical and equitable funding and financing mechanisms to properly implement this Redevelopment Plan. It is perceived that these initiatives will be tied to tax increment dollars; additionally, the CRA may also explore outside funding opportunities such as tax credits, loan funds, grants, etc. The CRA will implement programs that cover both the full physical extent of a Redevelopment District as well as the breadth of objectives outlined in this Redevelopment Plan. The CRA will coordinate proper management of the redevelopment initiatives and promotion of the Redevelopment District. The CRA will identify and pursue initiatives that have the potential to bring about the greatest impact in transforming the District and prompting additional private investment.

Likewise, while redevelopment's primary focus is encouraging new economic opportunities, high quality projects will be respectful of resource consumption and environmental impacts. Sustainable development and environmentally friendly building practices are encouraged for redevelopment projects. The use of new technologies and creativity in their application is also important in promoting sustainability and minimizing the environmental impacts of redevelopment. Additionally, attention to the social, economic, and cultural well-being of the Redevelopment District is very important in ensuring the long term sustainability of the community.

Funding, Financing, Management, Promotion and Sustainability Initiatives

- Develop and implement projects and programs that support the Mission, Vision, Objectives, and Initiatives described in this plan.
- Conduct periodic strategic planning to identify priority initiatives and create short term plans from which the CRA can fund and implement budgets.
- Identify and secure all feasible sources of funding to support the redevelopment objectives described in this Plan. Such mechanisms can include, but are not limited to: tax increment revenues, other public instruments, loans, credits, grants, public/public or public/private partnerships, and other financing mechanisms.
- Offer incentive programs or other assistance for redevelopment projects within the District. These incentives should encourage redevelopment that complies with the

goals of this Plan, implements high quality design, promotes pedestrian accessibility, and enhances the residential and commercial components of the neighborhood. These programs should support all scales and intensities of development and should encourage innovative design as well as environmentally friendly building concepts. Incentive programs should also promote affordable housing options and mixed-income communities. These goals may be achieved by providing grants, loans, professional services, or other incentives, as appropriate. In such cases, restrictive covenants, façade easements, or other conditions may be required to ensure the project is consistent with the goals of this Redevelopment Plan.

- Decisions to provide incentives must support the mission, vision, objectives and initiatives indicated in this Plan and public money allocated for incentives may be returned at resale when feasible. Because of the high cost of land acquisition and limited tax increment financing capabilities, the CRA may have a multi-faceted approach to acquiring properties for redevelopment. The CRA should encourage acquisition and subsequent redevelopment by private investment and by the CRA.
- Encourage reinvestment in the District by conducting research/studies and maintaining a thorough, up-to-date understanding of the District.
- Map and index all commercial properties in the Redevelopment District to provide detailed information on zoning, parcel boundaries, size and ownership.
- Identify and inventory all substandard properties.
- Document and analyze overall parking demands and infrastructure constraints throughout the Redevelopment District.
- Document site criteria for modern mixed-use developments by business type to facilitate the understanding of contemporary developer, site, and parking requirements.
- Assist in the purchase, sale, negotiation and coordination of development.
- Support the mapping and indexing of all properties in the Redevelopment District; funding to research or obtain site development requirements; partner with the City of High Springs to negotiate acquisitions and public/private partnerships with potential developers; and funding to finance land acquisitions by the CRA (some of which will be recovered or rolled over as properties are resold).

- Branding and Promotion - Implement a logo and marketing strategy that can be used to identify the CRA on literature, banners, the internet, social media, redevelopment projects, media outlets, promotional campaigns, and other opportunities and mediums.
- Identify opportunities for partnerships between the CRA and other entities. Establishing and maintenance of partnerships will serve not only to leverage the tax increment and other revenue sources but also stimulate community interest and support. Partnerships may take several forms including financial partnering, technical support, promotion, and other partnership opportunities. Each partnership opportunity will be evaluated on a case-by-case basis for its overall value and impacts.
- Encourage and participate in maintenance of redevelopment projects in order to preserve the investments laid forth in project implementation.
- Encourage an environment that is socially, environmentally, culturally, and economically sustainable in the long term.
- Support thoughtful, sustainable development, land subdivision, and urban design that are not specific to a single use. Over time, market changes will cycle through a variety of preferred uses, and a successful District will be able to accommodate these changes. Inflexible land development and redevelopment which accommodate only the initial needs and the market forces at the time the land is developed are more likely to become future sites of blight and abandonment.
- Encourage environmentally friendly building and conservation principles in commercial, mixed-use, and residential developments in order to maximize both economic and environmental sustainability.
- Look for ways to innovatively address energy consumption, water consumption, and solid waste management issues.
- Support the use of renewable resources in building, energy generation, and landscape design.
- Consider the full life-cycle impacts of materials and techniques when designing, constructing, operating, and evaluating all projects.
- Assess the City's development review process, Land Development Code and other regulations to determine if regulatory or procedural changes could help better

facilitate environmentally friendly building techniques, materials, and/or technologies and coordinate with the City as needed to support greater implementation of environmentally sustainable building projects.

- Encourage a greater mix of uses and amenities within the Redevelopment District, in order to reduce the amount of out-of-district automobile travel required for residents to fulfill their daily needs.
- Support multi-modal development and infrastructure improvements which accommodate and encourage travel by means other than automobile.
- Support the timely remediation of contaminated properties and facilitate funding from private, local, state, and federal resources.
- Encourage opportunities for access to food within the Redevelopment District. The CRA may support increasing healthy eating options by encouraging new grocery stores, sit-down restaurants, farmer's markets, community gardens, etc.
- Provide grants, incentives, gap financing or other assistance in support of projects that achieve demonstrable sustainability components.
- Coordinate with utility providers and other entities as appropriate to support programs which encourage and assist residents and businesses in implementing energy and water conserving measures.

Objective – Sense of Community, Safety, and Security

Community pride and identity are important to the health of the Redevelopment District. Due to the importance of the CRA's role as the center of civic activity, these factors will also impact the vitality of the High Springs as a whole. Improvements to the built and natural environment provide an opportunity to engage citizens and renew and promote a sense of pride into the community. The High Springs Community Redevelopment District should be redeveloped as a modern, accessible, and inclusive community that welcomes diversity, creativity, and innovation, while also being respectful of the past. Redevelopment activities may also provide an opportunity to impact instances of crime and the perception of crime within the District.

Sense of Community, Safety, and Security Initiatives

- Improve community identity through signature projects, public artwork, marketing, enhancements to public spaces, and other activities.
- Support important historic or cultural amenities in the Redevelopment District.
- Build relationships with citizens, organizations, and community leaders.
- Support public places such as John Paul Park, the Downtown Pocket Park, the Farmer's Market Pavilion, the Old School Community Center, and other centers for social, recreation, and education opportunities. Work to create and foster high quality parks and public spaces that will serve not only the needs of the District's residents, visitors, and patrons, but those of the entire community.
- Support private infrastructure projects to increase accessibility to all residents and visitors.
- Support private infrastructure projects to bring buildings into recommended safety compliance including fire prevention and containment.
- Support neighborhood clean-up and demolition of dangerous structures, and evaluate the potential for "amnesty" events (or similar activities) to reduce neglected appearance of private property.
- Facilitate community stakeholder involvement in CRA redevelopment.

- Develop and market CRA redevelopment initiatives as high-profile “signature” projects that can promote the District, the City of High Springs as a whole, and instill civic pride.
- Pursue maintenance and upkeep activities where appropriate.
- Evaluate crime prevention and community policing concepts and how these principles may be incorporated into redevelopment initiatives where appropriate. Partner with the High Springs Police Department on community policing initiatives, including events, special projects, promotions, and other opportunities.

Neighborhood Impact Assessment

Section 163.362(3) F.S. requires community redevelopment plans include a neighborhood impact assessment describing the impact of redevelopment upon the residents of the redevelopment District and the surrounding Districts in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.

The High Springs Community Redevelopment District contains approximately 109 acres. The CRA is comprised of a mixture of land uses such as commercial, government, and residential. As of August, 2015, there are approximately 98 residential units in the Redevelopment District. Diverse residential uses are present throughout the District..

In addition to the aforementioned residential uses, non-residential uses are prevalent throughout the Redevelopment District. The District represents a hub of office, retail, service, and other commercial uses. The District is a mixed-use district. Residential patterns vary from low density single family dwellings to medium density, multifamily developments. For both residential and non-residential uses, the condition of the building inventory is quite varied, encompassing a wide diversity in the quality and upkeep of the building stock.

Redevelopment planning efforts are focused on supporting and strengthening the existing community through an improved built and natural environment and the creation of new economic opportunities. CRA planning efforts will not be directed towards the large scale demolition and removal of existing neighborhoods. Rather, plans call for a systematic improvement aimed at enhancing commercial opportunities, housing options, infrastructure, visual environment, economic development sustainability, and sense of community within the Redevelopment District. Potential negative consequences of such initiatives may include an increase of traffic, noise and general congestion. With proper planning, however, many of these worrisome side-effects can be mitigated and the full benefits of increased activity can be realized. Solutions to negative consequences should be sought through thoughtful project design and implementation. In short, long-term adverse impacts to residential neighborhoods are not expected as a result of redevelopment activities.

Some moderate building deterioration exists in the Redevelopment District. The CRA may choose to pursue property acquisition in order to further enhance the quality of both residential

and non-residential areas and for the realization of the CRA redevelopment objectives listed in this Plan. Property acquisition programs must be in the best interest of the CRA and the City in the promotion of a high-quality, affordable housing stock. In such instances redevelopment funds may be used.

In order to improve the community's building stock and to provide safe, well-designed, high-quality housing at a variety of price points, the CRA will work to support a diverse housing stock that provides livable, quality options for renters and homeowners at a variety of price points. Additionally, it is a CRA goal that all housing, whether affordable or market rate, shall adhere to the very high level of quality and of design that is expected of all redevelopment projects within the Redevelopment District. The CRA may pursue affordable housing initiatives through a variety of measures, including (but not limited to) acting as developer, coordinating with the private sector, partnering with governmental agencies, etc.

Existing properties may be temporarily impacted during the construction of any improvements. Impacts may include construction detours, noise and dust. Impacts are expected to be minimal while the benefits of redevelopment activities will be of long duration, adding to the quality of life by providing a safe and attractive district that has adequate business opportunities, lighting, sidewalks, open space, infrastructure, and other needed improvements. The CRA does not foresee any effect on the school population or the need for additional community services or facilities, not already mentioned elsewhere in this Plan, to support the residential element within the Redevelopment District.

The purpose of redevelopment activities is to create an economically sustainable, accessible and attractive community. Redevelopment activities will offer a high quality local destination with a safe transportation network, pedestrian and bike corridors, commercial and employment opportunities, residential options, retail, entertainment, and public space/recreation facilities. Redevelopment activities will include programs and initiatives that are intended to be beneficial to District residents, property owners, businesses and visitors within the Redevelopment District as well as within the entire City and region.

Implementation of Redevelopment Plan

Duration of the Redevelopment Plan

The redevelopment initiatives and work described in this Redevelopment Plan funded through tax increment revenues must occur within 30 years after the fiscal year in which this plan, which supersedes and replaces previous plans, is approved or adopted, which is the time certain for completing all redevelopment financed by increment revenues.

Financial Considerations and Estimated Alachua County and City of High Springs 30 year Millage Rates and Revenue Ranges

While tax increment financing is the single source of CRA revenue enabled through state legislation, it is anticipated that a variety of funding sources will be strategically assembled to meet the many of the redevelopment objectives and initiatives identified in this Plan. When used in conjunction with these other means of funding or financing, tax increment, in effect, is capable of leveraging dollars which might not otherwise be available.

While it is impossible to accurately predict the actual millage rates and revenue over the next 30 years from October 2016 through October 2046, estimated rates and revenues based on the previous ten years have been used to compile a list of proposed projects based on estimated total revenues. These estimates are to be used for planning purposes only and are not intended for complete accuracy. Although property values have not returned to precession values, for estimation purposes, projections are based on increased taxable values of 1% annually. Projects will be determined based on actual revenues.

Alachua County Estimated Millage Rate: 7.5 – 10

City of High Springs Estimated Millage Rate: 5.8 – 8.5

Estimated Alachua County Tax Increment Financing Revenue: 3.45 million – 4.6 million

Estimated City of High Springs Tax Increment Financing Revenue: 2.61 million – 3.83 million

Capital Improvement Projects and Ongoing Programs

This section presents an initial work plan based on redevelopment objectives, initiatives and capital projects described within this Redevelopment Plan. The project examples represent capital improvement that may be considered in order to realize the objectives contained in this Plan and are meant to be examples of the types of projects to be undertaken within the Redevelopment District. As new opportunities arise, and budgets, funding, and strategic planning gets refined, the projects to be implemented and the sequence for implementation may change. Specific activities will be planned and detailed through annual strategic planning initiatives coordinated by the CRA.

Additional projects that serve to implement the objectives of this Redevelopment Plan are anticipated. This example list of projects may be reviewed and formalized annually as part of CRA strategic planning and/or in conjunction with the City of High Springs's capital improvements process.

The CRA will not bear the full cost burden for capital projects or ongoing programs, particularly those projects which occur on public property and/or in the public right-of-way. The CRA will partner with other public agencies such as the City of High Springs, Florida Department of Transportation, utility providers, and other groups (both public and private) pursuing capital improvements projects within the Redevelopment District. In such instances, it is envisioned that the CRA would fund the incremental cost for portions of the capital improvements or ongoing programs related to redevelopment and to CRA goals. Costs will be evaluated on a project-by-project basis.

On an annual basis, a detailed statement of the projected costs of redevelopment, including the amount to be expended on publicly funded capital projects in the High Springs CRA District and any indebtedness of the High Springs CRA proposed to be incurred for such redevelopment if such indebtedness is to be paid with increment revenues will be provide to Alachua County Board of Commissioners.

Table 1 – Project that are planned to be funded through the High Springs CRA

Name of Improvement	Description	Estimated Cost
Signage	New signage for public facilities and parks	\$3000/Sign
Old School Community Center	Phase 2 Renovation	\$1,000,000
Rails to Trails	Converting Abandoned railway to a bike trail	\$23/ linear foot
Water/ Waste Water	Pipes and Structures	\$25/ linear foot
Façade Grants	Façade renovation of residential and commercial buildings	\$1,500,000
Sidewalks	Improved sidewalks on commercial Main Street and First Avenue	\$40/ linear foot
Recreational Facilities	Build new civic center adjacent to Old School Community Center	\$2,500,000

Redevelopment Plan Modification

This Redevelopment Plan may be modified in a manner consistent with Florida Statutes 163.361. If the High Springs Community Redevelopment Agency deems that the High Springs Redevelopment Plan be amended, it shall make a recommendation to the City of High Springs.

Severability

If any provision of the High Springs Community Redevelopment Plan is held to be unconstitutional or otherwise legally infirm, such provisions shall not affect the remaining portions of this Plan.

Safeguards, Controls, Restrictions or Covenants

All CRA sponsored redevelopment activities undertaken in the High Springs Redevelopment District must be consistent with this Plan, the City's Comprehensive Plan, and applicable land development regulations; all such redevelopment plans will undergo review by the CRA and other appropriate agencies.

Issues concerning restrictions on any property acquired for redevelopment purposes and then returned to use by the private sector will be addressed on a case-by-case basis to ensure that all activities necessary to perpetuate the redevelopment initiative are advanced in a manner consistent with this Plan and any amendment thereto. Such restrictions or controls may be in the form of covenants running with any land sold or leased for private use or other mechanism as appropriate.

Consistency with Other Plans

The High Springs Redevelopment Plan conforms to the City of High Springs's Comprehensive Plan. Every effort has been made to prepare the High Springs Community Redevelopment Plan consistently with the City of High Springs's Comprehensive Plan; other plans, past studies, and reports done by or for the City of High Springs have also been extensively reviewed for consistency.

Conclusion

The High Springs Redevelopment Plan provides a framework for an economically, socially, and environmentally sustainable community. To realize effective redevelopment, community leaders, businesspersons, and residents alike must support the redevelopment objectives outlined in this Plan and continue to do so over time and changing administrations. Realization of the Plan is a

30-year, time certain effort and it is anticipated that the CRA will update/amend this policy document on a regular basis in order to keep the Redevelopment Plan focused and timely. The CRA may undertake an annual strategic planning program to focus and prioritize any activities and improvements within the Redevelopment District.

Appendix A: Maps and Legal Description of the High Springs Community Redevelopment District

Figure 2 --
Zoning Map:
High Springs
CRA District
Redevelopment
District

*Note: Zoning regulations, encompass limitations such as the type, size, height, number, and propose use of buildings. These regulations are fully enumerated in the City of High Springs Land Development Code.

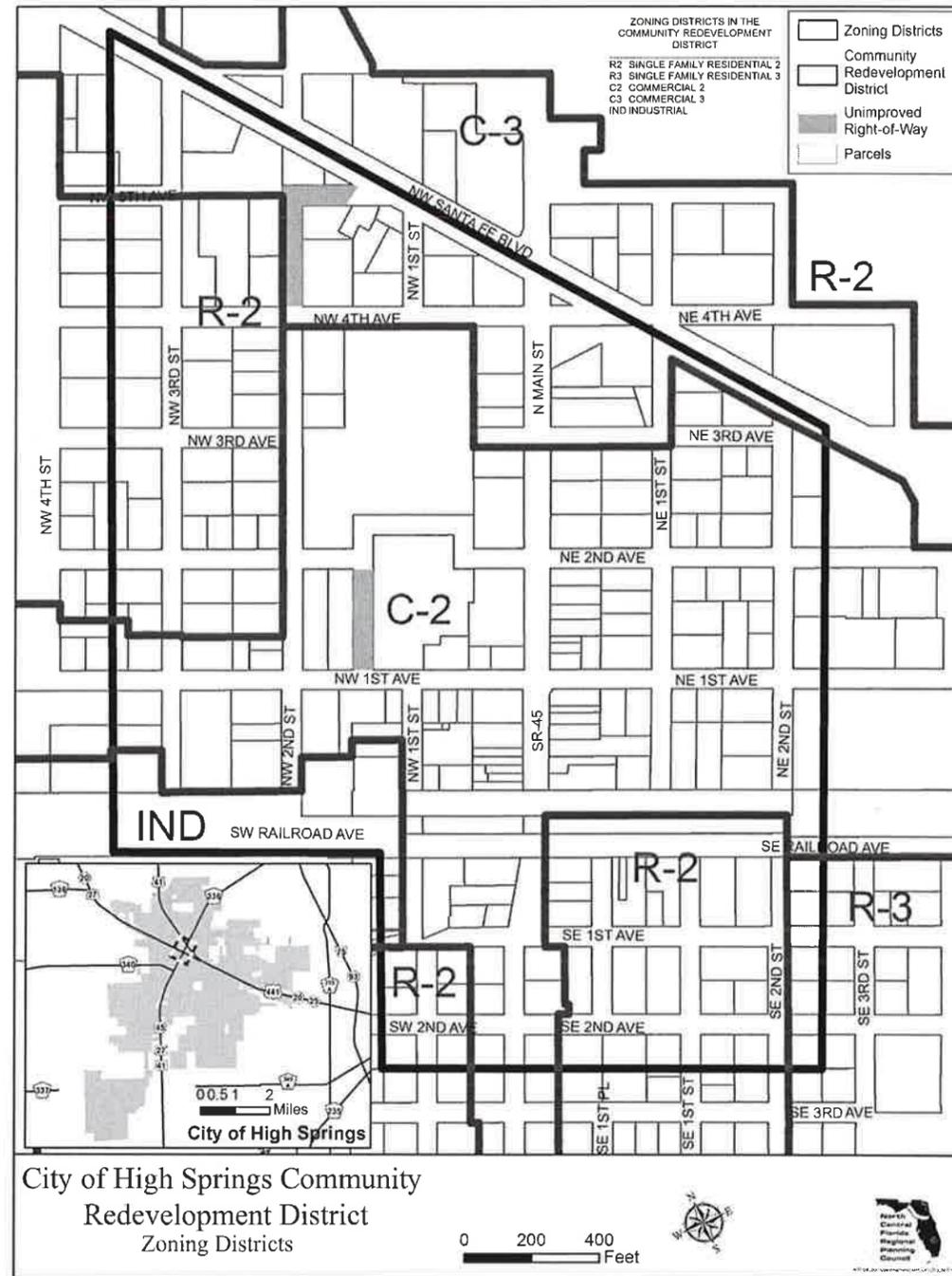


Figure 3 –
 Future Land Use
 Map: High
 Springs
 Redevelopment
 District

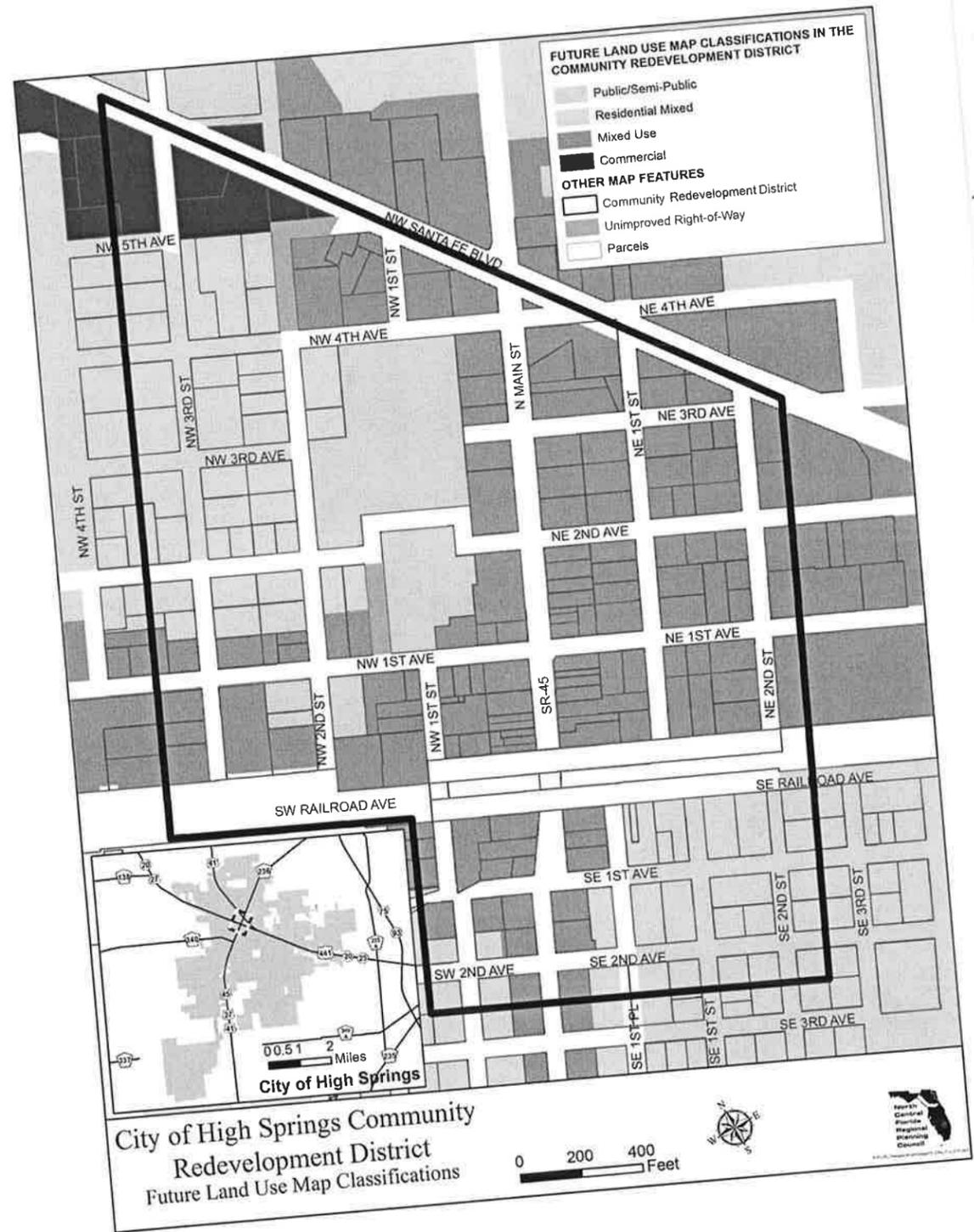
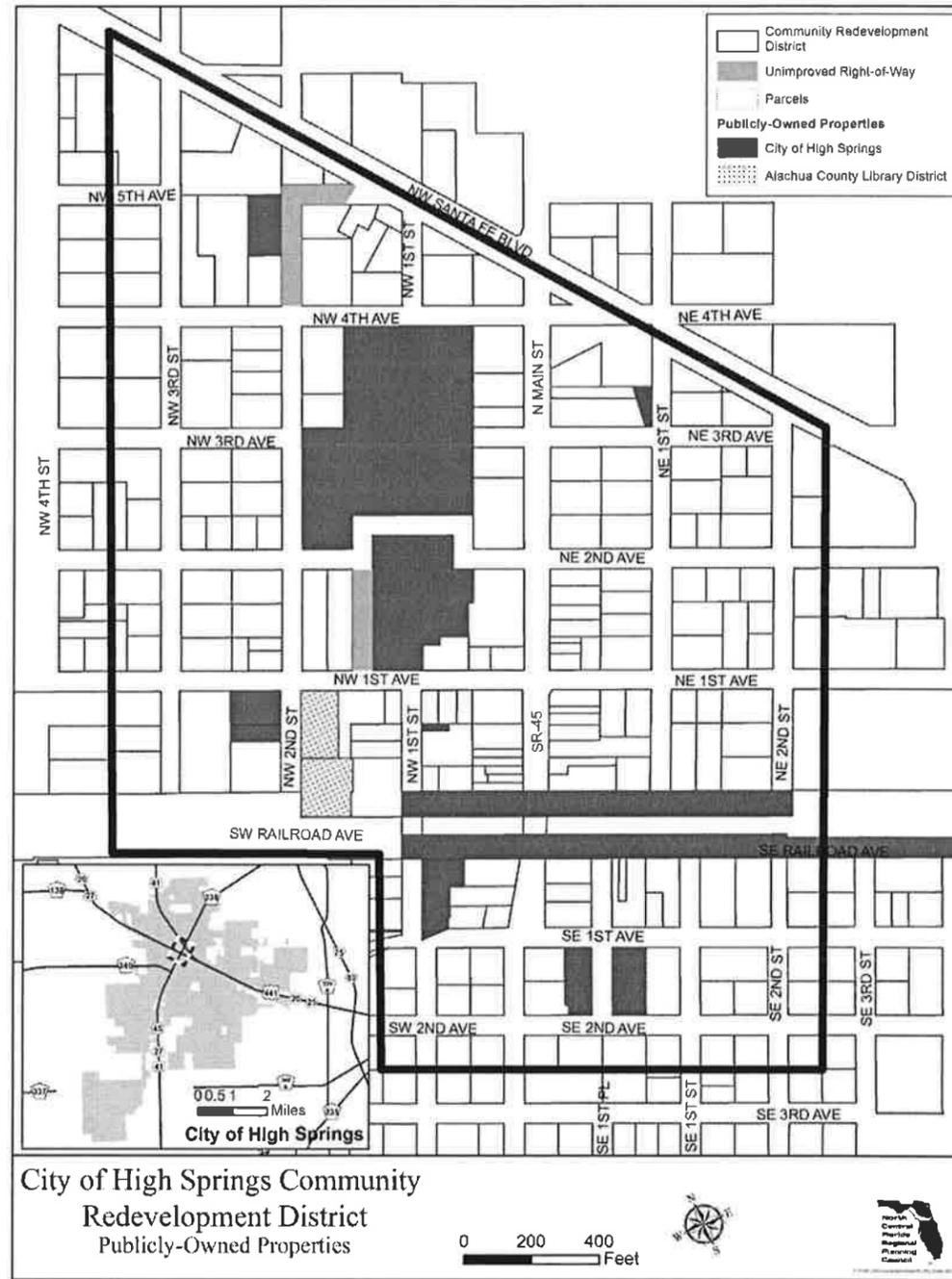


Figure 4 –
Publicly
Owned
Property within
the High
Springs
Redevelopment
District



Legal Description

City of High Springs Community Redevelopment District:

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 3 of Township 8 South, Range 17 East, and Section 34 of Township 7 South, Range 17 East, Alachua County, Florida, being more particularly described as follows:

Beginning at the NE corner of said Section 3, thence South 3°00'00" East 820.19 feet along easterly line of said Section 3 to the centerline of US Highway 41/NW Santa Fe Blvd., thence North 35°00'00" West 318.74 feet along the centerline of said US Hwy 41/NW Santa Fe Blvd. to the Point of Beginning. Continue North 35°00'00" West 2,436.78 feet along the centerline of said US Highway 41/NW Santa Fe Blvd., thence South 25°00'00" West 2,433.28 feet to the southerly side of SW Railroad Ave., thence South 63°00'00" East 790.44 along southerly side of SW Railroad Ave., thence South 23°00'00" West 637.01 feet, thence South 63°00'00" East 1,305.38 feet, thence North 27°00'00" East 1,900.19 feet back to the Point of Beginning.

Containing 109.2 acres, more or less.

110 NW 1st Avenue
High Springs, Florida 32643



Telephone: (386) 454-1416
Facsimile: (386) 454-2126
Web: www.highsprings.us

Community Redevelopment Agency

Quilt Mural Proposal

Quotes : 4-4ft \$350.00
 8-8ft \$450.00

This includes all materials and supplies. Will deliver. (You will need some one to hang art quilt.) Payment up front will deliver in two weeks of payment . Painted with latex paint and primer. Painted by Janet Moses .

Thank you for being a part of the www.floridaquilttrail.com .

Artistjanetmoses@gmail.com
Janet Moses
1-386-249-4625
241 NE Livingston Street
Madison, Florida 32340



CRA FAÇADE IMPROVEMENT GRANT PROGRAM
GRANT APPLICATION
Business Application
(Revised September 6, 2013)

I. Applicant / Business Information

Please type or print

Applicants' Name: Cyber Studios - Constanta/Michael Heuss

Mailing Address: 99 NW 1st Avenue

City / State / Zip Code: High Springs, FL 32643

Phone / Fax / Email: 386 243 0825 / _____ / _____

Property Address: 99/95 NW 1st Avenue

City / State / Zip Code: High Springs, FL 32643

Business Name*: Cyber Studios

Business Owner: Constanta L. & Michael R. Heuss

City / State / Zip Code: High Springs, FL 32643

Phone / Fax / Email: 386 243 0825 / _____ / _____

Property Owner: Same

Mailing Address: Same

City / State / Zip Code: Same

Phone / Fax / Email: Same / _____ / _____

*If the business is a partnership, attach a sheet listing name, address, and telephone number of each partner.

*If the business is a corporation, attach a sheet listing name, address, and telephone number of each shareholder and officer

who owns any portion of the corporate stock. Publicly held companies are exempt.

II. Description of Façade Improvement

Please provide a brief description of the planned façade improvement: [attach sheets as necessary]

repair awning @ 45 NW 1st Avenue
put an awning on 99 NW 1st Avenue

Attach a drawing or rendering of the planned façade improvements, as well as any additional descriptive material.

Attach at least two (2) photos of the building façade in its current condition.

Estimated time of completion of entire project: 5 months

III. Cost of the Façade Improvements

Please provide cost estimates for the planned façade improvements.

Architectural Façade Renovation:	\$ <u>3200.00</u>
Replacement or Installation of Windows and/or Doors:	\$ _____
Replacement or Installation of Permanent Awnings:	\$ _____
Structural Alterations or Accessibility Improvements:	\$ _____
Landscaping and Irrigation:	\$ _____
Other: _____	\$ _____
Total Project Cost:	\$ _____
Grant Funds Requested: (See page 3 for grant limits)	\$ <u>1600.00</u>

Please attach an itemized listing of costs or estimates from a minimum of two (2) licensed contractors.

IV. Applicant's Acknowledgements

Please read and initial all of the following:

CA The undersigned applicant agrees to enter into a Façade Improvement Agreement with the Community Redevelopment Agency ("CRA") should it receive a grant from this Program.

CA The undersigned applicant agrees to utilize any grant funds received in strict conformance with the guidelines set forth by the CRA.

CAH The undersigned applicant acknowledges that the grant application must receive approval by the CRA before any construction can commence. No grant will be awarded on an application if work has been started or completed.

CAH The undersigned applicant acknowledges that if the grant application is for buildings/properties within the Historic District, the undersigned applicant must receive all applicable Certificates of Appropriateness from the Historic Preservation Board before any construction can commence.

CAH The undersigned applicant acknowledges he/she shall be required to obtain proper permitting through the Planning, Development and Codes Department before any application will receive an "approved" grant award. This includes any changes required to obtain a building permit. Variances and/or zoning change requests must be handled prior to award approval.

CAH The undersigned applicant acknowledges that "cash receipts" submitted for reimbursement will not be accepted due to auditing requirements - NO EXCEPTIONS. The undersigned applicant shall pay for materials and services by check, money order or by credit card. Verification of payment shall be submitted with reimbursement request.

CAH Only properties located within the Community Redevelopment Area are eligible for this grant.

CAH All grant recipients must complete a W-9 Tax Form and will receive a 1099 Tax Form for their award.

CAH The project must be completed in a timely fashion in strict accordance with the timeframe specified by the CRA within the Façade Improvement Agreement. In the event an extension is needed beyond the timeframe set in the Façade Improvement Agreement, the Grant Recipient must petition the CRA for approval documenting the reason for the delay.

CAH The CRA shall disburse funds to the grant recipient only upon demonstration that the work has been completed, but the entire project is not required to be completed prior to the distribution of funds. The CRA may distribute funds throughout the project.

CAH The CRA shall have no liability for workmanship, design, or construction related to the project receiving grant funds under this program.

CAH The undersigned applicant agrees to allow the CRA to photograph the project for use in future publications should the undersigned receive a grant under this Program.

V. Funding

Please read and initial all of the following indicating your acknowledgment and acceptance of the guidelines below:

CAH Under this grant program the applicant may request up to \$35,000 for single story buildings or up to \$40,000 for two story buildings. Please check the appropriate box below.

- .. Single Story Building
- .. Two Story Building

OK Grant funds shall be used for up to 50% of total project costs, not to exceed \$35,000 for single story buildings and \$40,000 for two story buildings.

OK Applicants must match grant funds dollar-for-dollar for goods and/or services.

OK Work done by building owner or applicant will not be funded for labor.

OK Applications will be evaluated by the CRA at a public meeting and scope and amount of grant will be determined on a case by case basis.

OK The CRA may make disbursements of funds to the Grant Recipient based upon the percentage of project completion.

VI. Checklist

Only completed applications will be accepted so please be sure you submit the following with this application:

- .. List of all business owners including name, address and telephone number.
- .. Drawings or renderings of the planned façade improvements, as well as any additional descriptive material. Additional drawings or renderings may be required at the request of the CRA depending on the scope and nature of the project.
- .. Two (2) current photographs of the façade in its current condition.
- .. Itemized list of costs or estimates from a minimum of two (2) licensed contractors.
- .. Completed W-9 Tax Form.

VII. Applicant's Signature

Constantine Heuss / Cyber Studios
Applicant's Name (Printed or Typed)

9-16-15
Date

Constantine Heuss
Applicant's Signature

9-16-15
Date

STATE OF FLORIDA
COUNTY OF ALACHUA

Sworn to and subscribed before me by Constance Heuss who is personally known to me or produced personally as identification, this 16th day of September, 2015.

Notary's Signature Ginger D. Travers

SEAL:

~~Wells & Southern Bank
High Springs, FL
For Deposit Only
City of High Springs
Clearing Account
5005678~~





P.O. Box 485
 High Springs, FL 32655
 Ph: 386-454-7775 Fax: 386-454-2924
www.tentdoctor.com
 email: tentdoctor@windstream.net

Date: 8-27-2015

NAME: Constance Huess Cyber Studios rental building
ADDRESS: next to Cyber Studios
CITY: High Springs
STATE:
PHONE: 386-243-0825 clheuss@mac.com

PROPOSAL	
TYPE	New Traditional style awning for rental building
WIDTH	Approx. 24'
PROJECTION	Approx. 40" Price: \$2160.00 + 129.60 tax = \$2289.60
DROP	Approx. 32"
VALANCE	Standard
BINDING	Best match
FABRIC	Main Street Terra Cotta
ACCENT COLOR	
LETTERING	none
SPECIAL INSTRUCTIONS	
Customer removes old wooden awning, leaves sconces to set new awning on.	
Engineering and permits extra if required. Engineering approx. \$ 200-250.00. Permit cost ??	
50% DOWN REQUIRED TO START, BALANCE DUE AT INSTALLATION. PERMIT/ENGINEERING EXTRA IF REQUIRED.	

Price quotes are valid for 30 days. As the material necessary to fill this order is custom made, it is understood and agreed that this order is not subject to cancellation except as noted below. It is further understood and agreed that if the Buyer breaches this contract prior to installation for any reason whatsoever, the Buyer will pay to the Tent Doctor, Inc., a sum of not less than fifty (50) percent of the total selling price herein agreed upon to be paid, as fixed, liquidated and ascertained, damages without proof of loss or damages.

I/We further agree that the Seller shall not be responsible for loss or delay, due to strikes, fires, accidents or other causes including failure of dependent third parties, beyond its control.

This instrument shall become binding on Tent Doctor, Inc. upon the acceptance thereof by Tent Doctor, Inc. or upon commencing performance of work; it being understood that this instrument upon such acceptance, contains all and the only agreements between Tent Doctor, Inc. and that no representatives of Tent Doctor, Inc. has made any representations, warranties or agreements oral or written, modifying or adding to, the terms and conditions herein set forth on the copy.

It is further understood and agreed by the parties thereto that if any payment as here and elsewhere set forth is not made in accordance with the terms hereof, the purchaser agrees to pay all cost of collection including reasonable attorney's fee.

Special conditions: Buyer agrees to pay the company installer with a check the total "balance due" at the time and date of installation. Any violation of this agreement with regard to payment, the Buyer agrees to pay daily interest at a rate of 18% annum on the balance due. The seller may exercise his right to lien if the balance due plus interest is not paid within 30 days thereafter. Buyer and seller agree that the attached worksheet(s), if any, are part of this contract.

DATE: ____/____/____

BUYER SIGNATURE: _____

PLEASE PRINT NAME: _____

Thank you for calling Tent Doctor, Inc.

MIKE DOUGLAS CONSTRUCTION, LLC.

13902 NW 112th AVENUE
ALACHUA, FL. 32615
State Certified LIC. # CCC1330103
Office (352)-494-7628 Mike (352) 494-3594

Proposal/Contract

DATE: 10/12/15
SUBMITTED TO: Constance L. Heuss
JOB ADDRESS: 95 NW 1st Avenue
PHONE: 231-2405
EMAIL: clheuss@mac.com

MDC, LLC. Hereby submits specifications and estimates for the following work

- Tear off existing wood shake shingles.
- Remove and replace deteriorated wood decking, fascia board.
- Paint wood to match as **close as possible**.
- Install black 26 gauge galvalume metal roof on top of overhang.
- Remove and replace board on top of parapet wall and down west side to back where it stops.
- Remove and replace damaged and missing shingles.

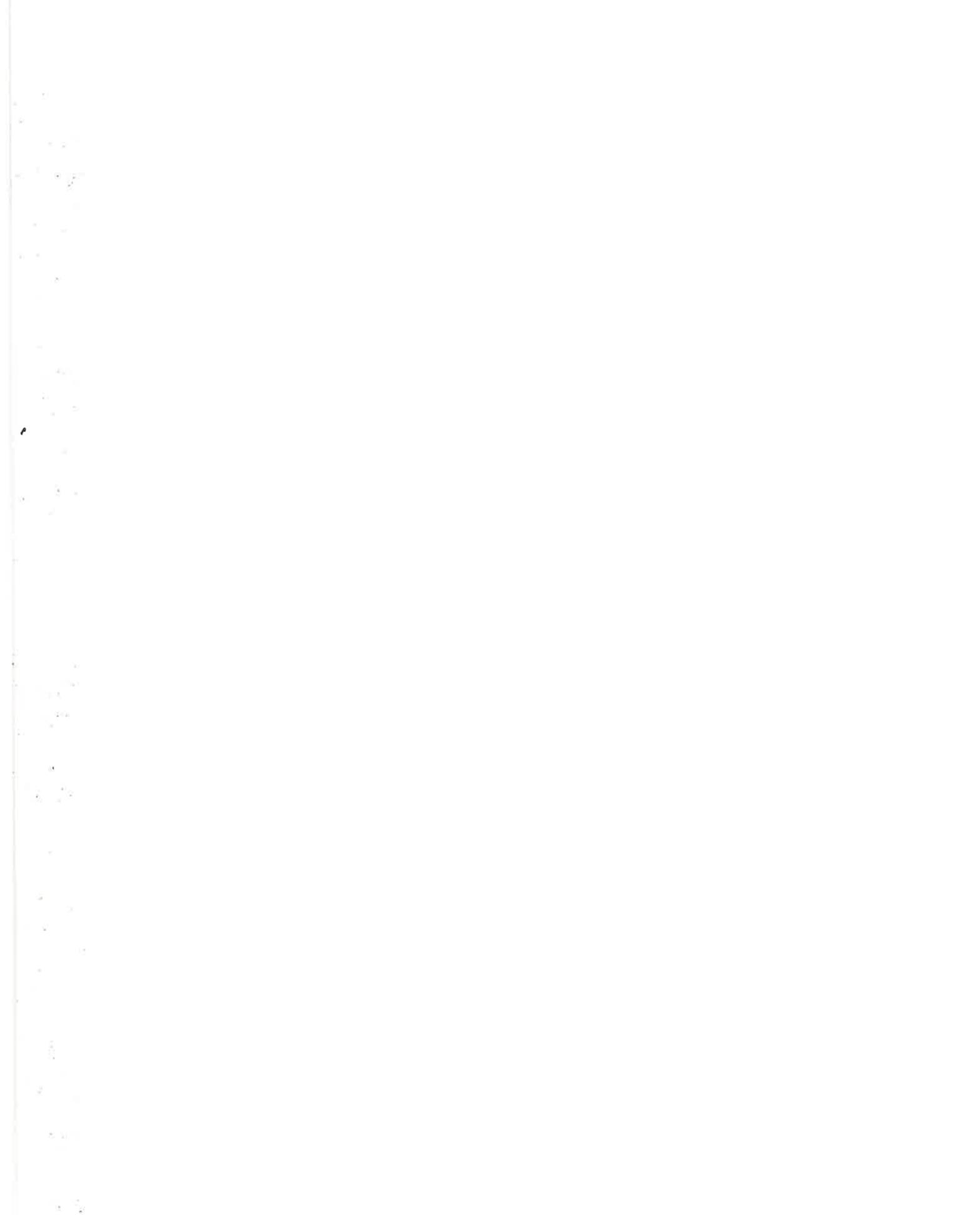
MDC, LLC. Hereby proposes to furnish labor and materials in with the above specifications for the sum of : **\$ 3,200.00(Three Thousand Two Hundred Dollars)** payment to be made upon job completion.

SIGNATURE: _____

DATE: _____

With my signature, I agree that MDC, LLC. Is hereby authorized to proceed with the job described above.
addition, I agree to remit payment in full upon job completion, unless other prior arrangements are made,
and further I agree to pay a finance charge of 18% annum on any amount outstanding 30 days after date of invoice and to pay attorney fees in he event it becomes necessary for MDC, LLC. To retain an attorney to collect any portion of the invoiced amount. Please note that MDC, LLC. Assumes no liability for damages to electrical, plumbing, has or water lines that may come in contact with underside of roof decking. Though due care will be taken MDC, LLC. Assumes no liability for the damages to lawn, shrubs, sidewalks, parking lot or driveways, MDC,LL. Assumes no prior commencement of work, if you have any exposed ceilings in your home that may be susceptible to protruding nails. This should include porches, screen in rooms,

sun rooms,
patios or Florida rooms that are included in the area to be re-roofed. MDC, LLC. Assumes no
liability for
damage to the types of ceilings if we are unaware of their existence. Also MDC, LLC. Will not be
responsible
for anything that is unforeseen.





Faint, illegible text or markings on the right side of the page, possibly bleed-through from the reverse side.



CALL US: 1-877-766-3309

- HOMEOWNERS**
all the info you need
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we have 20+ to choose from
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choices
- ACCESSORIES**
to help your install
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knowledge is power
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- CONTRACTORS**
let's partner
- REQUEST A QUOTE**
and get started right

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Energy Efficient Metal Roofing Colors

There are two main ingredients to paint and that is the pigments and the resin. Pigments provide the color, controls ultra-violet light transmission, and helps with corrosion protection. The resin is like the glue that holds the pigments together and provides the durability to the paint.

[See: TCM Paint Technology](#)

Total Solar Reflectance (TSR) Percentage is the amount of heat reflected by the coated steel. Actual colors may vary from the samples shown. Actual color chips are available upon request.

“ A TCM Metal Roof is a cool metal roof reflecting up to 59% of the sun’s heat energy and resulting in about 23% savings annually on cooling costs compared to a dark gray asphalt shingle roof. ”

Galvalume® TSR: 25%	Mocha Tan TSR: 47%	Ash Grey TSR: 46%	Hawaiian Blue TSR: 31%	Burgundy TSR: 29%
Polar White TSR: 64%	Forest Green TSR: 28%	Dark Gray TSR: 37%	Gallery Blue TSR: 35%	Cocoa Brown TSR: 35%
Ivory TSR: 66%	Evergreen TSR: 35%	Charcoal TSR: 29%	Barn Red TSR: 36%	Bronze TSR: 34%
Light Stone TSR: 56%	Patina Green TSR: 28%	Clay TSR: 42%	Patriot Red TSR: 31%	Metallic Copper TSR: 49%
Black TSR: 31%				

110 NW 1st Avenue
High Springs, Florida 32643



Telephone: (386) 454-1416
Facsimile: (386) 454-2126
Web: highsprings.us

CRA FAÇADE IMPROVEMENT GRANT PROGRAM
GRANT APPLICATION
Business Application
(Revised September 6, 2013)

I. Applicant / Business Information

Please type or print

Applicants' Name: Richard Pis

Mailing Address: 14541 NW ~~100th~~ 268th St

City / State / Zip Code: High Springs FL, 32643

Phone / Fax / Email: 386 853-5222 allstar-tattoos@gmail.com

Property Address: 125 N main st

City / State / Zip Code: High Springs FL, 32643

Business Name*: Allstar Tattoos & Body Piercing

Business Owner: Richard Pis

City / State / Zip Code: High Springs FL, 32643

Phone / Fax / Email: 386 853-5222 allstartattoos@gmail.com

Property Owner: Kelly Barber

Mailing Address: _____

City / State / Zip Code: High Springs FL, 32643

Phone / Fax / Email: 352-339-6297 / _____

*If the business is a partnership, attach a sheet listing name, address, and telephone number of each partner.

*If the business is a corporation, attach a sheet listing name, address, and telephone number of each shareholder and officer

who owns any portion of the corporate stock. Publicly held companies are exempt.

II. Description of Façade Improvement

Please provide a brief description of the planned façade improvement: [attach sheets as necessary]

Paint front of Bldg, Put New Signs and Fix Awning

Attach a drawing or rendering of the planned façade improvements, as well as any additional descriptive material.

Attach at least two (2) photos of the building façade in its current condition.

Estimated time of completion of entire project: 2 months

III. Cost of the Façade Improvements

Please provide cost estimates for the planned façade improvements.

Architectural Façade Renovation: \$ _____

Replacement or Installation of Windows and/or Doors: \$ _____

Replacement or Installation of Permanent Awnings: \$ 500

Structural Alterations or Accessibility Improvements: \$ 2,500

Landscaping and Irrigation: \$ _____

Other: _____ \$ _____

Total Project Cost: \$ _____

Grant Funds Requested: (See page 3 for grant limits) \$ 3,000 / 1,500

Please attach an itemized listing of costs or estimates from a minimum of two (2) licensed contractors.

IV. Applicant's Acknowledgements

Please read and initial all of the following:

R.P. The undersigned applicant agrees to enter into a Façade Improvement Agreement with the Community Redevelopment Agency ("CRA") should it receive a grant from this Program.

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R.P. The undersigned applicant acknowledges he/she shall be required to obtain proper permitting through the Planning, Development and Codes Department before any application will receive an "approved" grant award. This includes any changes required to obtain a building permit. Variances and/or zoning change requests must be handled prior to award approval.

R.P. The undersigned applicant acknowledges that "cash receipts" submitted for reimbursement will not be accepted due to auditing requirements - NO EXCEPTIONS. The undersigned applicant shall pay for materials and services by check, money order or by credit card. Verification of payment shall be submitted with reimbursement request.

R.P. Only properties located within the Community Redevelopment Area are eligible for this grant.

R.P. All grant recipients must complete a W-9 Tax Form and will receive a 1099 Tax Form for their award.

R.P. The project must be completed in a timely fashion in strict accordance with the timeframe specified by the CRA within the Façade Improvement Agreement. In the event an extension is needed beyond the timeframe set in the Façade Improvement Agreement, the Grant Recipient must petition the CRA for approval documenting the reason for the delay.

R.P. The CRA shall disburse funds to the grant recipient only upon demonstration that the work has been completed, but the entire project is not required to be completed prior to the distribution of funds. The CRA may distribute funds throughout the project.

R.P. The CRA shall have no liability for workmanship, design, or construction related to the project receiving grant funds under this program.

R.P. The undersigned applicant agrees to allow the CRA to photograph the project for use in future publications should the undersigned receive a grant under this Program.

V. Funding

Please read and initial all of the following indicating your acknowledgment and acceptance of the guidelines below:

R.P. Under this grant program the applicant may request up to \$35,000 for single story buildings or up to \$40,000 for two story buildings. Please check the appropriate box below.

- .. Single Story Building
- .. Two Story Building

R.P. Grant funds shall be used for up to 50% of total project costs, not to exceed \$35,000 for single story buildings and \$40,000 for two story buildings.

R.P. Applicants must match grant funds dollar-for-dollar for goods and/or services.

R.P. Work done by building owner or applicant will not be funded for labor.

R.P. Applications will be evaluated by the CRA at a public meeting and scope and amount of grant will be determined on a case by case basis.

R.P. The CRA may make disbursements of funds to the Grant Recipient based upon the percentage of project completion.

VI. Checklist

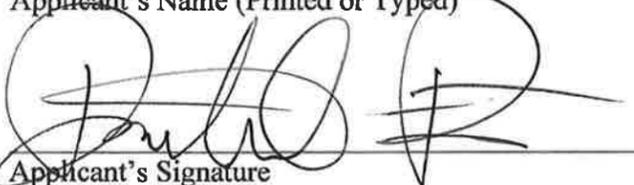
Only completed applications will be accepted so please be sure you submit the following with this application:

- .. List of all business owners including name, address and telephone number.
- .. Drawings or renderings of the planned façade improvements, as well as any additional descriptive material. Additional drawings or renderings may be required at the request of the CRA depending on the scope and nature of the project.
- .. Two (2) current photographs of the façade in its current condition.
- .. Itemized list of costs or estimates from a minimum of two (2) licensed contractors.
- .. Completed W-9 Tax Form.

VII. Applicant's Signature

Richard Pis
Applicant's Name (Printed or Typed)

11-2-2015
Date


Applicant's Signature

11-2-2015
Date

STATE OF FLORIDA
COUNTY OF ALACHUA

Sworn to and subscribed before me by Richard Pis who is
personally known to me
or produced _____ as identification, this 5th day of
November, 2015.

Notary's Signature Ginger D. Travers

SEAL:



COVERALL PAINTING & REPAIRS, INC.
 3522 SW 42ND AVE
 GAINESVILLE, FL 326082530 US

352-336-9400
 ashley@coverallpainting.com
 www.coverallpainting.com

Estimate



ADDRESS
 Richard Pris
 All star tattoos
 125 N Main street
 High Springs, FL 32643

SHIP TO
 Richard Pris
 All star tattoos
 125 N Main street
 High Springs, FL 32643

ESTIMATE #	DATE
1068942	10/23/2015

Please detach top portion and return with your payment.

SALES REP

George

ACTIVITY	QTY	RATE	AMOUNT
Exterior:Pressure washing Pressure wash all areas to be painted	2	50.00	100.00
Exterior:Prep. Prepare substrate to be painted by caulking, sanding, scraping, and filling voids. Remove old sign at the top of the building fill voids.	6	50.00	300.00
Exterior:Painting Apply two coats of high grade exterior paint to main body, and awning on the front of the building. The body will be painted white exterior satin latex, and awning will be painted black and white strips exterior satin latex. The boarder of the awning will be painted red exterior satin latex. Door will be painted red exterior satin latex. Trim will be painted black exterior flat latex.	16	50.00	800.00
Materials Material supplied by CoverAll- Sherwin Williams product, 10 gal. ibis white exterior white satin latex, 2 gal. inkwell, and 2 gal. real red exterior satin latex. 1 gal. exterior black flat latex. caulk, spackle, etc.	15	32.00	480.00
Repairs Install two signs at the front of the building, The larger one top center of the building, and the other between the windows and the door.	3	50.00	150.00
Materials Material supplied by CoverAll- Two Allstar tattoo signs, and anchors to mount the signs to the wall.	1	220.00	220.00

TOTAL **\$2,050.00**

Accepted By

Accepted Date

Reliable Painting, Inc.

16512 SW 22ND RD
NEWBERRY, FL 32669
352-538-2744

Date: 4-28-15

To: All Star Tattoos - High Springs

Re: Exterior front of Building

Pressure wash exterior front of the building. Scrape away any loose debris. Apply two coats of Sherwin Williams super paint to the walls and awning. Materials are included in this bid.
Bid Amount **\$2,350**

TROWELL CONSTRUCTION, LLC
8043 SE 169th Lane Lake Butler, FL 32054 386 623-4472
RR 0059254

PROPOSAL

Date: October 29, 2015

Name: Kelly Barber

High Springs, FL

The contractor shall furnish and perform work proposed below:

Repair awning on Tattoo Shop.

All additions and changes will incur additional costs to owner.

Terms: 50% down to start job, balance due day of completion.

For a total cost of: \$500.00


James Trowell


Owner

Current 125 N main st
High Springs FL 32643



ALLSTAR TATTOOS
TATTOO TATTOOS

Licensed & Professional
Clean Sterile Environment
NEW
Disposable Tubes
And Needles Used
Everytime

-NO Unsupervised
Children
-NO Pets
386-454-3917
NO
Food or Drink
Drugs or Alcohol

125

Modified Drawing of bldg

125 N main St
High Spring FL 32643

Black sign with Red & white letters

White

Fix wiring
& make
level with neighbors

Black
White
Black
White

RED

White wall

Black Trim

White wall

Black w white Red & white letters

White wall

Black Trim

White wall

Red Door

Black Trim

Black Trim

White wall

Black Trim

TATTOO TATTOOS

Licensed & Professionally Clean Sterile Environment

NEW Disposable Tubes And Needles Used Everytime

-NO Unsupervised children

-NO Pets

386-454-9917

NO Food or Drink Drugs or Alcohol

110 NW 1st Avenue
High Springs, Florida 32643



Telephone: (386) 454-1416
Facsimile: (386) 454-2126
Web: highsprings.us

**CRA FAÇADE IMPROVEMENT GRANT PROGRAM
GRANT APPLICATION
Business Application
(Revised September 6, 2013)**

I. Applicant / Business Information

Please type or print

Applicants' Name: DAVID C. ROBINSON

Mailing Address: 16026 NE 2nd STREET

City / State / Zip Code: GAINESVILLE, FL. 32609

Phone / Fax / Email: 352-318-8050 / _____ / DCROBINSON32@ATT.NET

Property Address: 30 NORTH MAIN

City / State / Zip Code: HIGH SPRINGS, FL. 32643

Business Name*: ROBINSON'S CLEANERS, INC.

Business Owner: DAVID ROBINSON

City / State / Zip Code: GAINESVILLE, FL. 32601

Phone / Fax / Email: 352-375-6175 / _____ / DCROBINSON32@ATT.NET

Property Owner: DAVID & MARY ROBINSON

Mailing Address: 16026 NE 2nd STREET

City / State / Zip Code: GAINESVILLE, FL. 32609

Phone / Fax / Email: 352-318-8050 / _____ / DCROBINSON32@ATT.NET

*If the business is a partnership, attach a sheet listing name, address, and telephone number of each partner.

*If the business is a corporation, attach a sheet listing name, address, and telephone number of each shareholder and officer

who owns any portion of the corporate stock. Publicly held companies are exempt.

II. Description of Façade Improvement

Please provide a brief description of the planned façade improvement: [attach sheets as necessary]

REPLACE FRONT DOORS.

Attach a drawing or rendering of the planned façade improvements, as well as any additional descriptive material.

Attach at least two (2) photos of the building façade in its current condition.

Estimated time of completion of entire project: 30 days or less

III. Cost of the Façade Improvements

Please provide cost estimates for the planned façade improvements.

Architectural Façade Renovation:	\$ _____
Replacement or Installation of Windows and/or Doors:	\$ 4580 , 6921
Replacement or Installation of Permanent Awnings:	\$ _____
Structural Alterations or Accessibility Improvements:	\$ _____
Landscaping and Irrigation:	\$ _____
Other: _____	\$ _____
Total Project Cost:	\$ 4580 , 6921
Grant Funds Requested: (See page 3 for grant limits)	\$ <u>50%</u> 3460.50

Please attach an itemized listing of costs or estimates from a minimum of two (2) licensed contractors.

IV. Applicant's Acknowledgements

Please read and initial all of the following:

e The undersigned applicant agrees to enter into a Façade Improvement Agreement with the Community Redevelopment Agency ("CRA") should it receive a grant from this Program.

e The undersigned applicant agrees to utilize any grant funds received in strict conformance with the guidelines set forth by the CRA.

10 The undersigned applicant acknowledges that the grant application must receive approval by the CRA before any construction can commence. No grant will be awarded on an application if work has been started or completed.

11 The undersigned applicant acknowledges that if the grant application is for buildings/properties within the Historic District, the undersigned applicant must receive all applicable Certificates of Appropriateness from the Historic Preservation Board before any construction can commence.

12 The undersigned applicant acknowledges he/she shall be required to obtain proper permitting through the Planning, Development and Codes Department before any application will receive an "approved" grant award. This includes any changes required to obtain a building permit. Variances and/or zoning change requests must be handled prior to award approval.

13 The undersigned applicant acknowledges that "cash receipts" submitted for reimbursement will not be accepted due to auditing requirements - NO EXCEPTIONS. The undersigned applicant shall pay for materials and services by check, money order or by credit card. Verification of payment shall be submitted with reimbursement request.

14 Only properties located within the Community Redevelopment Area are eligible for this grant.

15 All grant recipients must complete a W-9 Tax Form and will receive a 1099 Tax Form for their award.

16 The project must be completed in a timely fashion in strict accordance with the timeframe specified by the CRA within the Façade Improvement Agreement. In the event an extension is needed beyond the timeframe set in the Façade Improvement Agreement, the Grant Recipient must petition the CRA for approval documenting the reason for the delay.

17 The CRA shall disburse funds to the grant recipient only upon demonstration that the work has been completed, but the entire project is not required to be completed prior to the distribution of funds. The CRA may distribute funds throughout the project.

18 The CRA shall have no liability for workmanship, design, or construction related to the project receiving grant funds under this program.

19 The undersigned applicant agrees to allow the CRA to photograph the project for use in future publications should the undersigned receive a grant under this Program.

V. Funding

Please read and initial all of the following indicating your acknowledgment and acceptance of the guidelines below:

20 Under this grant program the applicant may request up to \$35,000 for single story buildings or up to \$40,000 for two story buildings. Please check the appropriate box below.

- .. Single Story Building
- .. Two Story Building

10 Grant funds shall be used for up to 50% of total project costs, not to exceed \$35,000 for single story buildings and \$40,000 for two story buildings.

10 Applicants must match grant funds dollar-for-dollar for goods and/or services.

10 Work done by building owner or applicant will not be funded for labor.

10 Applications will be evaluated by the CRA at a public meeting and scope and amount of grant will be determined on a case by case basis.

10 The CRA may make disbursements of funds to the Grant Recipient based upon the percentage of project completion.

VI. Checklist

Only completed applications will be accepted so please be sure you submit the following with this application:

- List of all business owners including name, address and telephone number.
- Drawings or renderings of the planned façade improvements, as well as any additional descriptive material. Additional drawings or renderings may be required at the request of the CRA depending on the scope and nature of the project.
- Two (2) current photographs of the façade in its current condition.
- Itemized list of costs or estimates from a minimum of two (2) licensed contractors.
- Completed W-9 Tax Form.

VII. Applicant's Signature

DAVID C ROBINSON
Applicant's Name (Printed or Typed)

10-29-15
Date


Applicant's Signature

10-29-15
Date

STATE OF FLORIDA
COUNTY OF ALACHUA

Sworn to and subscribed before me by David C. Robinson who is personally known to me or produced FLDL# R152-163-61-368-0 as identification, this 2nd day of November, 2015.

Notary's Signature Ginger D. Travers

SEAL:



DOOR ONE USA

2011 NE 31ST AVE
 GAINESVILLE, FL 32609
 352.373.7177 352.373.0577 FAX

Estimate

DATE	ESTIMATE NO.
10/29/2015	9426

NAME / ADDRESS
ROBINSONS CLEANERS 30 NORTH MAIN ST HIGH SPRINGS, FL 32643

Ship To

TERMS	REP	FOB	Project

DESCRIPTION	QTY	COST	TOTAL
STOREFRONT REPLACEMENT			
**Doors to remain inswing			
CLEAR FINISH ALUMINUM STOREFRONT FRAMING MATERIAL FOR (1) 101" x 98 1/4" OPENING INCLUDING TRANSOM SIDELITE FRAME COMPLETE WITH :	1	3,987.00	3,987.00
(1) 6070 NARROW STILE AND RAIL STOREFRONT PAIR OF DOORS, 10" BOTTOM RAIL (PER ADA REQUIREMENTS)			
1/4" CLEAR TEMPERED GLASS STANDARD PUSH / PULL HARDWARE CLOSERS THRESHOLD DOOR SWEEPS			
(2) 65" x 77" SIDELITES			
LABOR TO REMOVE AND DISPOSE OF EXISTING MATERIAL, ADJUST OPENING / FRAMING AND INSTALL ABOVE	1	2,395.00	2,395.00
PERMIT FEE	1	300.00	300.00
SALES TAX AT 6%		6.00%	239.22

By signing below, it is acknowledged that all information listed above is accurate. Unless noted otherwise, payment is due when material is supplied or services are rendered. If "additional insured" is needed a 75.00 fee will apply.	TOTAL \$6,921.22
Signature _____	

Current



Proposed



110 NW 1st Avenue
High Springs, Florida 32643



Telephone: (386) 454-1416
Facsimile: (386) 454-2126
Web: highsprings.us

**CRA FAÇADE IMPROVEMENT GRANT PROGRAM
GRANT APPLICATION
Business Application
(Revised September 6, 2013)**

I. Applicant / Business Information

Please type or print

Applicants' Name: Kelly Barber

Mailing Address: 15806 NW 78th Ave,

City / State / Zip Code: Alachua, FL 32615

Phone / Fax / Email: 352.339.6297 / _____ / Kelly.barber@edwardjones.com

Property Address: 25 N. Main St

City / State / Zip Code: High Springs, FL 32643

Business Name:* currently unoccupied building

Business Owner: _____

City / State / Zip Code: _____

Phone / Fax / Email: _____ / _____ / _____

Property Owner: Kelly Barber

Mailing Address: same as above

City / State / Zip Code: "

Phone / Fax / Email: " / _____ / _____

*If the business is a partnership, attach a sheet listing name, address, and telephone number of each partner.

*If the business is a corporation, attach a sheet listing name, address, and telephone number of each shareholder and officer

who owns any portion of the corporate stock. Publicly held companies are exempt.

II. Description of Façade Improvement

Please provide a brief description of the planned façade improvement: [attach sheets as necessary]

Replace shingles on roof front with metal, & replace vinyl siding on dormers with hardy board & repaint them.

Attach a drawing or rendering of the planned façade improvements, as well as any additional descriptive material.

Attach at least two (2) photos of the building façade in its current condition. ✓

Estimated time of completion of entire project: 6 months

III. Cost of the Façade Improvements

Please provide cost estimates for the planned façade improvements.

Architectural Façade Renovation: \$ 5,950-

Replacement or Installation of Windows and/or Doors: \$ _____

Replacement or Installation of Permanent Awnings: \$ _____

Structural Alterations or Accessibility Improvements: \$ _____

Landscaping and Irrigation: \$ _____

Other: _____ \$ _____

Total Project Cost: \$ 5,950-

Grant Funds Requested: (See page 3 for grant limits) \$ 2,975-

Please attach an itemized listing of costs or estimates from a minimum of two (2) licensed contractors.

IV. Applicant's Acknowledgements

Please read and initial all of the following:

KB The undersigned applicant agrees to enter into a Façade Improvement Agreement with the Community Redevelopment Agency ("CRA") should it receive a grant from this Program.

KB The undersigned applicant agrees to utilize any grant funds received in strict conformance with the guidelines set forth by the CRA.

KB The undersigned applicant acknowledges that the grant application must receive approval by the CRA before any construction can commence. No grant will be awarded on an application if work has been started or completed.

KB The undersigned applicant acknowledges that if the grant application is for buildings/properties within the Historic District, the undersigned applicant must receive all applicable Certificates of Appropriateness from the Historic Preservation Board before any construction can commence.

KB The undersigned applicant acknowledges he/she shall be required to obtain proper permitting through the Planning, Development and Codes Department before any application will receive an "approved" grant award. This includes any changes required to obtain a building permit. Variances and/or zoning change requests must be handled prior to award approval.

KB The undersigned applicant acknowledges that "cash receipts" submitted for reimbursement will not be accepted due to auditing requirements - NO EXCEPTIONS. The undersigned applicant shall pay for materials and services by check, money order or by credit card. Verification of payment shall be submitted with reimbursement request.

KB Only properties located within the Community Redevelopment Area are eligible for this grant.

KB All grant recipients must complete a W-9 Tax Form and will receive a 1099 Tax Form for their award.

KB The project must be completed in a timely fashion in strict accordance with the timeframe specified by the CRA within the Façade Improvement Agreement. In the event an extension is needed beyond the timeframe set in the Façade Improvement Agreement, the Grant Recipient must petition the CRA for approval documenting the reason for the delay.

KB The CRA shall disburse funds to the grant recipient only upon demonstration that the work has been completed, but the entire project is not required to be completed prior to the distribution of funds. The CRA may distribute funds throughout the project.

KB The CRA shall have no liability for workmanship, design, or construction related to the project receiving grant funds under this program.

KB The undersigned applicant agrees to allow the CRA to photograph the project for use in future publications should the undersigned receive a grant under this Program.

V. Funding

Please read and initial all of the following indicating your acknowledgment and acceptance of the guidelines below:

KB Under this grant program the applicant may request up to \$35,000 for single story buildings or up to \$40,000 for two story buildings. Please check the appropriate box below.

- .. Single Story Building
- .. Two Story Building

K3 Grant funds shall be used for up to 50% of total project costs, not to exceed \$35,000 for single story buildings and \$40,000 for two story buildings.

K3 Applicants must match grant funds dollar-for-dollar for goods and/or services.

K3 Work done by building owner or applicant will not be funded for labor.

K3 Applications will be evaluated by the CRA at a public meeting and scope and amount of grant will be determined on a case by case basis.

K3 The CRA may make disbursements of funds to the Grant Recipient based upon the percentage of project completion.

VI. Checklist

Only completed applications will be accepted so please be sure you submit the following with this application:

- .. List of all business owners including name, address and telephone number.
- .. Drawings or renderings of the planned façade improvements, as well as any additional descriptive material. Additional drawings or renderings may be required at the request of the CRA depending on the scope and nature of the project.
- .. Two (2) current photographs of the façade in its current condition.
- .. Itemized list of costs or estimates from a minimum of two (2) licensed contractors.
- .. Completed W-9 Tax Form.

VII. Applicant's Signature

Kelly Barber
Applicant's Name (Printed or Typed)

10-27-15
Date

[Signature]
Applicant's Signature

10-27-15
Date

STATE OF FLORIDA
COUNTY OF ALACHUA

Sworn to and subscribed before me by Kelly Barber who is
personally known to me
or produced _____ as identification, this 27th day of
October, 2015.

Notary's Signature Kelli M. Reustle

SEAL:



TROWELL CONSTRUCTION, LLC

8043 SE 169th Lane Lake Butler, FL 32054 386 623-4472

RR 0059254

PROPOSAL

Date: October 29, 2015

Name: Kelly Barber

High Springs, FL

The contractor shall furnish and perform work proposed below:

Remove all vinyl siding and soffit, install metal on extended roof and dormers; install Hardi Plank on sides of dormers and ends of roof, install metal on bottom of ceiling.

All additions and changes will incur additional costs to owner.

Terms: \$2,975.00 down to start job, balance due day of completion.

For a total cost of: \$5,950.00


James Trowell


Owner

VEAN R. SEEGER

15912 NW 78th Avenue
Alachua, FL 32615

Mobile Phone # (352) 316-4547

CONTRACTOR:
LOCATION: Kelly BARBER
SQUARE FOOTAGE:
COLOR SCHEDULE:
Interior:
Trim:
Exterior: Remove and replace vinyl with hardy
Trim: siding, put metal on dormers and
TOTAL ESTIMATE: Roof and ceiling area

Draw #1	Date:	Amount:
Draw #2	Date:	Amount:
Draw #3	Date:	Amount:
Draw #4	Date:	Amount:
Draw #5	Date:	Amount:
Draw #6	Date:	Amount:

Price includes material and labor

\$ 7,740.00

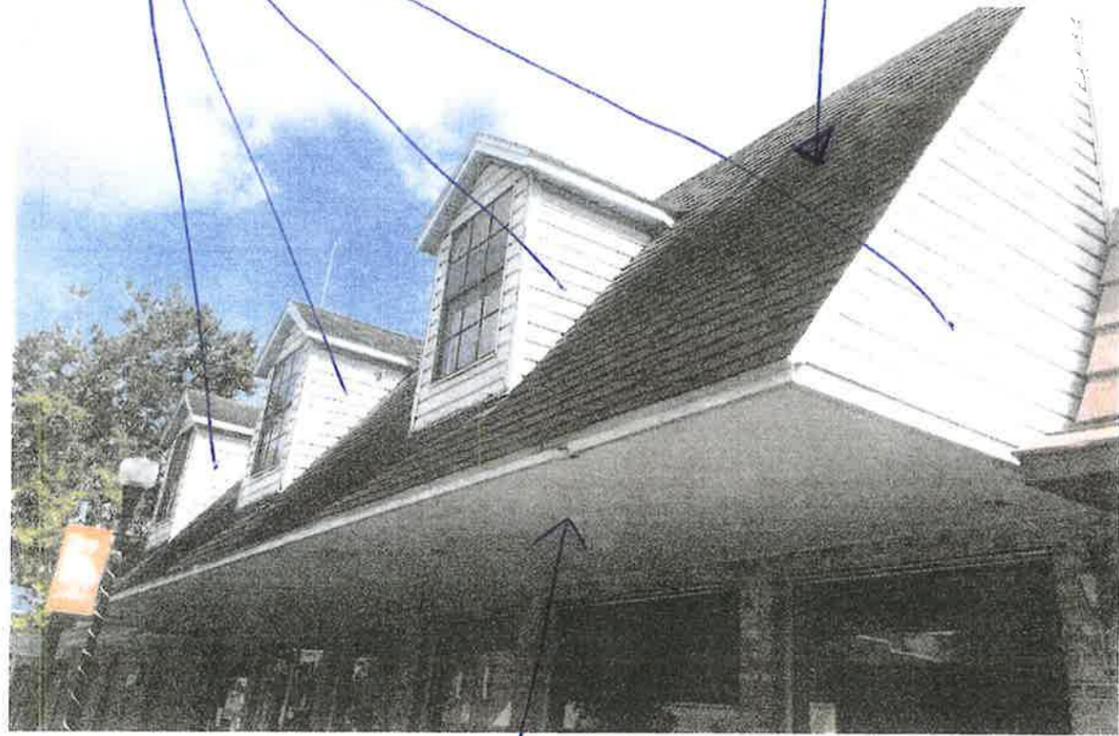




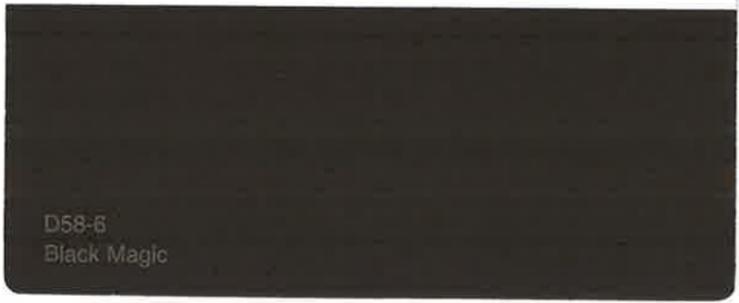
Faint, illegible text or markings running vertically down the page.

Replace vinyl siding
with hardi board + paint

Replace shingles
with metal



Replace with metal



Selected for
hardi board
paint

110 NW 1st Avenue
High Springs, Florida 32643



Telephone: (386) 454-1416
Facsimile: (386) 454-2126
Web: highsprings.us

**CRA FAÇADE IMPROVEMENT GRANT PROGRAM
GRANT APPLICATION
Business Application
(Revised September 6, 2013)**

I. Applicant / Business Information

Please type or print

Applicants' Name: High Springs Commercial, LLC

Mailing Address: 360 Columbia Dr., #102

City / State / Zip Code: West Palm Beach, FL 33409

Phone / Fax / Email: 561-537-4502 / 561-681-9283 / 561-681-9283

Property Address: High Springs Square (1st and Main Street)

City / State / Zip Code: High Springs, FL 32643

Business Name:* High Springs Commercial, LLC

Business Owner: Karen F. Bentz

City / State / Zip Code: 360 Columbia Dr., #102, West Palm Beach, FL 33409

Phone / Fax / Email: 561-537-4502 / 561-681-9283 / kbentz@atlanticland.com

Property Owner: High Springs Commercial, LLC

Mailing Address: 360 Columbia Dr., #102

City / State / Zip Code: West Palm Beach, FL 33409

Phone / Fax / Email: 561-537-4502 / 561-681-9283 / kbentz@atlanticland.com

*If the business is a partnership, attach a sheet listing name, address, and telephone number of each partner.

*If the business is a corporation, attach a sheet listing name, address, and telephone number of each shareholder and officer

who owns any portion of the corporate stock. Publicly held companies are exempt.

II. Description of Façade Improvement

Please provide a brief description of the planned façade improvement: [attach sheets as necessary]
New Signage to be installed on the corner as noted, using new posts at the identified location.

Landscaping to be installed around signage, Parking lot to repaved with asphalt.

Attach a drawing or rendering of the planned façade improvements, as well as any additional descriptive material. (See attached.)

Attach at least two (2) photos of the building façade in its current condition. (See attached.)

Estimated time of completion of entire project: 6 months

III. Cost of the Façade Improvements

Please provide cost estimates for the planned façade improvements.

Architectural Façade Renovation: \$ _____

Replacement or Installation of Windows and/or Doors: \$ _____

Replacement or Installation of Permanent Awnings: \$ _____

Structural Alterations or Accessibility Improvements: \$ _____

Landscaping and Irrigation: \$ _____

Other: Parking Lot paving with Asphalt \$ _____

Signage \$ 26250.00

Landscaping + Lighting \$ _____

Total Project Cost: \$ _____

Grant Funds Requested: (See page 3 for grant limits) \$ 13125.00

Please attach an itemized listing of costs or estimates from a minimum of two (2) licensed contractors.

IV. Applicant's Acknowledgements

Please read and initial all of the following:

KFB The undersigned applicant agrees to enter into a Façade Improvement Agreement with the Community Redevelopment Agency ("CRA") should it receive a grant from this Program.

KFB The undersigned applicant agrees to utilize any grant funds received in strict conformance with the guidelines set forth by the CRA.

KFB The undersigned applicant acknowledges that the grant application must receive approval by the CRA before any construction can commence. No grant will be awarded on an application if work has been started or completed.

KFB The undersigned applicant acknowledges that if the grant application is for buildings/properties within the Historic District, the undersigned applicant must receive all applicable Certificates of Appropriateness from the Historic Preservation Board before any construction can commence.

KFB The undersigned applicant acknowledges he/she shall be required to obtain proper permitting through the Planning, Development and Codes Department before any application will receive an "approved" grant award. This includes any changes required to obtain a building permit. Variances and/or zoning change requests must be handled prior to award approval.

KFB The undersigned applicant acknowledges that "cash receipts" submitted for reimbursement will not be accepted due to auditing requirements - NO EXCEPTIONS. The undersigned applicant shall pay for materials and services by check, money order or by credit card. Verification of payment shall be submitted with reimbursement request.

KFB Only properties located within the Community Redevelopment Area are eligible for this grant.

KFB All grant recipients must complete a W-9 Tax Form and will receive a 1099 Tax Form for their award.

KFB The project must be completed in a timely fashion in strict accordance with the timeframe specified by the CRA within the Façade Improvement Agreement. In the event an extension is needed beyond the timeframe set in the Façade Improvement Agreement, the Grant Recipient must petition the CRA for approval documenting the reason for the delay.

KFB The CRA shall disburse funds to the grant recipient only upon demonstration that the work has been completed, but the entire project is not required to be completed prior to the distribution of funds. The CRA may distribute funds throughout the project.

KFB The CRA shall have no liability for workmanship, design, or construction related to the project receiving grant funds under this program.

KFB The undersigned applicant agrees to allow the CRA to photograph the project for use in future publications should the undersigned receive a grant under this Program.

V. Funding

Please read and initial all of the following indicating your acknowledgment and acceptance of the guidelines below:

KFB Under this grant program the applicant may request up to \$35,000 for single story buildings or up to \$40,000 for two story buildings. Please check the appropriate box below.

- .. Single Story Building
- .. Two Story Building

KFB Grant funds shall be used for up to 50% of total project costs, not to exceed \$35,000 for single story buildings and \$40,000 for two story buildings.

KFB Applicants must match grant funds dollar-for-dollar for goods and/or services.

KFB Work done by building owner or applicant will not be funded for labor.

KFB Applications will be evaluated by the CRA at a public meeting and scope and amount of grant will be determined on a case by case basis.

KFB The CRA may make disbursements of funds to the Grant Recipient based upon the percentage of project completion.

VI. Checklist

Only completed applications will be accepted so please be sure you submit the following with this application:

- .. List of all business owners including name, address and telephone number.
- .. Drawings or renderings of the planned façade improvements, as well as any additional descriptive material. Additional drawings or renderings may be required at the request of the CRA depending on the scope and nature of the project.
- .. Two (2) current photographs of the façade in its current condition.
- .. Itemized list of costs or estimates from a minimum of two (2) licensed contractors.
- .. Completed W-9 Tax Form.

VII. Applicant's Signature

High Springs Commercial, LLC

Karen F. Bentz, Manager

Applicant's Name (Printed or Typed)

Date



Applicant's Signature

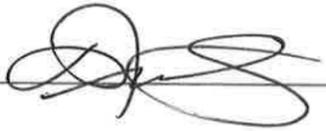
10/19/15

Date

STATE OF FLORIDA
COUNTY OF ~~ALACHUA~~ PALM BEACH

Sworn to and subscribed before me by Karen F. Bentz who is personally known to me

or produced _____ as identification, this 19 day of Oct., 2015.

Notary's Signature 

SEAL:



BLANKENSHIP ASPHALT

P.O. BOX 850

High Springs, FL 32655

OFFICE 386-454-5566 CELL 352-316-4742

DATE: October 19, 2015

CUSTOMER: Great Outdoors Restaurant

PROJECT: Great Outdoors Parking Lot, Main Street

High Springs, FL

CUSTOMER SIGNATURE: _____ Date: _____

This quote includes all labor, Equipment and material needed to complete proposed project listed below. We have over 30 years of experience, licensed and insured and will supply all road grading and paving equipment. State and county materials are used.

Date: October 19, 2015

ESTIMATE #1

One inch (1") Hot Mix Asphalt Overlay (Please Note.....Overlay will show cracking in a year where original cracks are now).

Stripe parking lines.

TOTAL: \$24,450.00

ESTIMATE #2

Remove Concrete and Asphalt.

Fill Concrete areas with Six inches (6") thick Lime Rock. Pave ALL with One and a Half (1 ½") thick Hot Mix Asphalt. Stripe parking lines.

TOTAL \$ 44,000.00

Payment due at completion of these jobs.

Thank you for allowing us to bid!

Marvin W Blankenship, Blankenship Asphalt

Proposal

PETTY ASPHALT

(386) 755-3112

PAVING • SEALCOAT • STRIPING • REPAIR

PROPOSAL SUBMITTED TO: <i>Great Outdoors</i>	PHONE	DATE <i>10-28-15</i>
STREET	JOB NAME	
CITY, STATE AND ZIP CODE	JOB LOCATION	

We hereby submit specifications and estimates for:

*Overlay parking lot with 1 inch of
9.5 asphalt*

Layout and stripe as per plans

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

dollars (\$ *26,250.00*).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, wind damage and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature *Jay Petty*

Note: This proposal may be withdrawn by us if not accepted within _____ days.

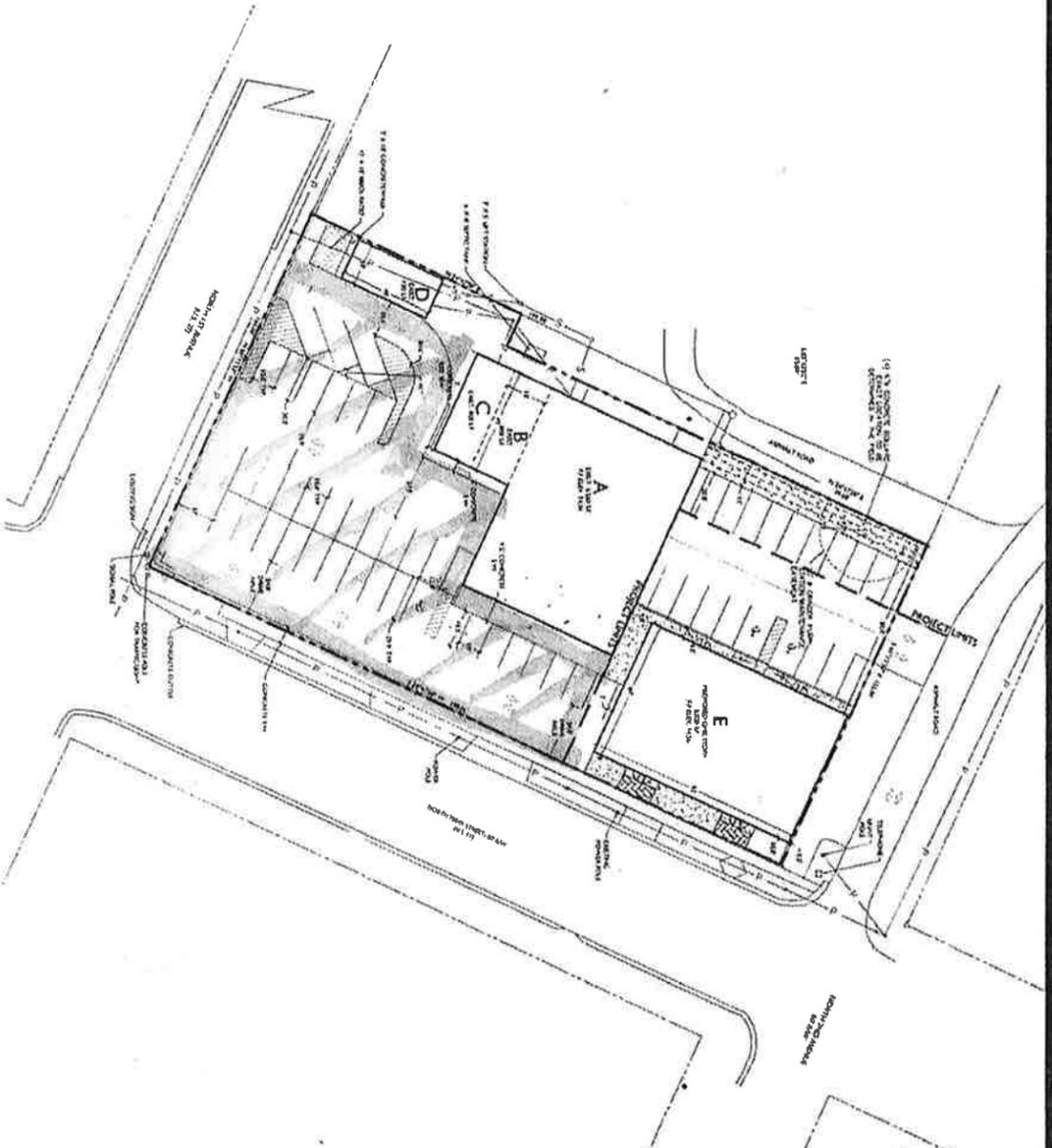
Acceptance of Proposal

— The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____



SITE DATA

TOTAL SITE AREA	141.08 AC
TOTAL SQUARE FOOTAGE	14,000 S.F.
SPACE A	803 S.F.
SPACE B	803 S.F.
SPACE C	708 S.F.
SPACE D	708 S.F.
SPACE E	3,125 S.F.
TOTAL PARKING PROVIDED	125
TOTAL HANDICAP PARKING PROVIDED	12
TOTAL HANDICAP PARKING PROVIDED	12

LAND DESIGN SOUTH
 Planning | Landscape Architecture
 Environmental Services | Transportation

2001 Carolina West Drive, Suite 100 • Mount Dora, FL 32757
 Telephone: 352-385-7337 Fax: 352-385-7337

HIGH SPRINGS COMMERCIAL
 PREPARED FOR HIGH SPRINGS COMMERCIAL, LLC
 CITY OF HIGH SPRINGS, FLORIDA

ALL DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE. THE CLIENT SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY CONSEQUENCES ARISING THEREFROM.

USA DESIGN ARCHITECTS
 12001 W. US HWY 90, SUITE 100
 DUNEDIN, FLORIDA 34626
 PHONE: 813-941-1111
 FAX: 813-941-1112
 WWW.USADDESIGN.COM

SITE PLAN

DATE	NOV 2014
SCALE	AS SHOWN
PROJECT	HIGH SPRINGS COMMERCIAL
CLIENT	HIGH SPRINGS COMMERCIAL, LLC
DESIGNER	USA DESIGN ARCHITECTS
CHECKED BY	[Signature]
DATE	NOV 2014



SHEET # 12