

23718 W US HWY 27
High Springs, Florida 32643



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

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

JUNE 11, 2026,

6:30 PM

**MAYOR ANDREW MILLER
VICE MAYOR WAYNE BLOODSWORTH, JR.
COMMISSIONER TRISTAN GRUNDER
COMMISSIONER CHAD HOWELL
COMMISSIONER KATHERINE WEITZ**

- (A) CALL TO ORDER AND ROLL CALL**
- (B) INVOCATION AND PLEDGE OF ALLEGIANCE**
- (C) APPROVAL OF AGENDA:**
- (D) APPROVAL OF CONSENT AGENDA:**
 - 1. MINUTES OF MAY 28, 2026, COMMISSION MEETING**
- (E) SPECIAL PRESENTATIONS**
- (F) UNFINISHED BUSINESS**
- (G) CITIZEN REQUESTS AND COMMENTS – FOR ISSUES NOT ON AGENDA (PLEASE STATE NAME FOR THE RECORD – LIMIT COMMENTS TO 5 MINUTES)**
 - COMMISSIONER RESPONSE**
- (H) NEW BUSINESS**
 - 1. DISCUSS, CONSIDER, AND ACT ON RESOLUTION 2026-N, A RESOLUTION SETTING THE ELECTION TO FILL CITY COMMISSION SEAT #1 AND #2 IN THE CITY OF HIGH SPRINGS; DESIGNATING THE ELECTION FOR THE 3RD DAY OF NOVEMBER 2026, SETTING THE QUALIFYING PERIOD; SETTING THE QUALIFYING FEES; PROVIDING FOR AN EFFECTIVE DATE**

2. **DISCUSS, CONSIDER, AND ACT ON RESOLUTION 2026-O, A RESOLUTION OF THE CITY OF HIGH SPRINGS, FLORIDA; RELATING TO THE PROVISION OF FIRE SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF HIGH SPRINGS, FLORIDA; ESTABLISHING THE ESTIMATED ASSESSMENT RATE FOR FIRE SERVICES ASSESSMENTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING AN EFFECTIVE DATE**
 3. **DISCUSS, CONSIDER, AND ACT ON RESOLUTION 2026-P A SETTLEMENT AGREEMENT FOR CR236 UTILITY IMPROVEMENT, ACCESS EASEMENT, UTILITY EASEMENT, AND WAIVER OF CLAIMS**
 4. **DISCUSS, CONSIDER, AND ACT ON A MUTUAL AID AGREEMENT FOR OPERATIONAL ASSISTANCE BETWEEN THE CITY OF GAINESVILLE POLICE DEPARTMENT AND THE HIGH SPRINGS POLICE DEPARTMENT.**
 5. **REVIEW CURRENT FEE STRUCTURES FOR THE CITY OF HIGH SPRINGS (INDEPENDENT OF IMPACT FEES).**
-
- (I) **CITY ATTORNEY REPORT/UPDATE**
 - (J) **CITY MANAGER REPORT/UPDATE**
 - (K) **COMMISSION COMMENTS AND CONCERNS**
 - (L) **MOTION TO ADJOURN.**

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE PUBLIC HEARING(S) MAY BE CONTINUED TO ONE OR MORE FUTURE DATES. ANY INTERESTED PARTY SHALL BE ADVISED THAT THE DATE, TIME, AND PLACE OF ANY CONTINUATION OF THE PUBLIC HEARING SHALL BE ANNOUNCED DURING THE PUBLIC HEARING AND THAT NO FURTHER NOTICE CONCERNING THE MATTER WILL BE PUBLISHED. IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, ANY PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMMODATION TO PARTICIPATE IN CITY MEETINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK AT 386.454.1416, EXT. 6 AT LEAST 48 HOURS PRIOR TO THE MEETINGS. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE AT 1.800.855.8770 (VOICE) OR 1.800.955.8771 (TTY).



CONSENT AGENDA

23718 W US HWY 27
High Springs, Florida 32643



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

**HIGH SPRINGS
CITY COMMISSION MEETING
MAY 28, 2026 6:30 PM**

CALL TO ORDER AND ROLL CALL

Mayor Miller called the meeting to order at 6:30 pm

ROLL CALL CITY COMMISSION:

Mayor Andrew Miller – Present
Vice Mayor Wayne Bloodsworth – Present (left @ 8:15 pm)
Commissioner Tristan Grunder – Present
Commissioner Chad Howell – Present
Commissioner Katherine Weitz – Present

STAFF PRESENT:

Jeremy Marshall, City Manager
Angela Stone, City Clerk
Kiersten Ballou, City Attorney
Jami Echeverri, Assistant City Clerk
Amy Bohannon, CRA Manager
Joe Peters, Fire Chief
Kevin Mangan, PIO
Kristyn Adkins, Planning Technician
Antoine Sheppard, Police Chief
Allan Alligood, Building Official
Jason Taylor, Police Lieutenant
Jennifer Applebee, Parks and Recreation director

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by: Pastor Adam Joy

Pledge of Allegiance

APPROVAL OF AGENDA: Mayor Miller requested an addition to the agenda, to add discuss consider and act on appointment of member to the Mayors Youth Council.

Commissioner Howell motioned to approve the agenda with the proposed amendment.
Motion seconded by Commissioner Weitz

Motion Carried 5-0

APPROVAL OF CONSENT AGENDAS:

- 1. MINUTES OF MAY 14, 2026, JOINT CITY/COUNTY COMMISSION MEETING**
- 2. MINUTES OF MAY 7, 2026, COMMISSION WORKSHOP**
- 3. MINUTES OF APRIL 23, 2026, COMMISSION MEETING**

Commissioner Weitz Motioned to approve the minutes of the May 14, 2026 Joint County Meeting, May 7, 2026, Commission Workshop. & April 23, 2026 Commission Meeting.
Commissioner Howell Seconded
Motion carried 5-0

SPECIAL PRESENTATIONS:

Special recognitions for Parks and Recreation Volunteers.

Staff Jennifer Applebee gave a presentation and overview of the High Springs Parks and recreation sports programs led by volunteers.

Coach Amanda Guevera and family members were gratefully thanked for her contributions to the City of High Springs.

Damon Messina with the City of Alachua also thanked Amanda Guevera for her contribution. He presented an award to Blake Oswald for his substantial contribution to the sports and recreation programs in the community.

UNFINISHED BUSINESS:

DISCUSS, CONSIDER AND ACT ON ORDINANCE 2026-02, AN ORDINANCE OF THE CITY OF HIGH SPRINGS, FLORIDA PROVIDING FOR AN AMENDMENT TO THE LAND DEVELOPMENT CODE TO PERMIT ALTERNATES ON THE PLAN BOARD; AMENDING APPENDIX B, ARTICLE X, PART 10.02.00 OF THE LAND DEVELOPMENT PROVIDING FOR THE APPOINTMENT OF ALTERNATES ON THE PLAN BOARD; ESTABLISHING QUALIFICATIONS AND TERMS OF THE ALTERNATE MEMBERS; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Attorney Ballou read ordinance 2026-02 by title only.

She advised this ordinance has been seen before and only the Commission-requested changes were performed

Commissioner Grunder Motioned to approve ordinance 2026-02 as read by title only.
Vice Mayor Bloodworth seconded

Roll Call Vote:

Mayor Andrew Miller – Yes
Vice Mayor Wayne Bloodworth – Yes
Commissioner Tristan Grunder – Yes

Commissioner Chad Howell – Yes
Commissioner Katherine Weitz – Yes
Motion Carried 5-0

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

Jim Connish: discussed county tax uses, and his disagreement with the funding. He would like to see the county to find more funding for the smaller municipalities.

Linda Preston: new manager of the High Springs Branch library. She thanked the commission and community for their support and announced the summer reading program and invited everyone to sign up.

Sue Weller: invited everyone to the Kiwanis mini golf tournament on Saturday at the Pink Flamingo mini golf course.

John Millett: discussed pending litigation cases against the City of High Springs, as well as record requests made. He asked the city manager questions regarding PTO and finances.

David Linch: thanked Mr. Marshall for not selling the Scout Hut building. He begged the city not to pave over the concrete streets and disagrees with the High Springs Brewing Company using the High Springs Name.

COMMISSIONER RESPONSE:

Mayor Miller thanked the new Library manager for her hard work, and encouraged the community to take advantage of their programs.

NEW BUSINESS:

**DISCUSS CONSIDER AND ACT ON APPOINTING APPLICANT TO THE MAYOR'S
YOUTH COUNCIL: MADISON NEWTON.**

Mayor Miller thinks she will do great on the board and supports the addition.

Commissioner Grunder motioned to appoint Madison Newton to the Mayors Youth Council.
Vice Mayor Bloodsworth seconded.

Motion Carried 5-0

**DISCUSS, CONSIDER, AND ACT ON RESOLUTION 2026-E, A RESOLUTION OF THE
CITY OF HIGH SPRINGS, FLORIDA APPROVING THAT CERTAIN AGREEMENT
BETWEEN THE CITY AND FRED FOX ENTERPRISES, INC. FOR GRANT
ADMINISTRATION SERVICES IN CONNECTION TO THE COMMUNITY DEVELOPMENT
BLOCK GRANT IN THE NEIGHBORHOOD REVITALIZATION CATEGORY, GRANT #25DB-**

N07; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE CITY APPROVING SAID AGREEMENT; RECOGNIZING THE AUTHORITY OF THE MAYOR TO EXECUTE AND BIND THE CITY TO SAID AGREEMENT; DIRECTING THE MAYOR TO EXECUTE AND BIND THE CITY TO SAID AGREEMENT; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT.

Attorney Ballou read Resolution 2026-E by title only.

**Commissioner Grunder Motioned to approve Resolution 2026-E as read by title only
Commissioner Weitz seconded**

Roll Call:

Vice Mayor Wayne Bloodsworth - Yes
Commissioner Tristan Grunder – Yes
Commissioner Chad Howell – Yes
Commissioner Katherine Weitz – Yes
Mayor Andrew Miller – Yes

Motion Carried 5-0

DISCUSS, CONSIDER, AND ACT ON RESOLUTION 2026-F, A RESOLUTION OF THE CITY OF HIGH SPRINGS, FLORIDA APPROVING THAT CERTAIN AGREEMENT BETWEEN THE CITY AND CPH CONSULTING, LLC. FOR PROFESSIONAL ENGINEERING SERVICES IN CONNECTION TO THE COMMUNITY DEVELOPMENT BLOCK GRANT IN THE NEIGHBORHOOD REVITALIZATION CATEGORY, GRANT #25DB-N07; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE CITY APPROVING SAID AGREEMENT; RECOGNIZING THE AUTHORITY OF THE MAYOR TO EXECUTE AND BIND THE CITY TO SAID AGREEMENT; DIRECTING THE MAYOR TO EXECUTE AND BIND THE CITY TO SAID AGREEMENT; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT.

Attorney Ballou read Resolution 2026-F by title only.

City Manager Marshall advised that this is the engineering portion of the CDBG grant

**Commissioner Grunder motioned to approve Resolution 2026-F by title only
Commissioner Howell seconded**

Commissioner Weitz asked for clarification on the timeframe of this project.

Mr. Marshall advised that due to a formal protest (that has since been withdrawn) it was delayed but the State is aware.

Roll Call:

Commissioner Tristan Grunder – yes
Commissioner Chad Howell – yes
Commissioner Katherine Weitz – yes
Mayor Andrew Miller – yes
Vice Mayor Wayne Bloodsworth - yes

Motion Carried 5-0

DISCUSS, CONSIDER AND ACT ON CONSTRUCTION DOCUMENTS FOR CINNAMON HILLS ADDITION.

Staff Adkins explained this was a routine project, zoning was not changing, it had gone before Plan Board for approval.

Commissioner Weitz requested information regarding storm water and drainage

Joe Montalto advised that this has been addressed and there was appropriate runoff for any drainage.

**Commissioner Weitz Motioned to approve the plans as submitted.
Commissioner Grunder seconded
Motion Carried 5-0**

Commissioner Weitz asked for information on implementing and collecting impact fees and transportation fees.

Attorney Ballou, advised that there may not be a way to collect traffic impact fees unless there was a way to show definitive impact to city owned roads.

DISCUSS, CONSIDER AND ACT ON WILD SPACES PUBLIC PLACES 5 YEAR STRATEGIC PLAN.

City Manager Marshall requested to table this and provide staff with more time.

**Commissioner Grunder motioned to table the item.
Commissioner Howell seconded
Motion Carried 5-0**

DISCUSS, CONSIDER AND ACT ON KEEPING THE HIGH SPRINGS FIRE DEPARTMENT AND STAFFING LEVELS FOR THE FUTURE.

Chief Joe Peters advised he and his staff are imploring the commission to make the decision, one way or another.

Commissioner Bloodsworth advised he requested this item be placed on the agenda to finalize this. He asked Chief Peters to present the numbers he requested.

Chief Peters presented increased fire assessment numbers and the potential impact to the General Fund. He advised it would need to be re-noticed which comes with a cost.

Vice Mayor Bloodsworth noted that if we address this as proposed it would alleviate strain on the general fund and would keep control of the assessment funds unlike if the department were absorbed by the county. He has concerns about a comment made at the joint meeting with the county advising city apparatus would be removed. He asked if there were any ideas considered for restructuring with leadership etc.

Chief Peters advised that yes, he has considered it but did not have firm numbers, and the department was already down one officer and also needed to hire additional staff to replace those that have been laid off or resigned.

Vice Mayor Bloodsworth would like to know if it is possible to function with 14 positions?

City Manager Marshall advised that the commission would need to decide on budget and direction, but he would need to determine staff hiring. It would need to be determined when the proposed staffing will take effect etc.

Vice Mayor Bloodsworth asked could the city afford to replace the empty positions immediately.

Jeremy advised yes, it is an option pending commission direction.

**Vice Mayor Bloodsworth motioned to keep the fire department funded as is.
Commissioner Weitz seconded.**

Mr. Marshall advised that he and Chief Peters would need to discuss staffing levels and command structure. He also needs direction from the Commission on the fire assessment to raise the fee.

Commissioner Grunder has concerns that this motion continues to postpone the final conversation.

Mayor Miller called for order and reminded the citizens and public to remain professional and courteous during public comment.

Commissioner Howell discussed the residential dwellings in the city and the cost that could be incurred from the city assessment, vs county.

Commissioner Bloodsworth exited the chambers at 7:25 pm

Commissioner Bloodsworth returned to chambers at 7:29 pm

Commissioner Weitz discussed the idea of a first responder impact fee.

Attorney Ballou advised she would need to research but believes it was a possibility under very specific circumstances.

Commissioner Howell discussed the special session being held by the Governor on Monday to get rid of property taxes.

Public Comment:

Jim Conish: discussed mutual aid terms and conditions from other agencies to help assist when responding outside of the High Springs service area.

John Hackland: discussed his support of both fire and police departments

Chief Peter's advised the city doesn't respond to Fort White or Gilchrist County unless expressly requested for specific circumstances.

Commissioner Weitz advised that she has requested additional funds from the County but the payments essentially equal out.

Commissioner Weitz asked if fire inspection fees were adjusted to bring in more revenue, could those be used for the fire department.

Attorney Ballou advised that yes, they could be used for the fire department.

Motion Carried 3-5 (Commissioners Howell and Grunder Opposed)

Mr. Marshall provided options for the commission to increase the fire assessment.

Commissioner Howell has concerns about the increases.

Attorney Ballou needs to know what the commission would set the fire assessment at as that determines if another study is needed or not.

Chief Peters advised that going above \$335 a new resolution and new notices would need to be sent out.

383 is as high as it can be before a new study is required.

Grunder believes it needs to be the max to offer more substantial long term relief.

Mr. Marshall discussed the property tax bill and the impact it will have if passed.

Commissioner Howell motioned to see 3 resolutions at \$335, \$360, \$383 to increase the Fire Assessment.

Commissioner Grunder seconded

Motion carried 5-0

Janet Wentz: discussed the home owners insurance being increased if there was no fire department.

Mayor Miller called for a recess at 8:15 pm

Mayor Miller called the meeting to order and session resumed 8:26 PM

Vice Mayor Bloodsworth did not return to chambers, not present at 8:15 PM

DISCUSSION ON POLICE DEPARTMENT BUDGET.

Chief Sheppard gave a presentation on the proposed reduction in the police department budget. He has concerns with the impact to public safety and how this would effect the community.

He discussed staffing cuts, reduction in coverage etc.

Mayor Miller asked if there is a 5% cut does it eliminate the SROs. Sheppard advised partially but not drastically, as they are covered in part by a contract with the county and school board.

Commissioner Howell discussed the FDLE recommendations and staffing suggestions. He discussed the legality of cutting police funding by more than 5% vs disbanding the Police Department completely. He believes the county would never be able to provide the same level of service the municipal police department provides. He asked what the PBA contract provides.

Chief Sheppard explained the current PBA and acknowledged there would have to be concessions. He has also had conversations regarding Police cars and keeping them longer to assist with cost.

Mayor Miller asked if another city wanted to utilize HSPD services, would that help? Mayor Miller clarified could it help future budget.

City Manager Marshall advised it would not assist with the current budget concerns but could be an option for future discussions.

Commissioner Weitz is saddened to see that the discussion become Police vs Fire and that was never the intention. She asked for clarification on extra duty pay for the chief and police personnel, and how is it paid for? She asked for further clarification on why was it never discussed that the police department budget couldn't be cut more than 5% until after the state attorney contacted and threatened legal action.

Chief Sheppard clarified that they extra duty pay is charged to the entity that utilizes the services and isn't paid for by the City.

Attorney Ballou advised you can drop below 5% but it can be challenged and you have to justify it to an administrative judge. She advised that from a legal perspective that is why they didn't advise against that, because Brian Kramer did not state his intentions regarding legal action at the time it was discussed.

Commissioner Weitz discussed the possibility of a limited partnership with the county. She has concerns why ASO proposed such a higher fee to High Springs compared to Newberry when Newberry is large in both square milage and population.

Chief Sheppard advised that would be a discussion for the Sheriff to advise the City Manager.

Commissioner Weitz asked is it possible to fund both fire and police and keep enterprise funds in their prospective hands.

Mr. Marshall advised it is a possibility however it would be a very long-term goal and would have to be accomplished over several fiscal years.

**Commissioner Grunder Motioned to keep the police department budget the same
Commissioner Howell Seconded.**

Public Comment:

Nicholas Whiteman: a law enforcement officer with the High Springs Police Department, he discussed his support for the Police department, the benefit of take-home vehicles, and the effect of a lower budget.

Janet Evans: discussed her disappointment in lack of visuals from the Police department. She is also disappointed with the lack of ideas to improve budgets that weren't staffing cuts. She is concerned the fire department has been operating on a skeleton crew while the police department has made minimal efforts to cut costs.

Adam Joy: a police officer who discussed his support in keeping the police department as is and supports Chief Sheppard

Patrick Treese: Police officer, who is concerned about the decrease in budget and the impact the discussion has had on the community.

Chief Sheppard advised they have made cuts where they could but wants to maintain public safety as his top priority.

Commissioner Weitz mentioned the reduction in the motorcycles in possession as discussed by Ms. Evans.

Motion Carried 4-0

REVIEW CURRENT FEE STRUCTURES FOR THE CITY OF HIGH SPRINGS (*independent of Impact Fees*).

**Commissioner Grunder motioned to table this to the next meeting to allow a full
commission attendance discussion.**

Commissioner Weitz seconded.

Motion carried 4-0

**DISCUSS, CONSIDER AND ACT ON LEGAL SERVICES CONTRACT WITH GROSSMAN
AND KELLY LLP.**

Attorney Ballou provided an explanation and summary of the proposed contract and the necessity behind it. This involves Litigation regarding federal lawsuits to decontaminate water etc.

Mr. Marshall advised preliminary tests performed in High Springs showed contamination and that it would be a reasonable idea to pursue this.

**Commissioner Grunder Motioned to contract with Grossman and Kelly LLP
Commissioner Howell Seconded**

Commissioner Weitz advised that she researched and believes this is a great idea.

Motion Carried 4-0

CITY ATTORNEY REPORT/UPDATE: Would see a highly sought after resolution on the next agenda to present to the commission.

CITY MANAGER REPORT/UPDATE: The audit was hopefully to be issued tomorrow 5/29/2026. The auditor advised it is in technical review, all the city requirements have been met, and it would be submitted next week.

COMMISSION COMMENTS AND CONCERNS:

- **Mayor Andrew Miller** – Employee of the week is Staff Jami Echeverri.
- **Commissioner Tristan Grunder** – none
- **Commissioner Chad Howell** – 3 CPA firms are involved in the audits to get this taken care of. The audit firm is the current delay. CRA is also under technical review. The finance person contracted to assist the city has been in contact with JLAC, and is working to meet each deadline and progress the audit along in the process.
- **Commissioner Katherine Weitz** – congrats to high school seniors graduating.

MOTION TO ADJOURN:

Commissioner Grunder Motioned to adjourn

Mayor Miller adjourned the meeting at 9:46 pm



NEW BUSINESS

ITEM #1



Commission Agenda Item Request Form

MEETING DATE: JUNE 11, 2026

SUBJECT: DISCUSS, CONSIDER, AND ACT ON RESOLUTION 2026-N, A RESOLUTION SETTING THE ELECTION TO FILL CITY COMMISSION SEAT #1 AND #2 IN THE CITY OF HIGH SPRINGS; DESIGNATING THE ELECTION FOR THE 3RD DAY OF NOVEMBER 2026, SETTING THE QUALIFYING PERIOD; SETTING THE QUALIFYING FEES; PROVIDING FOR AN EFFECTIVE DATE

AGENDA SECTION: NEW BUSINESS

DEPARTMENT: CITY CLERK

PREPARED BY: ANGELA STONE, CITY CLERK

RECOMMENDED ACTION: ADOPTION OF RESOLUTION 2026-N

Summary

THE COMMISSION WILL CONSIDER A RESOLUTION SETTING THE DATE FOR THE ELECTION FOR SEATS # 1 AND #2 AS NOVEMBER 3, 2026, AND SETTING THE QUALIFYING PERIOD FOR JULY 20, 2026 7:30 A.M. – JULY 23, 2026 AT 6:00 P.M.

ATTACHMENTS: RESOLUTION 2026-N

REVIEWED BY CITY MANAGER:

RESOLUTION 2026-N

A RESOLUTION SETTING THE ELECTION TO FILL CITY COMMISSION SEAT #1 AND #2 IN THE CITY OF HIGH SPRINGS; DESIGNATING THE ELECTION FOR THE 3RD DAY OF NOVEMBER 2026, SETTING THE QUALIFYING PERIOD; SETTING THE QUALIFYING FEES; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of High Springs is a municipal corporation of the State of Florida with such power and authority as has been conferred upon it by the Florida Constitution and Chapter 166 of the Florida Statutes; and

WHEREAS, Section 4.05 of the Charter of the City of High Springs provides that regular elections of Commissioners shall be held on the same date as the regular state and federal general election; and

WHEREAS, City Commission Seats #1 and #2 are open for election in 2026; and

WHEREAS, Section 30-1 of the High Springs Code of Ordinances requires the City Commission to set the qualifying period for candidates running for City Commissioner, via separate resolution each year, which qualifying period shall be at least 60 days prior to the election and shall be for a period of five business days from Monday through Friday; and

WHEREAS, the 60th day before the election is September 4, 2026; and

WHEREAS, the City Commission adopted Ordinance 2016-07 upon second reading on July 14, 2016, amending Chapter 30 of the Code of Ordinances to require the qualification period for one business week of the City; and

NOW THEREFORE BE IT RESOLVED BY THE HIGH SPRINGS CITY COMMISSION THAT:

SECTION ONE: Candidates may qualify to run for election to the said City Commission Seats #1 and #2 by filing with the City Clerk for the City of High Springs during business hours from Monday, July 20, 2026, through Thursday, July 23, 2026.

SECTION TWO: In accordance with provisions of the Charter of the City of High Springs, Florida and the general laws of the State of Florida, a Regular Election is hereby called and directed to be held in the City of High Springs, Florida, from 7:00 a.m. to 7:00 p.m. on Tuesday, November 3, 2026, for the purpose of filling Commission Seats #1 and #2..

SECTION THREE: All resolutions and parts of resolution in conflict herewith are hereby repealed to the extent of such conflict.

SECTION FOUR: This Resolution shall become effective upon passage.

PASSED in regular session of the High Springs City Commission on this 11th day of June, 2026.

CITY OF HIGH SPRINGS, FLORIDA

ATTEST:

Angela N. Stone, City Clerk

K. Andrew Miller, Mayor,

(Seal)

APPROVED AS TO FORM AND LEGALITY:

Danielle Adams/Kiersten Ballou, City Attorney



NEW BUSINESS

ITEM #2



Commission Agenda Item Request Form

MEETING DATE: JUNE 11, 2026

SUBJECT: DISCUSS, CONSIDER, AND ACT ON RESOLUTION 2026-O, A RESOLUTION OF THE CITY OF HIGH SPRINGS, FLORIDA; RELATING TO THE PROVISION OF FIRE SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF HIGH SPRINGS, FLORIDA; ESTABLISHING THE ESTIMATED ASSESSMENT RATE FOR FIRE SERVICES ASSESSMENTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING AN EFFECTIVE DATE

AGENDA SECTION: NEW BUSINESS

DEPARTMENT: FIRE DEPARTMENT

PREPARED BY:

RECOMMENDED ACTION: ADOPTION OF RESOLUTION 2026-O

Summary

THE COMMISSION WILL CONSIDER THIS PRELIMINARY RATE RESOLUTION WHICH INITIATES THE ANNUAL PROCESS FOR UPDATING THE ASSESSMENT ROLL AND DIRECTS THE IMPOSITION OF FIRE SERVICES ASSESSMENTS FOR FISCAL YEAR 2026/2027.

ATTACHMENTS: RESOLUTION 2026-O

REVIEWED BY CITY MANAGER:

RESOLUTION 2026-O

**A RESOLUTION OF THE CITY OF HIGH SPRINGS, FLORIDA;
RELATING TO THE PROVISION OF FIRE SERVICES,
FACILITIES AND PROGRAMS IN THE CITY OF HIGH
SPRINGS, FLORIDA; ESTABLISHING THE ESTIMATED
ASSESSMENT RATE FOR FIRE SERVICES ASSESSMENTS FOR
THE FISCAL YEAR BEGINNING OCTOBER 1, 2026;
DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL;
AUTHORIZING A PUBLIC HEARING AND DIRECTING THE
PROVISION OF NOTICE THEREOF; PROVIDING AN
EFFECTIVE DATE**

**BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HIGH
SPRINGS, FLORIDA AS FOLLOWS:**

SECTION ONE. AUTHORITY. This resolution is adopted pursuant to the provisions of the Fire Services Assessment Ordinance (Ordinance 2008-26), Resolution 2025-H (the “2025 Initial Assessment Resolution”), Resolution 2025-I (the “2025 Final Assessment Resolution”), sections 166.021 and 166.041, Florida Statutes, and other applicable provisions of law.

SECTION TWO. PURPOSE AND DEFINITIONS. This resolution constitutes the Preliminary Rate Resolution as defined in the Ordinance which initiates the annual process for updating the Assessment Roll and directs the imposition of Fire Services Assessments for the Fiscal Year beginning October 1, 2026. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance, the 2025 Initial Assessment Resolution or the 2025 Final Assessment Resolution. Unless the context indicates otherwise, words imparting the singular number include the plural number and vice versa.

SECTION THREE. PROVISION AND FUNDING OF FIRE SERVICES.

(A) Upon the imposition of a Fire Services Assessment for fire services, facilities and programs against the Assessed Property located within the City, the City shall provide fire services to such Assessed Property. A portion of the cost to provide such fire services, facilities and programs shall be funded from proceeds of the Fire Services Assessments. The remaining cost required to provide fire services, facilities and programs shall be funded by legally available City revenues other than Fire Services Assessment proceeds.

(B) It is hereby ascertained, determined, and declared that each parcel of Assessed Property located within the City will be benefited by the City’s provision of fire services, facilities, and programs in an amount not less than the Fire Services Assessment imposed against such parcel, computed in the manner set forth in this Preliminary Rate Resolution.

SECTION FOUR. IMPOSITION AND COMPUTATION OF FIRE SERVICES ASSESSMENTS. Unless otherwise exempted herein, Fire Services Assessments shall be imposed against all Tax Parcels within the Property Use Categories. Fire Services Assessments shall be computed in the manner set forth in this Preliminary Rate Resolution.

SECTION FIVE. LEGISLATIVE DETERMINATION OF SPECIAL BENEFIT AND FAIR APPORTIONMENT. The legislative determinations of special benefit and fair apportionment embodied in the Ordinance, the 2025 Initial Assessment Resolution and the 2025 Final Assessment Resolution are affirmed and incorporated herein by reference.

SECTION SIX. COST APPORTIONMENT METHODOLOGY. The Cost Apportionment embodied in Section 6 of the 2025 Initial Assessment Resolution is affirmed and incorporated herein by reference.

SECTION SEVEN. PARCEL APPORTIONMENT METHODOLOGY. The Parcel Apportionment embodied in Section 7 and Appendix E of the 2025 Initial Assessment Resolution is hereby affirmed and incorporated herein by reference.

SECTION EIGHT. DETERMINATION OF FIRE SERVICES ASSESSED COSTS; ESTABLISHMENT OF ANNUAL FIRE SERVICE ASSESSMENTS.

(A) The Fire Services Assessed Costs to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and the Parcel Apportionment for the Fiscal Year commencing October 1, 2026, is the amount determined in the Estimated Fire Services Assessment Rate Schedule, attached hereto as Appendix A. The approval of the Estimated Fire Services Assessment Rate Schedule by the adoption of this Preliminary Rate Resolution determines the amount of the Fire Services Assessed Costs. The remainder of such Fiscal Year budget for fire services, facilities and programs shall be funded from legally available City revenues other than Fire Services Assessment proceeds.

(B) The estimated Fire Services Assessments specified in the Estimated Fire Services Assessment Rate Schedule are hereby established to fund the specified Fire Services Assessed Costs determined to be assessed in the Fiscal Year commencing October 1, 2026. No portion of such Fire Services Assessed Costs is attributable to impact fee revenue that funds capital improvements necessitated by new growth or development.

(C) The estimated Fire Services Assessments established in this Preliminary Rate Resolution shall be the estimated assessment rates applied by the Mayor in the preparation of the updated Assessment Roll for the Fiscal Year commencing on October 1, 2026, as provided in Section 9 of this Preliminary Rate Resolution.

SECTION NINE. ASSESSMENT ROLL.

(A) The Mayor is hereby directed to prepare, or cause to be prepared, an updated Assessment Roll for the Fiscal Year commencing October 1, 2026, in the manner provided in the Ordinance. The updated Assessment Roll shall include all Tax Parcels within the Property Use Categories. The Mayor shall apportion the estimated Fire Services Assessed Costs to be recovered through Fire Services Assessments in the manner set forth in this Preliminary Rate Resolution.

(B) A copy of this Preliminary Rate Resolution, the Ordinance, the 2025 Initial Assessment Resolution, the 2025 Final Assessment Resolution, documentation related to the estimated amount of the Fire Services Assessed Costs to be recovered through the imposition of Fire Services Assessments, and the updated Assessment Roll shall be maintained on file in the office of the City Clerk and open to public inspection. The foregoing shall not be construed to require that the updated Assessment Roll for the Fiscal Year beginning October 1, 2026, be in printed form if the amount of the Fire Services Assessment for each parcel of property can be determined by the use of a computer terminal available to the public.

(C) It is hereby ascertained, determined, and declared that the method of determining the Fire Services Assessments for fire services, facilities and programs as set forth in this Preliminary Rate Resolution is a fair and reasonable method of apportioning the Fire Services Assessed Costs among parcels of Assessed Property located within the City.

(D) The estimated Maximum Assessment Rates specified in the Estimated Fire Services Assessment Rate Schedule are hereby established.

SECTION TEN. AUTHORIZATION OF PUBLIC HEARING. There is hereby authorized a public hearing to be held at 6:30 p.m. on July 23, 2026, in the Commission Chambers of City Hall, 23718 W. US HWY 27, High Springs, Florida, at which time the City Commission will receive and consider any comments on the Fire Services Assessments from the public and affected property owners and consider imposing Fire Services Assessments for the Fiscal Year beginning October 1, 2026 and collecting such assessments on the same bill as ad valorem taxes.

SECTION ELEVEN. NOTICE BY PUBLICAION. The Mayor shall publish a notice of the public hearing authorized by Section 10 of this Preliminary Rate Resolution in the manner and time provided in Section 2.04 of the Ordinance. The notice shall be published no later than July 2, 2026, in substantially the form attached hereto as Appendix B.

SECTION TWELVE. NOTICE BY MAIL. The Mayor shall also provide notice by first class mail to the Owner of each parcel of Assessed Property in the event circumstances described in Section 2.08(F) of the Ordinance so require. Such notice shall be in substantially the form attached hereto as Appendix C. Such notices shall be mailed no later than July 2, 2026.

SECTION THIRTEEN. APPLICATION OF ASSESSMENT PROCEEDS. The revenue derived from the City's Fire Services Assessments shall be used for the provision of fire

services, facilities, and programs, as reflected by the Fire Services Assessed Costs. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund fire services, facilities, and programs.

SECTION FOURTEEN. EFFECTIVE DATE. This Preliminary Rate Resolution shall become effective immediately upon passage.

PASSED, ADOPTED AND APPROVED on this 11th day of June 2026.

CITY OF HIGH SPRINGS, FLORIDA

By: _____

MAYOR

Attest:

(MUNICIPAL SEAL)

By: _____

ANGELA STONE
CITY CLERK

APPENDIX A
ESTIMATED FIRE SERVICES ASSESSMENT RATE SCHEDULE

SECTION A-1. DETERMINATION OF FIRE SERVICES ASSESSED COSTS.

The estimated Fire Services Assessed Costs to be assessed for the Fiscal Year commencing October 1, 2026, is \$1,635,495.

SECTION A-2. ESTIMATED FIRE SERVICES ASSESSMENTS.

(A) The estimated Fire Services Assessments to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and Parcel Apportionment to generate the estimated Fire Services Assessed Costs for the Fiscal Year commencing October 1, 2026, are hereby established as follows for the purpose of this Preliminary Rate Resolution:

RESIDENTIAL PROPERTY USE CATEGORIES	Rate Per Dwelling Unit
Residential	\$383.00
NON-RESIDENTIAL PROPERTY USE CATEGORIES	Rate Per Square Foot (capped at 66,000 sq ft)
Commercial	\$0.36
Industrial/Warehouse	\$0.11
Institutional	\$0.24

The maximum Fire Services Assessments to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and Parcel Apportionment to generate the maximum Fire Services Assessed Costs for future Fiscal Years, without additional notice, are hereby established as follows for the purpose of this Initial Assessment Resolution:

RESIDENTIAL PROPERTY USE CATEGORIES	Rate Per Dwelling Unit
Residential	\$383.00
NON-RESIDENTIAL PROPERTY USE CATEGORIES	Rate Per Square Foot (capped at 66,000 sq ft)
Commercial	\$0.36
Industrial/Warehouse	\$0.11
Institutional	\$0.24

(B) No Fire Services Assessment shall be imposed upon a parcel of Government Property or upon Buildings located on a parcel of Institutional Property whose use is wholly exempt from ad valorem taxation under Florida law.

(C) A program is hereby authorized to provide a program of hardship assistance to City residents who are living below or close to the poverty level and who are at risk of losing title to

their homes as a result of the imposition of the Fire Services Assessment. The hardship program shall apply only to owner-occupied Residential Property. Requests for hardship assistance shall be filed in the Office of the City Clerk on or before August 1, 2026, on a form provided by the City.

(D) Any shortfall in the expected Fire Services proceeds due to any reduction or exemption from payment of the Fire Services Assessments required by law or authorized by the Commission shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the Fire Services Assessments. In the event a court of competent jurisdiction determines any exemption or reduction by the Commission is improper or otherwise adversely affects the validity of the Fire Services Assessment imposed for this Fiscal Year, the sole and exclusive remedy shall be the imposition of a Fire Services Assessment upon each affected Tax Parcel in the amount of the Fire Services Assessment that would have been otherwise imposed save for such reduction or exemption afforded to such Tax Parcel by the Commission.

APPENDIX B
FORM OF NOTICE TO BE PUBLISHED

To Be Published by July 2, 2026

**NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION
OF FIRE SERVICES SPECIAL ASSESSMENTS**

Notice is hereby given that the City Commission of the City of High Springs, Florida, will conduct a public hearing to consider the reimposition of annual fire services special assessments for the provision of fire services, facilities, and programs within the municipal boundaries of the City of High Springs.

The hearing will be held at 6:30 pm on July 23, 2026, in the Commission Chambers of City Hall, 23718 W US Hwy 27, High Springs, Florida, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's Office at 386-454-1416, option 6, at least (7) days prior to the date of the hearing.

The assessment for each parcel of property will be based upon each parcel's classification and the total number of billing units attributed to that parcel. The following table reflects the proposed fire services assessments schedule:

RESIDENTIAL PROPERTY USE CATEGORIES	Rate Per Dwelling Unit
Residential	\$383.00
NON-RESIDENTIAL PROPERTY USE CATEGORIES	Rate Per Square Foot (capped at 66,000 sq ft)
Commercial	\$0.36
Industrial/Warehouse	\$0.11
Institutional	\$0.24

The maximum Fire Services Assessments to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and Parcel Apportionment to generate the maximum Fire Services Assessed Costs for future Fiscal Years, without additional notice, are hereby established as follows:

RESIDENTIAL PROPERTY USE CATEGORIES	Rate Per Dwelling Unit
Residential	\$383.00
NON-RESIDENTIAL PROPERTY USE CATEGORIES	Rate Per Square Foot (capped at 66,000 sq ft)
Commercial	\$0.36
Industrial/Warehouse	\$0.11
Institutional	\$0.24

Copies of the Fire Services Assessment Ordinance (Ordinance 2008-26), the 2025 Initial Assessment Resolution, the 2025 Final Assessment Resolution, the Preliminary Rate Resolution initiating the annual process of updating the Assessment Roll and reimposing the Fire Services Assessments, and the updated Assessment Roll for the upcoming fiscal year are available for inspection at the City Clerk's office, City Hall, located at 23718 W US HWY 27, High Springs, Florida.

The fire services non-ad valorem assessment will be collected on the annual property ad valorem tax bill that is mailed to you in November by the Alachua County Tax Collector, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments would cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the City Clerk's office at 386-454-1416, option 6, Monday through Thursday between 7:30 a.m. and 6:00 p.m.

CITY COMMISSION
CITY OF HIGH SPRINGS, FLORIDA

**APPENDIX C
FORM OF NOTICE TO BE MAILED**

*****NOTICE TO PROPERTY OWNER*****

City of High Springs
23718 W US Hwy 27
High Springs, Florida 32643

Owner Name
Address
City, State Zip

CITY OF HIGH SPRINGS, FLORIDA

NOTICE OF HEARING TO IMPOSE AND
PROVIDE FOR COLLECTION OF FIRE SERVICES
NON-AD VALOREM ASSESSMENTS

NOTICE DATE: July 2, 2026

Tax Parcel # _____
Legal Description: _____

As required by Section 197.3632, Florida Statutes, and City Ordinance 2008-26, the City of High Springs is informing you that an annual assessment for fire services, facilities and programs using the tax bill collection method, may be imposed on your property for the fiscal year October 1, 2026 – September 30, 2027 (and future fiscal years). **THIS IS NOT A NEW ASSESSMENT PROGRAM**, but because the City anticipates increasing the rates this year, it must provide this notice to all property owners. The purpose of this assessment is to fund fire services benefiting improved property located within the City of High Springs. The total annual fire services assessment revenue to be collected within the City of High Springs is estimated to be \$1,635,495. The annual fire services assessment is based on the classification of each parcel of property and number of billing units contained therein.

Category	Type and Number of Billing Units	Fiscal Year 26-27 Assessment	Maximum Assessment
[Category]	[ParcelUnit][UnitDesc]	[Charge]	[Charge]
[Category]	[ParcelUnit][UnitDesc]	[Charge]	[Charge]
[Category]	[ParcelUnit][UnitDesc]	[Charge]	[Charge]
[Category]	[ParcelUnit][UnitDesc]	[Charge]	[Charge]
Total Assessment		[\$SumofBld]	[\$SumofMax]

The annual fire services assessment for the above parcel for Fiscal Year 2026-27 is \$_____.

The maximum annual fire services assessment that can be imposed without additional notice in future fiscal years for the above parcel is \$_____.

A public hearing will be held at 6:30 pm on July 23, 2026, in the Commission Chambers of City Hall, 23718 W US HWY 27, High Springs, Florida, for the purpose of receiving public comment on the proposed assessments. You and all other affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. If you decide to appeal any decision made by the City Commission with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's Office at 386-454-1416, ext. 6, at least (7) days prior to the date of the hearing.

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Commission action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

Copies of the Fire Services Assessment Ordinance, the 2025 Initial Assessment Resolution, the 2025 Final Assessment Resolution, the Preliminary Rate Resolution initiating the annual process of updating the Assessment Roll and reimposing the Fire Services Assessments, and the updated Assessment Roll for the upcoming Fiscal Year are available for inspection at the City Clerk's office, located at City Hall, 23718 W US HWY 27, High Springs, Florida.

The fire services non-ad valorem assessment amount shown on this notice for the above parcel will be collected on your property's annual ad valorem tax bill that will be mailed to you in November by the Alachua County Tax Collector. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If there is a mistake on this notice, it will be corrected. If you have any questions regarding your fire services assessment, please contact the City Clerk's office at 386-454-1416, option 6, Monday through Thursday between 7:30 a.m. and 6:00 p.m.

******* THIS IS NOT A BILL *******



NEW BUSINESS

ITEM #3



Agenda Item Request Form

MEETING DATE: JUNE 11, 2026

SUBJECT: DISCUSS, CONSIDER, AND ACT ON RESOLUTION 2026-P A SETTLEMENT AGREEMENT FOR CR236 UTILITY IMPROVEMENT, ACCESS EASEMENT, UTILITY EASEMENT, AND WAIVER OF CLAIMS

AGENDA SECTION: NEW BUSINESS

DEPARTMENT: CITY MANAGER

PREPARED BY: CITY ATTORNEY

ACTION RECOMMENDED:

Summary

The City is constructing certain wastewater infrastructure improvements associated with the City's wastewater system, including a lift station and related facilities (the "Lift Station Improvements") or (the "Project"), to serve properties associated with the City's County Road (CR) 236 Project area.

ATTACHMENTS: Resolution No. 2026-P, CR236 Settlement Agreement

RESOLUTION NO 2026 - P
CITY OF HIGH SPRINGS, FLORIDA

A RESOLUTION OF THE CITY OF HIGH SPRINGS, FLORIDA APPROVING THAT CERTAIN UTILITY IMPROVEMENT, ACCESS EASEMENT, AND WAIVER OF CLAIMS AGREEMENT BETWEEN THE CITY AND JUSTIN D. JONES, THE SUCCESSOR TRUSTEE OF THE BARBARA DOUGLAS MCELROY HERITAGE TRUST; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE CITY APPROVING SAID AGREEMENT; RECOGNIZING THE AUTHORITY OF THE COMMISSION TO EXECUTE AND BIND THE CITY TO SAID AGREEMENT; DIRECTING THE CITY MANAGER TO EXECUTE AND BIND THE CITY TO SAID AGREEMENT; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of High Springs (“City”) is constructing certain wastewater infrastructure improvements associated with the City’s wastewater system, including a lift station and related facilities, to serve properties associated with the City’s County Road (CR) 236 Project area; and

WHEREAS, the Barbara Douglas McElroy Heritage Trust (“Property Owner”) owns a certain 60-acre parcel of land, more or less, (the “McElroy Property”) abutting and immediately West of the City’s CR 236 Project area, which was previously a larger tract until the Property Owner, her late husband, and other members of her family sold certain lands to the City as conveyed by that certain deed recorded in Official Record Book 2281, page 1191, in the public records of Alachua County, Florida; and

WHEREAS, said land sale eliminated Property Owner’s previous access to the South, through G. M. Whetstone Estates, the City provided correspondence to the Property Owner, by letter from the city attorney dated March 20, 2000, that the Property Owner’s remaining parcel would be accessed via NW 201st Street and NW 200th Street; and

WHEREAS, now, 26 years later, not mindful of the promised use of the streets as access due to the lack of recorded easement, the City initially planned to construct the current Project within the right of way of NW 201st Street; and

WHEREAS, upon being informed of the promise of access via NW 201st lane, the City and the Property Owner have discussed relocating the proposed lift station onto real property owned by the Property Owner located adjacent to the original proposed site but outside of the right of way on the McElroy Property; and

WHEREAS, the Property Owner has agreed to allow the relocation of the lift station improvements onto the McElroy Property without direct monetary compensation from the City; and

WHEREAS, in consideration of the relocation of the Lift Station Improvements onto the McElroy Property, the City has agreed to make certain design modifications to possibly accommodate future development of the McElroy Property, and to waive certain fees if said Property should in future be developed, and other valuable considerations;

WHEREAS, entering the Utility Improvement, Access Easement, and Waiver of Claims Agreement is in the public interest and in the interests of the City; now therefore

BE IT RESOLVED by the City Commission of the City of High Springs, Florida:

1. Entering in the Utility Improvement, Access Easement, and Waiver of Claims Agreement with the Property Owner is in the public or community interest and for public welfare; and
2. In furtherance thereof, the Agreement in the form of the Exhibit attached hereto should be and is approved by the City Commission of the City of High Springs; and
3. The City Manager of the City of High Springs is directed to execute on behalf of and bind the City to the terms of the Agreement; and
4. All prior resolutions of the City Commission of the City of High Springs in conflict with this resolution are hereby repealed to the extent of such conflict; and
5. This resolution shall become effective and enforceable upon final passage by the City Commission of the City of High Springs.

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Commission of the City of High Springs, Florida, at a regular meeting, this ____ day of June, 2026.

BY THE MAYOR OF THE CITY OF HIGH
SPRINGS, FLORIDA

Andrew Miller, Mayor

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

Angela Stone, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

Danielle C. Adams, City Attorney or
Kiersten N. Ballou, City Attorney

UTILITY IMPROVEMENT, ACCESS EASEMENT, UTILITY EASEMENT, AND WAIVER OF CLAIMS AGREEMENT

THIS UTILITY IMPROVEMENT, ACCESS EASEMENT, UTILITY EASEMENT, AND WAIVER OF CLAIMS AGREEMENT ("Agreement") is made and entered into as of the ____ day of May, 2026, by and between the CITY OF HIGH SPRINGS, FLORIDA, a Florida municipal corporation ("City"), and Justin D. Jones, the Successor Trustee of the Barbara Douglas McElroy Heritage Trust, u/t/d December 18, 2012 whose address is P. O. Box 273 ("Property Owner").

RECITALS

WHEREAS, the City is constructing certain wastewater infrastructure improvements associated with the City's wastewater system, including a lift station and related facilities (the "Lift Station Improvements") or (the "Project"), to serve properties associated with the City's County Road (CR) 236 Project area; and

WHEREAS, the Property Owner owns a certain 60-acre parcel of land, more or less, (the "McElroy Property") abutting and immediately West of the City's CR 236 Project area, which was previously a larger tract until the Property Owner, her late husband, and other members of her family sold certain lands to the City as conveyed by that certain deed recorded in Official Record Book 2281, page 1191, in the public records of Alachua County, Florida; and

WHEREAS, said land sale eliminated Property Owner's previous access to the South, through G. M. Whetstone Estates, the City provided correspondence to the Property Owner, by letter from the city attorney dated March 20, 2000, that the Property Owner's remaining parcel would be accessed via NW 201st Street and NW 200th Street; and

WHEREAS, now, 26 years later, not mindful of the promised use of the streets as access due to the lack of recorded easement, the City initially planned to construct the current Project within the right of way of NW 201st Street; and

WHEREAS, upon being informed of the promise of access via NW 201st lane, the City and the Property Owner have discussed relocating the proposed lift station onto real property owned by the Property Owner located adjacent to the original proposed site but outside of the right of way on the McElroy Property; and

WHEREAS, the Property Owner has agreed to allow the relocation of the lift station improvements onto the McElroy Property without direct monetary compensation from the City; and

WHEREAS, in consideration of the relocation of the Lift Station Improvements onto the McElroy Property, the City has agreed to make certain design modifications to possibly accommodate future development of the McElroy Property, and to waive certain fees if said Property should in future be developed, and other valuable considerations;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Relocation of Lift Station

The City shall relocate the designed lift station associated with the Project onto the McElroy Property at a location to be finalized and mutually agreed upon by the parties and as depicted on engineering plans prepared by or on behalf of the City, generally being a 50' x 50' square lying along Owner's Easterly boundary immediately South of a Westerly extension of NW 201st Lane.

2. Warranty Deed and Access Easement in Favor of the City

The Property Owner hereby agrees to convey, by Warranty Deed, to the City a 50' x 50' deeded parcel to be utilized as the location for the lift station and associated infrastructure (the "Lift Station Site"), and a small access easement sufficient to turn into the Lift Station Site from NW 201st Lane. The City may have an additional temporary construction easement if more space is required during construction.

The City shall prepare the Warranty Deed and easement documents at its sole cost and expense and shall record the executed documents in the Public Records of Alachua County, Florida.

The deed, being for the benefit of the City and its residents, shall not constitute a lot split or a division of the McElroy Property, as those terms may be contemplated in the City Comprehensive Plan or Land Development Code, and no new limitation on the development of the property or other adverse regulatory condition shall apply as a result of the deed.

3. Design Modifications

As part of the construction of the lift station on the Property, the City agrees that the wet well for the lift station shall be constructed approximately five (5) feet deeper than originally designed and that the City shall construct an additional manhole in connection with the lift station infrastructure.

The parties acknowledge and agree that these design modifications are intended to provide the potential for a future connection to the City's wastewater system and do not constitute a representation or guarantee that the lift station will be capable of serving the McElroy Property. Whether the Property can be served by the lift station in the future will depend on factors including, but not limited to, the final grading and engineering design of any future development on the Property, which will be prepared by the developer's engineer.

The parties further acknowledge that the lift station pumps, and electrical infrastructure have not been sized or designed to accommodate potential development of adjacent parcels, as the number of units or intensity of development on such parcels is currently unknown. Depending on the nature and intensity of any future development, upgrades to the lift station pumps, electrical infrastructure, or related facilities may be required as a condition of service.

4. No Reservation of Treatment Capacity

The parties expressly acknowledge and agree that this Agreement does not constitute a reservation, allocation, or guarantee of wastewater treatment capacity within the City's wastewater treatment plant.

Any future connection of the Property to the City's wastewater system shall be subject to all applicable laws, ordinances, regulations, and permitting requirements in effect at the time of such connection, including but not limited to the availability of treatment capacity.

5. Certain Fees Waived for Owner's Property

In the event the Property Owner or any future owner of the Property seeks to connect the Property to the City's wastewater system, such connection shall be subject to all City ordinances, regulations, and utility policies in effect at the time of application for service.

As consideration for the current conveyance of the Lift Station Site without direct monetary compensation, The City hereby waives the fees for a Comprehensive Plan Amendment (Large Scale Map Amendment), having a current value of \$5,000, and Land Development Code Map Amendment (Re-zoning Large) having a current value of \$3,000.00, plus any subsequent cost increases for either type of amendment, and these waivers shall run with the Owner's 60-acre parcel, more or less, and shall inure to the benefit of Owner's heirs, successors and assigns. This waiver shall be a one-time waiver of each of these fees.

The Property Owner acknowledges and agrees that any such future connection may incur other applicable fees and costs at the time of connection.

6. Access Easements in Favor of the Property Owner

In order to memorialize the City's prior representation to the Property Owner regarding access to the Property, the City agrees to prepare and execute perpetual non-exclusive access easements in favor of the Property Owner, its heirs, beneficiaries, successors and assigns, over, across and upon the full extent of the dedicated city streets NW 201st Lane and NW 200th Lane, through Sutton Estates between CR 236 and Property Owner's Eastern boundary, which shall be appurtenant to the McElroy Property.

The City shall prepare the easement documents at its sole cost and expense and shall record the executed easements in the Public Records of Alachua County, Florida.

7. Construction

The City recognizes that the current use of the McElroy Property is the pasturing of cattle, which creates the need for the following provisions:

- A. The City shall re-locate the entry gate to the McElroy Property to a point approximately 25 feet west of the present location so that City employees, agents, contractors, etc., turning left into the Lift Station Improvement Enclosure, need not enter into the cattle pasture.
- B. The City shall erect and maintain proper temporary fencing to prohibit the escape of any cattle during construction and replace and re-connect all fencing disturbed by the construction in a professional and workmanlike fashion.
- C. The City will clear and grub the access at the end of NW 200th Lane and install a new 16-foot gate at that location which will provide uninterrupted access to the McElroy Property during the construction of the Lift Station Improvements in the area of NW 201st Lane, and which shall thereafter remain open for access by Property Owner. Between the Southeasterly corner of the 50 x 50 lift station improvement enclosure fence, and the northerly end of the new gate at the NW 200th Lane access point, a distance of approximately 200 feet, more or less, the city will install a new 4 ft tall American wire fence on new wooden posts with a single strand of barbed wire approximately 4 inches above the top of the American Wire within two feet of the existing fence on the Property Owner's property, but will not remove the existing fence or vegetation.

8. Waiver and Release of Claims

In consideration of the of the mutual covenants and agreements contained herein, the parties, on behalf of themselves, their respective heirs, successors, assigns, representatives, and any person or entity claiming by or through them, hereby fully and forever waive, release, and discharge the other party, their heirs, successors, assigns, representatives, and as the case may be, elected officials, officers, employees, agents, contractors, and representatives from any and all claims, demands, damages, causes of action, liabilities, or suits of any kind whatsoever, whether known or unknown, that either party has or may have arising out of or relating to the relocation, proper construction, installation, presence, proper operation, or proper maintenance of the Lift Station Improvements on the McElroy Property, including but not limited to any alleged diminution in value of the Property or impacts associated with the construction or operation of the lift station.

This waiver and release shall run with the Property and shall be binding upon the Property Owner and all subsequent owners of the Property.

9. Sovereign Immunity

Nothing contained in this Agreement shall be deemed to waive the City's sovereign immunity or the limits of liability set forth in section 768.28, Florida Statutes.

10. Commission Approval Required

This Agreement is contingent upon approval by the City Commission of the City of High Springs, Florida. The City shall have no obligations under this Agreement unless and until the Agreement is approved by the City Commission and executed on behalf of the City by the City Manager or other authorized official.

11. Recordation

This Agreement may be recorded in the Public Records of Alachua County, Florida and shall constitute notice to all future owners of the Property of the terms and conditions contained herein.

12. Governing Law and Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any dispute arising under this Agreement shall lie exclusively in a court of competent jurisdiction in Alachua County, Florida.

13. Entire Agreement

This Agreement constitutes the entire agreement between the parties regarding the subject matter herein and supersedes all prior negotiations, discussions, or understandings, whether written or oral.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

CITY OF HIGH SPRINGS, FLORIDA
a Florida municipal corporation

By: _____
Name: Jeremy Marshall
Title: City Manager

Date: _____

PROPERTY OWNER:
The Barbara Douglas McElroy Heritage Trust,
u/t/d December 18, 2012

Name: _____
Justin D. Jones, Trustee

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of, **June 2026**, by _____, who is personally known to me or has produced _____ as identification.

Notary Seal:

Notary Public, State of Florida

My Commission Expires: _____



**NEW
BUSINESS
ITEM #4**



Commission Agenda Item Request Form

MEETING DATE: JUNE 11, 2026

SUBJECT: DISCUSS, CONSIDER, AND ACT ON A MUTUAL AID AGREEMENT FOR OPERATIONAL ASSISTANCE BETWEEN THE CITY OF GAINESVILLE POLICE DEPARTMENT AND THE HIGH SPRINGS POLICE DEPARTMENT.

AGENDA SECTION: NEW BUSINESS

DEPARTMENT: POLICE DEPARTMENT

PREPARED BY:

RECOMMENDED ACTION: APPROVAL OF MUTUAL AID AGREEMENT

Summary

THE COMMISSION WILL CONSIDER THE MUTUAL AID AGREEMENT FOR OPERATIONAL ASSISTANCE BETWEEN THE CITY OF GAINESVILLE AND THE HIGH SPRINGS POLICE DEPARTMENT.

ATTACHMENTS: MUTUAL AID AGREEMENT

REVIEWED BY CITY MANAGER:

MUTUAL AID AGREEMENT FOR OPERATIONAL ASSISTANCE BETWEEN
THE CITY OF GAINESVILLE POLICE DEPARTMENT AND
HIGH SPRINGS POLICE DEPARTMENT

WITNESSETH:

WHEREAS, the jurisdictions of the High Springs Police Department and the Gainesville Police Department are so located in relation to each other that it is to the advantage of each to receive and extend mutual aid in the form of law enforcement services and resources to adequately respond to intensive situations including but not limited to emergencies as defined under Section 252.34 (3), F.S.; and

WHEREAS, it is the intent of this Agreement that because of the existing and continuing possibility of intensive situations and other law enforcement emergencies and in order to ensure that the preparation of law enforcement will be adequate to deal with such activity, protect the public peace and safety, and preserve the lives and property of people; and

WHEREAS, the High Springs Police Department and the Gainesville Police Department have the authority under Section 23.12, F.S., the Florida Mutual Aid Act, to enter into a requested operational assistance agreement for rendering of assistance in a law enforcement emergency, and that crosses jurisdictional lines;

NOW, THEREFORE, the parties agree as follows:

I. PROVISIONS FOR OPERATIONAL ASSISTANCE

The aforesaid law enforcement agencies hereby approve and enter into this Agreement whereby each of the agencies may request and render law enforcement assistance to the other to include but not necessarily be limited to dealing with civil disturbances, large protest demonstrations, escapes from detention facilities, robberies, and incidents requiring utilization of specialized units.

II. PROCEDURE FOR REQUESTING ASSISTANCE

In the event that a party to this Agreement is in need of assistance as set forth above, an authorized representative of the agency requiring assistance shall notify the agency, agency head or his/her designee from who such assistance is required. The agency head or authorized agency representative whose assistance is sought shall evaluate the situation and the agency's available resources, consult with his/her supervisors if necessary, and respond in a manner he/she deems appropriate. The agency head's decision in this regard shall be final.

III. COMMAND AND SUPERVISORY RESPONSIBILITY

The resources or facilities that are assigned by the assisting agency shall be under the immediate command of a supervising officer designated by the assisting agency head. Such supervising officer shall be under the direct supervision and command of the agency head or designee of the agency requesting assistance.

IV. AUTHORITY, PRIVILEGES, IMMUNITIES, AND COSTS

A. Members of the Gainesville Police Department when actually engaging in mutual cooperation and assistance outside of the jurisdictional limits of their agency under the terms of this Agreement shall, pursuant to the provisions of Section 23.127, F.S. have the same powers, duties, rights, responsibilities, privileges, and immunities as if they were performing their duties in the jurisdiction in which they are normally employed.

B. Members of the High Springs Police Department when actually engaging in mutual cooperation and assistance outside of the jurisdictional limits of their agency under the terms of this Agreement shall, pursuant to the provisions of Section 23.127, F.S. have the same powers, duties, rights, responsibilities, privileges, and immunities as if they were performing their duties in the jurisdiction in which they are normally employed.

C. Each party agrees to furnish necessary equipment, resources and facilities and to render services to each other party to the Agreement as set forth above; provided however, that no party shall be required to deplete unreasonably its own equipment, resources, facilities, and services in furnishing such mutual aid.

D. The agency furnishing any equipment pursuant to this part must bear the cost of loss or damage to that equipment and must pay for any expense incurred in the operation and maintenance of that equipment.

E. The agency furnishing aid pursuant to this section shall compensate its employees during the time such aid is rendered and shall defray the actual travel maintenance expenses of its employees while they are rendering such aid, including any amounts paid or due for compensation due to personal injury or death while such employees are engaged in rendering such aid.

F. If protracted assistance is requested, the parties may agree that the requesting agency reimburse or provide food, lodging and/or travel expenses for the furnishing of assistance pursuant to this agreement.

G. The privileges and immunities from liability, exemption from laws, ordinances and rules, and all pension, insurance, relief, disability, workers' compensation, salary, death and other benefits that apply to the activity of an employee of an agency when performing the employee's duties

within the territorial limits of the employee's agency apply to the employee to the same degree, manner, and extent while engaged in the performance of the employee's duties extraterritorially under the provisions of this Mutual Aid Agreement. The provisions of this section shall apply with equal effect to paid, volunteer and reserve employees/appointees.

H. Nothing herein shall prevent the requesting agency from requesting supplemental appropriations from the governing authority having budgeting jurisdiction to reimburse the assisting agency for any actual costs or expenses incurred by the assisting agency performing hereunder.

V. LIABILITY

Each party engaging in any mutual cooperation and assistance, pursuant to this Agreement, agrees with respect to any suit or claim for damages resulting from any and all acts, omissions, or conduct of such party's own employees occurring while engaging in rendering such aid pursuant to this Agreement, to assume full responsibility for same, subject to the provisions of Section 768.28, F.S., where applicable.

VI. INSURANCE

Each party shall provide satisfactory proof of liability insurance by one or more of the means specified in Section 768.28(16), F.S., in an amount which is, in the judgment of the governing body of that party, at least adequate to cover the risk to which that party may be exposed. Should the insurance coverage, however provided, of any party be canceled or undergo material change, that party shall notify the other party to this Agreement of such change within ten (10) days of receipt of notice or actual knowledge of such change.

VII. EFFECTIVE DATE

This Agreement shall take effective on the date of the last signature required for the Contract and continue in full force through September 30, 2031, unless terminated prior thereto by any or both of the parties herein.

VIII. CANCELLATION

This Agreement may be canceled by either party upon delivery of written notice to the other party. Cancellation will be at the direction of any subscribing party.

WHEREFORE, the parties hereto have caused this Agreement to be executed for the uses and purposes therein expressed.

CITY OF HIGH SPRINGS

CITY OF GAINESVILLE

Jeremy Marshall Date
City Manager

Andrew W Person Date
Interim City Manager

High Springs Police Department

Gainesville Police Department

Antoine Sheppard, Chief Date

Nelson Moya, Chief Date

Approved as to Form and Legality

Approved as to Form and Legality

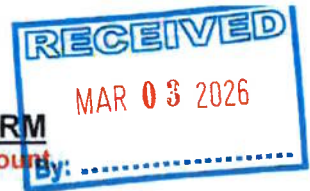
City Attorney Date

City Attorney Date

Date: 3/2/26

CITY OF GAINESVILLE PROJECT TRANSMITTAL FORM

This form is required for all contracts regardless of project amount.



Type of Action Requested: ☒ New ☐ Amendment (or Extension) ☐ Change Order
Project Amount: \$N/A Anticipated Start Date: upon execution
Department Name: Gainesville Police Department
Project Manager: Major Jaime Kurnick Phone Number: 352-393-7787
Account No.: N/A
Funding Source: ☐ City Funds ☐ Other (state source): _____
Subcontractor Opportunities: ☐ Yes ☒ No
Contractor/Vendor: High Springs Police Department POC: Chief Antoine Sheppard "asheppard@highsprings.gov"
Project Description: Mutual Aid Agreement with High Springs PD for a term of five years upon execution through 9/30/2031

PROJECT APPROVED FOR PROCESSING

Jaime Kurnick / 03-03-26
Project Manager Date Executive Team or Charter Officer Date
JM / 3/2/26
Department Head Date City Manager Date

REVIEWER APPROVALS

	Reviewing Office	Signature	Date
x	City Attorney (As to form and legality)	Approved As Drafted/ L. Libby	3/19/26
x	Risk Manager (Risk/Insurance Coverage)	Approved As Drafted/ S. Varvel	3/19/26
_____	Grants (If grant)	_____	_____
_____	Revenue (If revenue)	_____	_____
x	Procurement (If procurement)	Approved As Drafted/ W/ Byrne	3/18/26
_____		_____	_____

City Commission Approval: (\$100,000 and above)

☐ Yes Date Approved: _____

☐ No City Commission approval is not required

Enter Procurement Policy exception section number (i.e. Sec 7.1(c): _____)

Procurement Policy 7.1: Every purchase of an item of supplies, materials, equipment, contractual services, or extension(s) to existing contracts costing in excess of \$100,000 shall require the approval of the City Commission, except for the following... (see Procurement Policy for exceptions).

PROJECT APPROVED FOR EXECUTION:

_____/_____
City Attorney Date City Manager Date

(Do Not Modify) Modified On	Approval ID	Approval Type	Status Reason	Contract ID	Department	Approved By	Modified By	Modified On
3/19/2026 13:33	APPR-018082	Contract For Execution	Approved As Drafted	CONT-007298	GPD-Gainesville Police Department	Lee Libby	Lee Libby	3/19/2026 13:33
3/19/2026 17:31	APPR-018083	Contract For Execution	Approved As Drafted	CONT-007298	GPD-Gainesville Police Department	Steve Varvel	Steven Varvel	3/19/2026 17:31
3/18/2026 14:53	APPR-018084	Contract For Execution	Approved As Drafted	CONT-007298	GPD-Gainesville Police Department	Wendy Byrne	Wendy Byrne	3/18/2026 14:53



**NEW
BUSINESS
ITEM #5**



Commission Agenda Item Request Form

MEETING DATE: June 11, 2026

SUBJECT: Review Current Fee Structures for the City of High Springs
(independent of Impact Fees).

AGENDA SECTION: New Business

DEPARTMENT:

PREPARED BY: Katherine Weitz

RECOMMENDED ACTION: Discussion Only

Summary

Review our current standard fees charged (permitting fees, review of various documents, inspection fees, etc.) and discuss possible updates and / or additions as a path for potential of revenue generation.

ATTACHMENTS:

REVIEWED BY CITY MANAGER: _____

ORDINANCE 92 - 4

AN ORDINANCE AMENDING SECTION 13-10 OF CHAPTER 13 OF THE CODE OF ORDINANCES OF THE CITY OF HIGH SPRINGS; PROVIDING FOR INDIVIDUAL LICENSE TAXES FOR BUSINESSES AND OCCUPATIONS; PROVIDING AN EFFECTIVE DATE.

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

Section 1.

Pursuant to Florida Statutes, Chapter 205 et seq., "Local Occupational License Tax Act," Section 13-10 of Chapter 13 of the Code of Ordinances of the City of High Springs is hereby deleted in its entirety and in lieu thereof the following language is substituted:

"The following enumerated individual license taxes shall be paid to the City by the persons engaging in or managing or transacting the several businesses, occupations or professions named, yearly, unless otherwise specified:

CODE	NAME	FEE
11	AUCTION HOUSE	100.00
12	AUCTIONEER, EACH	50.00
15	AUTO AGENCY	50.00
17	BANK, OR LOAN CO.	50.00
18	BARBERSHOP, EACH CHAIR	9.25
19	BEAUTY PARLOR, EACH CHAIR	9.25
22	BILLIARD PARLOR	50.00
28	BROKER, REAL ESTATE	50.00
44	CONTRACTOR(S)	50.00
43	COMMISSION MERCHANT	50.00
47	DENTISTS	50.00

Ordinance 92-4
City of High Springs

65	FUNERAL DIRECTOR	50.00
67	GAS, LIQUIFIED PETROLEUM OR OTHER GASES USED FOR FUEL, DEALERS IN AND INSTALLERS OF FITTINGS AND APPLIANCES FOR THE USE OF...	40.00
69	GASOLINE AND OIL, WHOLESALE	40.00
70	GASOLINE, FILLING STATION, EACH PUMP	6.25
79	INSURANCE: A. EACH INSURANCE CO WRITING LIFE FIRE, ACCIDENT, HEALTH, PUBLIC LIABILITY, INDEMNITY, MOTOR VEHICLE, INDUSTRIAL OR OTHER TYPE OR FORM OF INSURANCE WITHIN THE CORPORATE LIMITS OF THE CITY, AND EITHER REPRESENTED BY LOCAL TRAVELING OR ITINERANT AGENT OR REPRESENTATIVE, PER YEAR. B. INSURANCE AGENTS OR FIRMS DOING AN INSURANCE BUSINESS AS AGENT OR REPRESENTATIVE OF INSURANCE COMPANIES FOR EACH PLACE OF BUSINESS, PER YEAR C. EACH TRAVELING OR ITINERANT INSURANCE AGENT SOLICITING BUSINESS WITHIN THE CORPORATE LIMITS OF THE CITY, PER YEAR	30.00 15.00 12.00
85	COIN OPERATED MACHINES, EACH	3.00
86	LAUNDRY AND/OR DRY CLEANING	30.00
87	LAWYERS, EACH	30.00
95	MANUFACTURERS (NOT OTHERWISE PROVIDED FOR)	50.00
102	MERCHANTS (ANY TYPE)	30.00
109	MOTELS	30.00
115	NEWSPAPER	30.00
123	OSTEOPATHS	50.00
128	PAWN BROKERS	50.00

Ordinance 92-4
City of High Springs

129	PEANUT PLANT	40.00
133	PHYSICIANS	50.00
136	POWER & ELECTRIC CO.	100.00
139	RAILROAD CO.	100.00
141	RESTAURANTS & CAFES	30.00
143	REAL ESTATE SALESMAN	6.00
145	SAWMILLS	50.00
163	TELEPHONE COMPANY	100.00
164	THEATERS	50.00
169	UNCLASSIFIED (ALL PERSONS, FIRMS, OR CORPORATIONS DOING BUSINESS IN THE CITY OR HAVING AGENTS OR REPRESENTATIVES ESTABLISHED HERE AND NOT SPECIFICALLY ENUMERATED IN THIS LIST)	30.00
172	VETERINARY	30.00

Section 2.

All individual licenses issued after August 23, 1992, shall be calculated at the above-established rates.

This Ordinance shall take effect ten days after passage on second and final reading.

PASSED this 13th day of August, 1992.

First Reading July 21, 1992
Second Reading August 13, 1992
Date of Publication July 30, Aug 6, 1992

ATTEST: Leonard E. Withey Jr.
LEONARD E. WITHEY, JR., City Manager

Freddie L. Hickmon
FREDDIE L. HICKMON, Mayor

RESOLUTION 2009-G

A RESOLUTION ESTABLISHING FEES FOR APPLICATIONS FOR STREET CLOSINGS; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 66 of the High Springs Code of Ordinances, as amended by Ordinance 2009-04, provides a process for the abandonment or vacation of a public street, a public place, or road right-of-way; and

WHEREAS, Section 66 of the High Springs Code of Ordinances, as amended by Ordinance 2009-04, provides that applications to abandon or vacate a public street, a public place, or road right-of-way shall be subject to a minimum fee to be established by resolution of the city commission; and

WHEREAS, Section 66 of the High Springs Code of Ordinances, as amended by Ordinance 2009-04, provides that all applications to abandon or vacate a public street, a public place, or a road right-of-way shall be considered by the city commission and, if approved, shall be by ordinance adopted by the City Commission, which process requires two readings and publication of the ordinance.

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

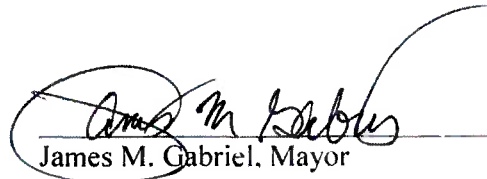
Section 1. Fee. The application fee for abandonment or vacation of a public street, a public place, or road right-of-way pursuant to Section 66 of the High Springs Code of Ordinances, as amended by Ordinance 2009-04, shall be \$250.00, which fee shall be paid at the time of filing of the application.

Section 2. Conflict. All resolutions in conflict herewith are hereby repealed.

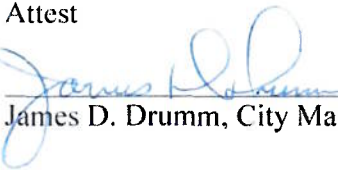
Section 3. Effective Date. This resolution shall be effective immediately upon passage on this 12th day of March, 2009, and shall remain in full force and effect until superseded or repealed by the City Commission of High Springs.

PASSED this 12th day of March, 2009.

(Municipal Seal)


James M. Gabriel, Mayor

Attest


James D. Drumm, City Manager/City Clerk

Prepared by:

Thomas G. DePeter
City Attorney
Res. 2009-G
Page 1 of 1

RESOLUTION 2015-K

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HIGH SPRINGS ADOPTING UPDATED MUNICIPAL FEES FOR THE BUILDING DEPARTMENT SERVICES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of High Springs adopted Ordinance 2006-13 creating Section 18.32 of the High Springs Code of Ordinances, establishing the Development Fee Schedule; and

WHEREAS, Ordinance 2006-13 allows for the City Commission to govern all building permit fees, rates of services, penalties, etc. by Resolution; and

WHEREAS, it is in the best interest of the City of High Springs to amend the current building fees for the Building Department; and

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

SECTION ONE: That Section 18.32 of the High Springs Code of Ordinances, Permit Fees, is hereby repealed.

SECTION TWO: The City of High Springs shall now following the High Springs Development Fee Schedule attached hereto and attached herein as **Exhibit A**.

SECTION THREE: The City Commission shall review the City of High Springs Development Fee Schedule annually during the budget review and adoption process for the purpose of proposing and adopting any necessary changes to said schedule.

SECTION FOUR: The City Commission shall continue to govern all building permits fees, rates of services and penalties by Resolution.

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

SECTION SIX: All resolutions and parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION SEVEN: This Resolution shall become effective immediately upon final adoption.

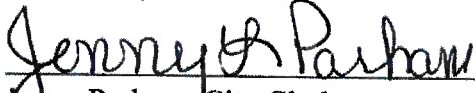
PASSED in regular session of the High Springs City Commission this 27th day of August, 2015.

CITY OF HIGH SPRINGS



Sue Weller, Mayor

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



Jenny Parham, City Clerk

APPROVED AS TO FORM AND LEGALITY:



S. Scott Walker, City Attorney

EXHIBIT A

State Surcharge \$4.00 or 3% whichever is greater

City of High Springs

Building and Planning Department

Service Fee Schedule

Page 1

RESIDENTIAL:

New Construction/Additions:	\$.45 per square foot Base fee + 3% State Surcharge + \$150 Plan Review + Temp Pole @ \$70 + # Inspections Req. @ \$70 each (Avg. # = 13)
Renovation/Alterations:	\$65 Base fee + \$4 State Surcharge + \$65 Plan Review + Value Chart + # Inspections Req. @\$70 each
Valuation Chart:	\$.00 - \$1,000.....Base Permit Fee \$1,001 - \$100,000.....Add \$6 for each additional thousand \$100,001 - \$500,000....Add \$5 for each additional thousand \$500,001 - Up.....Add \$4 for each additional thousand
Re-Roof:	\$65 Base fee + \$4 State Surcharge + 2 Inspections @ \$70 ea = \$209
Driveway:	\$65 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$139
Demolition:	\$65 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$139
Mobile Home***:	\$250 Base fee + \$7.50 State Surcharge + 2 Inspections @ \$70 ea = \$397.50 ***Electric and Mechanical Permits Issued Separately
House Moving/Foundation only***:	\$250 Base fee + 7.50 State Surcharge - include Bldg. Plan and Site Plan Reviews ***Electric, Mechanical and Plumbing Permits Issued Separately
Electrical:	
Existing Service Change/Rep.:	\$65 Base fee + \$4 State Surcharge + 1 Inspection@ \$70 = \$139
Temporary Service:	\$65 Base fee + \$4 State Surcharge + 1 Inspection@ \$70 = \$139
Reactivate Elec. Service:	\$65 Base fee + \$4 State Surcharge + 1 Inspection@ \$70 = \$139
Fire Alarm-Single Family:	\$65 Base fee + \$4 State Surcharge + 1 Inspection@ \$70 = \$139
Multi-Family Dwelling:	\$65 Base fee + \$4 State Surcharge + 1 Inspection@ \$70 = \$139 (each unit)
Mechanical:	
Exh./Ventilation (ea. Sys):	\$65 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$139
Res. Change-out/Repair:	\$65 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$139
Gas Pressure Reconnect:	\$65 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$139
Multi-Family Dwelling:	\$65 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$139 (each unit)
Plumbing:	
Misc. Plumbing:	\$65 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$139
Water Service,	
Backflow Preventer:	\$65 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$139
Multi-Family Dwelling:	\$65 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$139 (each unit)
Fire Sprinkler (F.D. separate)	\$65 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$139
Swimming Pool:	
Above Ground	\$65 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$139
In-Ground	\$65 Base fee + \$4 State Surcharge + 5 Inspections @ \$70 = \$419

***Each line item is subject to additional inspection fees as required ***

City of High Springs
Building and Planning Department
Service Fee Schedule

COMMERCIAL:

New Construction/Additions: \$.50 per square foot (plus plan review {20%} and fire plan review)
 Base fee + 3% State Surcharge + 20% Plan Review + Fire Plan Review +
 Temp Pole @ \$70 + # Inspections Req. @ \$70 each

***Minimum Fire Plan Review Fee - \$45

Renovation/Alterations: \$130 Base fee + \$4 State Surcharge + Plan Review + Value Chart + # Inspections @ \$70 each

Valuation Chart: \$.00 - \$1,000.....Base Permit Fee
 \$1,001 - \$100,000.....Add \$6 for each additional thousand
 \$100,001 - \$500,000.....Add \$5 for each additional thousand
 \$500,001 - Up.....Add \$4 for each additional thousand

Re-Roof: \$130 Base fee + \$4 St. Surcharge + 3 Inspections @ \$70 ea = \$344

Driveway: \$130 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$204

Demolition: \$130 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$204

Electrical:

Existing Service Change/Rep.: \$130 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$204

Temporary Service: \$130 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$204

Reactivate Elec. Service: \$130 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$204

Fire Alarm-Commercial: \$130 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$204

Hotel/Motel: (each unit) \$130 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$204

Mechanical:

Exh./Ventilation (ea. Sys): \$130 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$204

Comm. Change-out/Repair: \$130 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$204

Gas Pressure Reconnect: \$130 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$204

Hotel/Motel: (each unit) \$130 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$204

Commercial Grease Hood: \$130 Base fee + \$4 State Surcharge + \$100 Bldg. Dept. Plan Review +
 \$100 Fire Review + (6) Inspections @ \$70 each = \$754

Plumbing:

Misc. Plumbing: \$130 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$204

Water Service,

Backflow Preventer: \$130 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$204

Hotel/Motel: (each unit) \$130 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$204

Fire Sprinkler (F.D. separate) \$130 Base fee + \$4 State Surcharge + 1 Inspection @ \$70 = \$204

Swimming Pool:

In-Ground \$65 Base fee + \$4 State Surcharge + 5 Inspections @ \$70 = \$419

Each line item is subject to additional inspection fees as required.

City of High Springs
Building and Planning Department
Service Fee Schedule

OTHER SERVICE FEES:

Temporary Cert. of Occupancy:	\$100.00
Occupancy Inspection:	\$70.00
Minor Plan Revision (Res.):	\$65.00
(Comm.):	\$130.00
Major Plan Revision:	1/2 Original Permit Fee (structural changes)
Lost Plan Recertification:	\$50.00/\$100.00 (Depending on when needed)
Reinspection Fees:	\$70.00 Each occurrence, must be paid prior to next inspection
Stop Work Reinstatement:	\$70.00
Code Compliance Inspections:	\$70.00 (ADA, AHCA, Day Care, Group Home - required annually)
Expired Permit Reinstatement Fee:	1/2 Original Permit Fee
Special Request for Inspections after hours, weekend, or holidays:	\$140.00 per inspection
Tents and Membrane Structures:	\$70 First tent or membrane structure \$5 each additional structure
Fireworks - Sale or Storage (Perm. Retail or Wholesale Facility):	\$70 per inspection
Fire Works Display - site plan review	\$45
Inspection	\$70
Fire Works Sales - includes site plan review and inspection	\$90
Contractor Bi-Annually Maint. Fee	\$50
Tree Removal Permit Application	\$35 first tree \$15 each tree thereafter

NEW CONSTRUCTION FEES:	PLAN REVIEW FEE:	INSPECTION FEE:
Fire Sprinkler and Standpipe (new)	\$45/riser + \$30 for each additional story + \$0.25/head	
Hydro and Rough Pipe		\$75/riser + \$30/each additional story + \$0.50/head
Final		\$45/riser + \$40/each additional story + \$0.25/head
Fire sprinkler alteration: Up to and including 49 heads; altera- tions effecting more than 49 heads are treated as New Installation; Charger are based on riser and number of modified heads only	\$45/riser + \$0.25/head	
Hydro and Rough Pipe		\$75/riser + \$30/each additional story + \$0.50/head
Final		\$45/riser + \$30/riser additional story + \$0.25/head
Underground Fire Main - Commercial Only Add fee to fire sprinkler if fire sprinkler/ standpipe permit includes underground fire main	\$45	
Burial Depth, Joints and Flush		\$45 + \$0.50/linear foot
Hydro and Final		\$75.00
Fire Alarm New - including monitoring only systems	\$45/panel + \$0.50/ additional device	
Rough Wire		\$45/Panel + \$15/each additional story + \$0.50/each additional device
Final		\$45/panel + \$0.50/each additional device

Fire Alarm Alterations Value up to \$5,000; systems alterations exceeding this amount are treated as new install; Fire Alarm Alteration charges based on Panel + number of modified devices only	\$45/panel + \$0.50/ additional device	
Rough Wire		\$45/Panel + \$0.50/each additional device
Final		\$45/Panel + \$0.50/each additional device
Exhaust Hood (each)	\$45/hood	\$60/system
Pre-Engineered Suppression System (each)	\$30 + \$3/gallon of agent	\$60/system
Pre-Engineered System Alteration	\$30 + \$3/gallon of agent	\$60/system
Fire Pump (each)	\$75/pump	\$180/pump
Spray Booth	\$30 + \$0.50/sq. foot	\$45 + \$0.50/sq. foot
Fuel Tanks (above ground and underground)	\$45 + \$15/additional tank	
Hydro and Suds Test		\$45 + \$15/each additional tank
Burial Depth and Tie Down		\$45 + \$15/each additional tank
Final		\$45
LP Gas	\$45/tank	\$45/tank
Gate	n/a	\$30
Knox Box (install and key exchange)	n/a	\$30
Alternative Water supply subsequent Review	\$60 Review Fee	\$120

RESOLUTION 2015-L

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HIGH SPRINGS IMPOSING REGULATORY FEES FOR THE REGISTRATION OF VACANT REAL PROPERTY IN FORECLOSURE; PROVIDING LIMITATIONS ON SUCH REGULATORY FEES; PROVIDING DIRECTIONS REGARDING CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission enacted Ordinance No. 2014-03 on September 25, 2014; and

WHEREAS, Ordinance No. 2014-03 provides for the registration of vacant real property in the process of foreclosure within the City of High Springs; and

WHEREAS, Ordinance No. 2014-03 authorizes the City Commission by resolution to impose regulatory fees for the registration of vacant real property in foreclosure; and

WHEREAS, the City Building Department has reviewed and recommended the amount of the regulatory fees for the registration of vacant real property in foreclosure to be imposed in this Resolution; and

WHEREAS, the City Commission has determined that the regulatory fees imposed in this Resolution are reasonable and necessary for the registration of vacant real property in foreclosure, do not exceed the cost of the regulatory activity required for the registration of such property, and will be used and expended solely for the regulatory purpose of such registration activity.

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

SECTION ONE: Pursuant to Ordinance 2014-03, the City Commission hereby imposes regulatory fees in the amount of \$200.00 per parcel for the registration of vacant real property in foreclosure within the City of High Springs.

SECTION TWO: This Resolution shall not be codified in the High Springs Code of Ordinances.

SECTION THREE: The Commission may adjust and update this fee by enacting subsequent resolutions.

SECTION FOUR: This Resolution and the fees imposed in this Resolution shall take effect immediately after passage.

City of High Springs
Resolution 2015-L
Vacant Property Registry

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

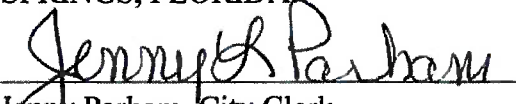
SECTION SIX: All resolutions and parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

PASSED in regular session of the High Springs City Commission this 27th day of August, 2015.

CITY OF HIGH SPRINGS


Sue Weller, Mayor

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


Jenny Parham, City Clerk

APPROVED AS TO FORM AND LEGALITY:


S. Scott Walker, City Attorney

RESOLUTION 2016 - I

A RESOLUTION OF THE CITY OF HIGH SPRINGS, FLORIDA, AMENDING THE PRICE OF CEMETERY SERVICES AND GRAVES IN ALL CEMETERIES OWNED OR OPERATED BY THE CITY OF HIGH SPRINGS AS PREVIOUSLY SET IN RESOLUTION 2002-I PURSUANT TO CHAPTER 22 OF THE HIGH SPRINGS CODE OF ORDINANCES; REPEALING ALL RESOLUTIONS IN CONFLICT, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of High Springs is a municipal corporation of the State of Florida with such power and authority as has been conferred upon it by the Florida Constitution and Chapter 166 of the Florida Statutes; and

WHEREAS, Chapter 22, Article II, of the City of High Springs Code of Ordinances authorizes the City Commission to establish the prices for graves and all cemetery services furnished by the City in all cemeteries owned or operated by the City via resolution;

WHEREAS, pursuant to this authority, the City Commission previously set said prices on May 9, 2002 via Resolution 2002-I; and

WHEREAS, the City Commission upon review of the prices had determined amendments are necessary to increase the prices to cover the City's costs of providing such services; and

WHEREAS, it is in the best interest of the City to amended the prices for graves in all cemeteries owned or operated by the City; and

NOW THEREFORE BE IT RESOLVED BY THE HIGH SPRINGS CITY COMMISSION THAT:

SECTION ONE: The following prices are hereby established as the required consideration to be paid for graves in all cemeteries owned or operated by the City of High Springs, Florida:

	<u>CITY RESIDENT</u>	<u>NON-RESIDENT</u>
CREMAINS GRAVE SPACE, 24" x 30"	\$400.00	\$ 600.00
BURIAL GRAVE SPACE, 5' X 15'	\$950.00	\$1,550.00

SECTION TWO: The previous restrictions established in Resolution 2002-I on the use of cemetery graves shall continue to apply.

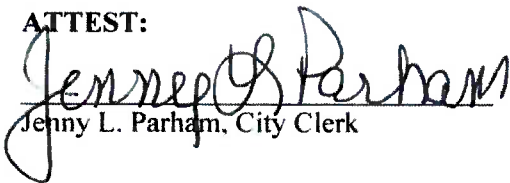
SECTION THREE: All funds collected from the sale of graves spaces under this Resolution shall continue to be allocated to the High Springs Cemetery Reserve Fund as enumerated in Section 22-33 of the High Springs Code of Ordinances.

SECTION FOUR: All resolutions and parts of resolution in conflict herewith are hereby repealed to the extent of such conflict.

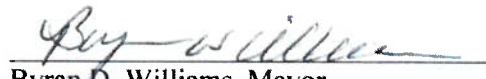
SECTION FIVE: This Resolution shall become effective July 1, 2016.

PASSED in regular session of the High Springs City Commission on this 23rd day of June, 2016.

ATTEST:


Jenny L. Parham, City Clerk

CITY OF HIGH SPRINGS, FLORIDA


Bryan D. Williams, Mayor

(Seal)

APPROVED AS TO FORM AND LEGALITY:


S. Scott Walker, City Attorney

RESOLUTION 2016 - I

A RESOLUTION OF THE CITY OF HIGH SPRINGS, FLORIDA, AMENDING THE PRICE OF CEMETERY SERVICES AND GRAVES IN ALL CEMETERIES OWNED OR OPERATED BY THE CITY OF HIGH SPRINGS AS PREVIOUSLY SET IN RESOLUTION 2002-I PURSUANT TO CHAPTER 22 OF THE HIGH SPRINGS CODE OF ORDINANCES; REPEALING ALL RESOLUTIONS IN CONFLICT, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of High Springs is a municipal corporation of the State of Florida with such power and authority as has been conferred upon it by the Florida Constitution and Chapter 166 of the Florida Statutes; and

WHEREAS, Chapter 22, Article II, of the City of High Springs Code of Ordinances authorizes the City Commission to establish the prices for graves and all cemetery services furnished by the City in all cemeteries owned or operated by the City via resolution;

WHEREAS, pursuant to this authority, the City Commission previously set said prices on May 9, 2002 via Resolution 2002-I; and

WHEREAS, the City Commission upon review of the prices had determined amendments are necessary to increase the prices to cover the City's costs of providing such services; and

WHEREAS, it is in the best interest of the City to amended the prices for graves in all cemeteries owned or operated by the City; and

NOW THEREFORE BE IT RESOLVED BY THE HIGH SPRINGS CITY COMMISSION THAT:

SECTION ONE: The following prices are hereby established as the required consideration to be paid for graves in all cemeteries owned or operated by the City of High Springs, Florida:

	<u>CITY RESIDENT</u>	<u>NON-RESIDENT</u>
CREMAINS GRAVE SPACE, 24" x 30"	\$400.00	\$ 600.00
BURIAL GRAVE SPACE, 5' X 15'	\$950.00	\$1,550.00

SECTION TWO: The previous restrictions established in Resolution 2002-I on the use of cemetery graves shall continue to apply.

SECTION THREE: All funds collected from the sale of graves spaces under this Resolution shall continue to be allocated to the High Springs Cemetery Reserve Fund as enumerated in Section 22-33 of the High Springs Code of Ordinances.

SECTION FOUR: All resolutions and parts of resolution in conflict herewith are hereby repealed to the extent of such conflict.

SECTION FIVE: This Resolution shall become effective July 1, 2016.

PASSED in regular session of the High Springs City Commission on this 23rd day of June, 2016.

ATTEST:


Jerry L. Parham, City Clerk

CITY OF HIGH SPRINGS, FLORIDA


Byran D. Williams, Mayor
(Seal)

APPROVED AS TO FORM AND LEGALITY:


S. Scott Walker, City Attorney

ORDINANCE 2024-08

AN ORDINANCE OF THE CITY OF HIGH SPRINGS, FLORIDA CREATING CHAPTER 66, ARTICLE V – PROHIBITING PUBLIC CAMPING OR SLEEPING ON ANY PUBLIC PROPERTY, PUBLIC BUILDING, OR PUBLIC RIGHT-OF-WAY; AMENDING SECTION 2-179 BY ADDING A VIOLATION OF SECTION 66-90 TO THE SCHEDULE OF VIOLATIONS AND ADDING CIVIL CITATION PENALTIES FOR VIOLATION OF SECTION 66-90; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 166, Florida Statutes authorizes a municipality to enact regulations to protect the health, safety and welfare, and interests of the citizens of the City; and

WHEREAS, On March 20, 2024, Governor Ron DeSantis signed House Bill 1365, which has been codified as Chapter 2024-11, Laws of Florida. The new law is effective on October 1, 2024, and creates Section 125.0231, Florida Statutes. The purpose of the law is to regulate public camping and public sleeping and is focused on Florida's homeless population, which is over 30,000 persons; and

WHEREAS, While enacting House Bill 1365, the Florida Legislature considered evidence that approximately 50 percent of people experiencing homelessness in Florida were unsheltered, meaning their primary nighttime residence is a place not suitable for human habitation, such as a sidewalk, vehicle, abandoned building, or park. Living unsheltered can have significant impacts on a person's health and safety; and

WHEREAS, the City of High Springs has a significant interest in providing a safe and pleasant environment and in eliminating public camping or sleeping on any public property, public building, or public right-of-way; and

WHEREAS, Section 2-179 of the High Springs Code of Ordinances lists a schedule of violations that are civil infractions for which a citation may be issued. It is intended that this Ordinance shall be added to said list of violations; and

WHEREAS, the City Commission of the City of High Springs finds it is in the best interest and welfare of the citizens, business owners, visitors and the homeless population of the City of High Springs to enact this Ordinance.

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

Section 1. Chapter 66, Article V, Section 66-90 of the High Springs Code of Ordinances entitled "Prohibition Against Public Sleeping and Public Camping" is hereby created to read as follows (words **struck through** have been deleted, and words **underlined** have been added):

Sec. 66-90. Prohibition Against Public Sleeping and Public Camping

(a) Findings. the City of High Springs has a significant interest in providing a safe and pleasant

environment for its citizens, business owners, visitors and its homeless population by eliminating public camping or sleeping on any public property, public building, or public right-of-way. Public camping or public sleeping in a public place not suitable for human habitation, such as a sidewalk, vehicle, abandoned building, or park can have significant impacts on a person's health and safety. The City Commission of the City of High Springs hereby determines that this Section fulfills an important City purpose by ensuring the health, safety, welfare, quality of life, and aesthetics of the City of High Springs; and

(b) Intent. The purpose and intent of this Section is to recognize the constitutional right of persons to gather in any lawful manner or place or time; however public sleeping and public camping constitutes a threat and danger to health, safety, security and welfare to the citizens, business owners, visitors and the homeless population of the City of High Springs. The goal of this Section is to ensure the foregoing constitutional rights while through reasonable regulation, acting to protect citizens, business owners, visitors and the homeless population.

(c) Definition. The following definition is hereby adopted for this Section:

1. "Public camping or sleeping" means:

a. Lodging or residing overnight in a temporary outdoor habitation used as a dwelling or living space and evidenced by the erection of a tent or other temporary shelter, the presence of bedding or pillows, or the storage of personal belongings; or

b. Lodging or residing overnight in an outdoor space without a tent or other temporary shelter.

2. The term does not include:

a. Lodging or residing overnight in a motor vehicle that is registered, insured, and located in a place where it may lawfully be.

b. Camping for recreational purposes on property designated for such purposes.

(d) Violations. All City code enforcement and law enforcement officers are hereby authorized to enforce this Section, as follows:

1. No person may engage in public camping or sleeping on any public property, including, but not limited to, any public building or its grounds or any public right-of-way.

2. The penalty for the first violation shall be no less than a \$50 fine; the penalty for a second offense shall be no less than a \$100 fine; and the penalty for all subsequent violations shall be no less than a \$200 fine for each and every offense thereafter. A warning notice may be issued in lieu of fine if no prior violations have occurred. In addition to any penalty mentioned herein, A law enforcement officer may issue a trespass warning, or any other penalty prescribed for a violation of any applicable section of Chapter 810, Florida Statutes.

3. All fines collected resulting from violations of this Section shall be held by the City of High Springs for the care of the homeless population to fund any non-profit organization that provides shelter, food, or medical care at the discretion and selection by majority vote of the City Commission.

4. Nothing within this Section precludes the City of High Springs from pursuing other civil or administrative remedies.

Section 2. Section 2-179 of the High Springs Code of Ordinances entitled "Applicable codes and

ordinances" is hereby amended to read as follows (words **struck through** have been deleted, and words **underlined** have been added):

Sec. 2-179. Applicable codes and ordinances.

The city commission hereby establishes a "Schedule of Violations and Penalties" to be assessed in citations issued by code enforcement officers for the purpose of describing the applicable and potential civil penalty if the violator elects to contest the citation, and for the purpose of describing the applicable civil penalty if the violator elects not to contest the citation, as required under section 2-177 of this division. The "description of violation" contained in the schedule is for informational purposes only and shall not be deemed to limit or define the nature of the violations of the subject matter of the code or ordinance, except to indicate that different types of violations of the same code or ordinance may carry different penalties, and that the entirety of such code or ordinance may be enforced by the mechanism of this division regardless of whether all activities proscribed or required within that particular code or ordinance described in the "description of violation" column and require full examination of the relevant code or ordinance to determine its meaning. The city may amend the schedule to add or delete codes and ordinances, as applicable, provided however, the omission of a code or ordinance from the schedule, as from time to time amended, shall in no way limit, prohibit or restrict the enforcement of any valid code or ordinance under this division or any other means of enforcement. The following ordinances are enforceable by the procedures described in this division:

SCHEDULE OF VIOLATIONS AND PENALTIES

Section/Ord. Code Sections	Description of Violation	Class	Reduced Civil Penalty
Sec. 6-1	Billposting in street	I	\$50.00
Sec. 6-2	Billposting in private places	I	\$50.00
Sec. 10-2	Alcohol sales hours	III	\$250.00
Sec. 10-4	Alcohol consumption/possession	II	\$200.00
Sec. 14-32	Amusement Halls, hours of operation	II	\$200.00
Sec. 14-33	Amusement Halls, use by intoxicated persons	II	\$100.00
Sec. 14-34	Amusement Halls, entry by minors	I	\$50.00
Sec. 14-51	Skating Rinks, hours of operation	II	\$150.00
Sec. 14-52	Skating Rinks, noise prohibition	I	\$50.00
Sec. 22-57	Cemeteries, public conduct	II	\$100.00
Sec. 22-58	Cemeteries, motor vehicles	II	\$100.00
Sec. 22-59	Cemeteries, lot improvements and maintenance	II	\$100.00
Sec. 34-34	Response fees, false alarm	II	\$75.00
Sec. 34-37	Alarm systems, unlawful activation	III	\$100.00
Sec. 38-73	Abandoned motor vehicles	I	\$225.00
Sec. 38-75	Service charge, impounded vehicle	II	\$150.00
Sec. 42-2	Florida Fire Prevention Code, Life Safety Code, violations	III	\$250.00
Sec. 50-2	Firearms, discharge	IV	\$250.00
Sec. 50-3	Civic center, recreational facilities, city property, time limitations	II	\$125.00
Sec. 50-4	Bird sanctuary, violations	I	\$50.00
Sec. 54-2	Charitable organizations, solicitation	II	\$150.00
Sec. 54-3	Peddlers, hours of operation	III	\$150.00
Sec. 54-36	Peddlers, permit requirement	III	\$250.00

Sec. 54-39	Peddlers, permit to be kept on person	III	\$100.00
Sec. 62-34	Garbage, deposit on unoccupied premises	I	\$225.00
Sec. 62-36	Burn permit	I	\$100.00
Sec. 62-39	Industrial processing wastes, disposal	III	\$200.00
Sec. 62-42	Trash, disposition/littering	I	\$125.00
Sec. 66-3	Public streets, obstruction	II	\$150.00
Sec. 66-4	Public school shelters, improper use	I	\$50.00
<u>Sec. 66-90</u>	<u>Prohibition against public sleeping and public camping.</u>	<u>I</u>	<u>\$50.00</u>
Sec. 74-2	Parking restrictions, violation	I	\$50.00
Sec. 74-3/Ord. 2008-03	Restricted use of vehicles, NW 174th Ave., SE Railroad Ave., NW 9th St	I	\$125.00
Sec. 74-4	Bicycles, downtown prohibition	I	\$50.00
LDC Sec. 24.06	Tree removal, failure to obtain permit	III	\$250.00
Uncodified Ordinances			
04-05	Truck regulations (exhaust brakes)	II	\$150.00
80-27	Second hand dealer regulations	II	\$200.00
77-01	Animal control	I	\$100.00
05-25	Noise regulations	I	\$ 75.00
04-01	Sign regulations	I	\$100.00
03-01	Alarm regulations	III	\$100.00
07-38	Sexual offender/predator residence	IV	\$250.00

Second violation of the same Class I or Class II offense shall be double the amount shown on the penalty schedule.

Third and subsequent violations of the same Class I or Class II offense shall require a mandatory court appearance.

Second and subsequent violations of the same Class III or Class IV offense shall require a mandatory court appearance.

Section 3. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 4. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 5. Effective Date. This ordinance shall become effective upon its passage at second and final reading.

Section 6. Codifier. All text shown in bold and strike through is to be deleted. All text shown in bold and underline is adopted.

DONE THE FIRST READING, by the City Commission of the City of High Springs, Florida, at a regular meeting, this __21__ day of __November__, 2024.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of High Springs,

Florida, by the City Clerk of the City of High Springs, Florida on the _28th_ day of _November_, 2024.

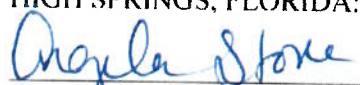
DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of High Springs, Florida, at a regular meeting, this _12th_ day of _____ December _____, 2024.

BY THE MAYOR OF THE CITY OF HIGH
SPRINGS, FLORIDA



Tristan Grunder, Mayor

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



Angela Stone, City Clerk

APPROVED AS TO FORM AND
LEGALITY:



S. Scott Walker, City Attorney

RESOLUTION 2021 - R

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HIGH SPRINGS, FLORIDA, ESTABLISHING AND AMENDING THE LAND DEVELOPMENT CODE ADMINISTRATIVE FEES; PROVIDING CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 13 of the High Springs Land Development Code (LDC) provides for the establishment and collection of fees to defray the cost of administration of LDC; and

WHEREAS, on April 9, 2009, as set forth in Resolution 2009-I, the City Commission adopted a schedule of fees for the above purpose; and

WHEREAS, on July 23, 2020, as set forth in Resolution 2020-E, the City Commission amended the schedule of fees for the above purpose; and

WHEREAS, the City Commission has deemed it necessary to revise the current fee schedule; and

WHEREAS, the City Commission has determined that amending the fee schedule is in the best interest of the City of High Springs to continue to ensure sound administration of the LDC; and

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

Section 1. The following enumerated fees in **EXHIBIT 1** shall be paid to the City of High Springs as consideration for the administration of applications, staff reviews, permits, documents and orders pertaining to annexation, land use, zoning and land development within the city limits of High Springs, Florida.

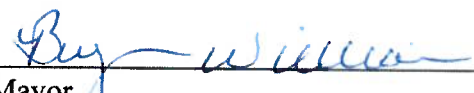
Section 2. All fees imposed by this resolution are in addition to any required building permit fees, site and development review fees, engineering review fees, planning review fees, legal review fees, environmental review and permit fees, and health and sanitation permit fees required by the City of High Springs and/or other local, state and federal authorities.

Section 3. All resolutions in conflict herewith are hereby repealed.

RESOLVED, FURTHER, this resolution shall be effective upon the 1st day of July 2020 and shall remain in full force and effect until superseded or repealed by the City Commission of High Springs.

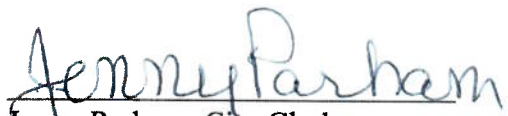
ADOPTED this 18th day of November, 2021

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



Mayor

Attest, By the Clerk of the
City Commission of The City Of
High Springs, Florida:



Jenny Parham, City Clerk

Approved As To Form And
Legality:

S. Scott Walker, City Attorney

EXHIBIT 1

CITY OF HIGH SPRINGS PROPOSED LAND DEVELOPMENT FEE SCHEDULE

(Prior High Springs Fees Included (Resolution 2009-1))

Application Type	New Application Fee	New Additional Fees/ Retainer
Administrative Appeal	\$1,050	\$1,000
Annexation (less than 5 acres)	\$0	\$500
Annexation (greater than 5 acres)	\$0	\$1,000
Certificate of Appropriateness (Administrative)	\$50	---
Certificate of Appropriateness (Board)	\$100	---
Certified Letter	\$25	---
Comprehensive Plan Amendment (Large Scale Map Amendment)	\$5,000	\$5,000
Comprehensive Plan Amendment (Small Scale Map Amendment)	\$3,250	\$3,000
Comprehensive Plan Text Amendment (per section)	\$5,000	\$3,000
Concurrency Determination	\$1,500	\$1,500
Special Use (Administrative)	\$250	---
Special Exception (Plan Board)	\$500	\$500
Conditional Use (City Commission)	\$4,000	\$1,000
Copies of the Land Development Code/Comprehensive Plan (if printed by the City)	\$20	---
Copies of Official Land Use Map (if printed by the City)	\$20	---
Copies of Official Zoning Map (if printed by the City)	\$20	---
Land Development Code Map Amendment (Rezoning Large)	\$3,000	\$2,500
Land Development Code Map Amendment (Rezoning Small)	\$2,000	\$2,000
Land Development Code Text Amendment (per section)	\$5,000	\$3,000
Lot Split	\$200	\$500
Planned Unit Development	\$6,000	\$5,000
Planned Unit Development Modification	\$3,000	\$2,000
Site Plan Review (Minor)	\$500	\$500
Site Plan Review (Major)	\$2,500	\$2,500

Site Plan Review (With Infrastructure)	\$4,000	\$4,000
Subdivision Minor Plat	\$1,000	\$1,500
Subdivision Preliminary Plat	\$1,500 plus \$10 per lot	\$3,500
Subdivision Final Plat	\$1,500 plus \$5 per lot plus recording fees	\$3,500
Subdivision Construction Plan	\$3,000 plus \$1 per lot	\$3,500
Variance	\$500	\$500
Written Zoning Verification Letter	\$25	\$0

** Advertising costs included*

*** Plus engineering fees*

Additional Fees/Retainer

In addition to the fees established by this resolution, the applicant shall pay all legal advertising costs and the actual cost (review expenses) incurred by the City to have the applicant and supporting documents, site plans, ordinances, and other associated materials reviewed by professionals including but not limited to, architectural, structural, engineering, surveying, planning and legal. All advertising and review expenses shall be paid to the City before any action is taken on the application by the City Commission.

In addition to the application fee, at the time applications for rezoning, comprehensive plan amendments, site plans, subdivisions, Planned Unit Developments, annexation or other pertinent applications as set forth herein are submitted, the City Manager or his designee shall collect and cause to be placed into a Trust Account an additional amount/retainer as set forth herein. This retainer fee is to defer any costs associated with advertising, professional review, and expenses. Balances owed will be paid prior to the issuance of a final development order, permit, or other approvals by the City, to include a 15% overhead charge. Failure to pay such amount may result in a delay of the final action by the City Commission, delay in obtaining permits, or in the City take other actions to collect the amount owed. In those matters where the landowner is not the applicant, and the applicant does not pay all of the fees established by this resolution in a timely fashion, including but not limited to additional fees/retainer, the landowner is responsible for the payment of all such fees and costs.

Applications initiated by the City or applicable to City-owned property are not required to pay an additional fee/retainer; however, the City shall continue to be responsible for all costs normally associated with an additional fee/retainer.

Certain applications require an additional \$200.00 dollar administration fee which includes the mandatory notification to property owners within 300 feet. Once the applicable fees have been received, a City Official or designee shall be responsible for providing notice to the relevant addresses listed on the Alachua County Property Appraiser's Office, and will prepare the certified mail envelopes at the time of notice submittal. A City Official or designee shall be further responsible for the posting of signs that will be prepared by the High Springs Planning & Community Development Department. Additional details about this requirement may be obtained from the High Springs Planning, Development & Community Improvement Department.

Affordable Housing Exemption

Notwithstanding the foregoing, the following shall be exempted from payment of the above fees:

Affordable housing exemption: Any residential construction or property that qualifies as affordable housing and meets the following requirements:

- (1) Any person seeking an affordable housing exemption for an owner-occupied residential construction or property shall file with the city manager an application for exemption prior to taking any of the above action. The application for exemption shall contain the following:
 - a. The name and address of the owner;
 - b. The legal description of the residential construction or property;
 - c. The proposed selling price of the residential construction or property;
 - d. Evidence that the residential construction or property shall be occupied by low-income persons or very-low-income persons;
 - e. Evidence that the residential construction or property shall be occupied as the legal homestead of the owner; and
 - f. A copy of a fully executed and recordable lien upon the residential construction or property in the amount of the above fees waived and that contains a due on sale clause requiring the payment of the fees in the event the residential construction or property is sold within seven years from the date of the issuance of a certificate of occupancy or completion of the above proposed activity, as applicable.
- (2) Any person seeking an affordable housing exemption for a rental residential construction or property located within a qualifying multi-family rental project shall file with the city manager an application for exemption prior to receiving a building permit or certificate of occupancy or commencing the above proposed activity, as

applicable, for the proposed residential construction or property. The application for exemption shall contain the following:

- a. The name and address of the owner;
 - b. The legal description of the residential construction or property;
 - c. The proposed rental rates;
 - d. Evidence that the residential construction or property shall be occupied by low-income persons or very-low-income persons; and
 - e. Evidence that the residential construction or property is part of a multi-family project, which is funded by a governmental affordable housing program.
- (3) If the residential construction or property meets the requirements for an affordable housing exemption, the city manager shall issue an exemption. The exemption shall be presented in lieu of payment of the above applicable fees.
 - (4) The amount of the above fees shall not be increased to replace any revenue lost due to the affordable housing exemption.
 - (5) In the event the residential dwelling unit fails meet the restrictions of affordable housing as provided herein within the seven-year period following the issuance of the certificate of occupancy or completion of the above proposed activity such that the property no longer qualifies as affordable housing and is no longer occupied by low-income persons or very-low-income persons, the above fees in effect at the time of the change in circumstances shall be due.

RESOLUTION 2021 - R

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HIGH SPRINGS, FLORIDA, ESTABLISHING AND AMENDING THE LAND DEVELOPMENT CODE ADMINISTRATIVE FEES; PROVIDING CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 13 of the High Springs Land Development Code (LDC) provides for the establishment and collection of fees to defray the cost of administration of LDC; and

WHEREAS, on April 9, 2009, as set forth in Resolution 2009-I, the City Commission adopted a schedule of fees for the above purpose; and

WHEREAS, on July 23, 2020, as set forth in Resolution 2020-E, the City Commission amended the schedule of fees for the above purpose; and

WHEREAS, the City Commission has deemed it necessary to revise the current fee schedule; and

WHEREAS, the City Commission has determined that amending the fee schedule is in the best interest of the City of High Springs to continue to ensure sound administration of the LDC; and

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

Section 1. The following enumerated fees in **EXHIBIT 1** shall be paid to the City of High Springs as consideration for the administration of applications, staff reviews, permits, documents and orders pertaining to annexation, land use, zoning and land development within the city limits of High Springs, Florida.

Section 2. All fees imposed by this resolution are in addition to any required building permit fees, site and development review fees, engineering review fees, planning review fees, legal review fees, environmental review and permit fees, and health and sanitation permit fees required by the City of High Springs and/or other local, state and federal authorities.

Section 3. All resolutions in conflict herewith are hereby repealed.

RESOLVED, FURTHER, this resolution shall be effective upon the 1st day of July 2020 and shall remain in full force and effect until superseded or repealed by the City Commission of High Springs.

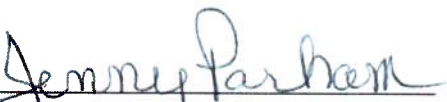
ADOPTED this 18th day of November, 2021

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



Mayor

Attest, By the Clerk of the
City Commission of The City Of
High Springs, Florida:



Jenny Parham, City Clerk

Approved As To Form And
Legality:

S. Scott Walker, City Attorney

EXHIBIT 1

CITY OF HIGH SPRINGS PROPOSED LAND DEVELOPMENT FEE SCHEDULE

(Prior High Springs Fees Included (Resolution 2009-1))

Application Type	New Application Fee	New Additional Fees/ Retainer
Administrative Appeal	\$1,050	\$1,000
Annexation (less than 5 acres)	\$0	\$500
Annexation (greater than 5 acres)	\$0	\$1,000
Certificate of Appropriateness (Administrative)	\$50	---
Certificate of Appropriateness (Board)	\$100	---
Certified Letter	\$25	---
Comprehensive Plan Amendment (Large Scale Map Amendment)	\$5,000	\$5,000
Comprehensive Plan Amendment (Small Scale Map Amendment)	\$3,250	\$3,000
Comprehensive Plan Text Amendment (per section)	\$5,000	\$3,000
Concurrency Determination	\$1,500	\$1,500
Special Use (Administrative)	\$250	---
Special Exception (Plan Board)	\$500	\$500
Conditional Use (City Commission)	\$4,000	\$1,000
Copies of the Land Development Code/Comprehensive Plan (if printed by the City)	\$20	---
Copies of Official Land Use Map (if printed by the City)	\$20	---
Copies of Official Zoning Map (if printed by the City)	\$20	---
Land Development Code Map Amendment (Rezoning Large)	\$3,000	\$2,500
Land Development Code Map Amendment (Rezoning Small)	\$2,000	\$2,000
Land Development Code Text Amendment (per section)	\$5,000	\$3,000
Lot Split	\$200	\$500
Planned Unit Development	\$6,000	\$5,000
Planned Unit Development Modification	\$3,000	\$2,000
Site Plan Review (Minor)	\$500	\$500
Site Plan Review (Major)	\$2,500	\$2,500

Site Plan Review (With Infrastructure)	\$4,000	\$4,000
Subdivision Minor Plat	\$1,000	\$1,500
Subdivision Preliminary Plat	\$1,500 plus \$10 per lot	\$3,500
Subdivision Final Plat	\$1,500 plus \$5 per lot plus recording fees	\$3,500
Subdivision Construction Plan	\$3,000 plus \$1 per lot	\$3,500
Variance	\$500	\$500
Written Zoning Verification Letter	\$25	\$0

** Advertising costs included*

*** Plus engineering fees*

Additional Fees/Retainer

In addition to the fees established by this resolution, the applicant shall pay all legal advertising costs and the actual cost (review expenses) incurred by the City to have the applicant and supporting documents, site plans, ordinances, and other associated materials reviewed by professionals including but not limited to, architectural, structural, engineering, surveying, planning and legal. All advertising and review expenses shall be paid to the City before any action is taken on the application by the City Commission.

In addition to the application fee, at the time applications for rezoning, comprehensive plan amendments, site plans, subdivisions, Planned Unit Developments, annexation or other pertinent applications as set forth herein are submitted, the City Manager or his designee shall collect and cause to be placed into a Trust Account an additional amount/retainer as set forth herein. This retainer fee is to defer any costs associated with advertising, professional review, and expenses. Balances owed will be paid prior to the issuance of a final development order, permit, or other approvals by the City, to include a 15% overhead charge. Failure to pay such amount may result in a delay of the final action by the City Commission, delay in obtaining permits, or in the City take other actions to collect the amount owed. In those matters where the landowner is not the applicant, and the applicant does not pay all of the fees established by this resolution in a timely fashion, including but not limited to additional fees/retainer, the landowner is responsible for the payment of all such fees and costs.

Applications initiated by the City or applicable to City-owned property are not required to pay an additional fee/retainer; however, the City shall continue to be responsible for all costs normally associated with an additional fee/retainer.

Certain applications require an additional \$200.00 dollar administration fee which includes the mandatory notification to property owners within 300 feet. Once the applicable fees have been received, a City Official or designee shall be responsible for providing notice to the relevant addresses listed on the Alachua County Property Appraiser's Office, and will prepare the certified mail envelopes at the time of notice submittal. A City Official or designee shall be further responsible for the posting of signs that will be prepared by the High Springs Planning & Community Development Department. Additional details about this requirement may be obtained from the High Springs Planning, Development & Community Improvement Department.

Affordable Housing Exemption

Notwithstanding the foregoing, the following shall be exempted from payment of the above fees:

Affordable housing exemption: Any residential construction or property that qualifies as affordable housing and meets the following requirements:

- (1) Any person seeking an affordable housing exemption for an owner-occupied residential construction or property shall file with the city manager an application for exemption prior to taking any of the above action. The application for exemption shall contain the following:
 - a. The name and address of the owner;
 - b. The legal description of the residential construction or property;
 - c. The proposed selling price of the residential construction or property;
 - d. Evidence that the residential construction or property shall be occupied by low-income persons or very-low-income persons;
 - e. Evidence that the residential construction or property shall be occupied as the legal homestead of the owner; and
 - f. A copy of a fully executed and recordable lien upon the residential construction or property in the amount of the above fees waived and that contains a due on sale clause requiring the payment of the fees in the event the residential construction or property is sold within seven years from the date of the issuance of a certificate of occupancy or completion of the above proposed activity, as applicable.
- (2) Any person seeking an affordable housing exemption for a rental residential construction or property located within a qualifying multi-family rental project shall file with the city manager an application for exemption prior to receiving a building permit or certificate of occupancy or commencing the above proposed activity, as

applicable, for the proposed residential construction or property. The application for exemption shall contain the following:

- a. The name and address of the owner;
 - b. The legal description of the residential construction or property;
 - c. The proposed rental rates;
 - d. Evidence that the residential construction or property shall be occupied by low-income persons or very-low-income persons; and
 - e. Evidence that the residential construction or property is part of a multi-family project, which is funded by a governmental affordable housing program.
- (3) If the residential construction or property meets the requirements for an affordable housing exemption, the city manager shall issue an exemption. The exemption shall be presented in lieu of payment of the above applicable fees.
 - (4) The amount of the above fees shall not be increased to replace any revenue lost due to the affordable housing exemption.
 - (5) In the event the residential dwelling unit fails meet the restrictions of affordable housing as provided herein within the seven-year period following the issuance of the certificate of occupancy or completion of the above proposed activity such that the property no longer qualifies as affordable housing and is no longer occupied by low-income persons or very-low-income persons, the above fees in effect at the time of the change in circumstances shall be due.