

## CRA IMPROVEMENT APPLICATION Silver Springs Vintage Warehouse

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<b>Property Address</b>	5361 E. Silver Springs Boulevard, Silver Springs, Florida
<b>Applicant / Owner</b>	Pamela Thompson
<b>Business Entity</b>	The Event Warehouse LLC d/b/a Silver Springs Vintage Warehouse
<b>Proposed Use</b>	Antique and vintage mall with 60+ vendor spaces
<b>Vendor Interest</b>	Current vendor waiting list of 52+ interested vendors
<b>Projected Employment</b>	Up to 6 employees, depending on operational need

### Building History and Business Overview

I am a lifelong Marion County resident and have owned the building located at 5361 E. Silver Springs Boulevard, Silver Springs, for the past 12 years. During that time, the property has been home to The Event Warehouse LLC, a local business that served the community through event-related services, rentals, and retail activity.

Approximately two years ago, I sold the operating assets of The Event Warehouse business to a new owner. The new owner has continued operating from the building under the renamed entity, The Event Warehouse Company TOO LLC, but is now relocating the business inside the city limits of Ocala. I retained the original LLC, The Event Warehouse LLC, and will continue ownership of the property while launching a new business at the site under the fictitious name **Silver Springs Vintage Warehouse**.

I will take possession of the building on June 1, 2026, and will immediately begin cleaning, organizing, and completing improvements that are not part of the CRA grant request. These initial improvements may include floor restoration, interior painting, parking lot clean-up and improvements, landscaping, general maintenance, and other work necessary to prepare the building for its next chapter. While these activities are underway, I will await CRA review and approval for the larger exterior facade and property improvements included in the CRA application.

Silver Springs Vintage Warehouse will be an antique and vintage mall designed to house 60 or more local vendors. The business will provide space for vendors, artisans, collectors, and small business owners to sell locally owned, handmade, antique, vintage, repurposed, and specialty items. The project already demonstrates strong community and vendor demand, with a current waiting list of 52 or more prospective vendors interested in participating.

The business is expected to employ up to six people, depending on operational need, while also creating economic opportunities for vendors operating within the space. By bringing new activity, vendors, customers, and investment to the property, I believe this project will help stimulate the local economy and support the continued revitalization of the Silver Springs corridor.

In addition to the initial antique and vintage mall concept within the main building, I plan to explore future expansion opportunities using the existing storage building on the property. This additional space may allow the business to grow into complementary activities such as a farmers market-style area featuring fresh fruits, vegetables, flowers, plants, and locally made goods, or it may be used as a larger furniture warehouse for oversized antique, vintage, and repurposed pieces. The expanded use of the property could also support weekend events, seasonal markets, vendor showcases, community shopping days, and other activities that encourage repeat customer traffic and create additional opportunities for local vendors and small businesses.

These future plans reflect my broader vision for Silver Springs Vintage Warehouse as more than a single retail store. My goal is to create a flexible, locally focused marketplace that can grow over time, provide new opportunities for area vendors, and help draw residents and visitors to the Silver Springs corridor. By activating both the main building and potentially the storage building, this project has the ability to increase commerce, improve use of the property, and contribute to the continued revitalization of the area.

The proposed CRA improvements represent an important investment in both the building and the surrounding area. My goal is to preserve and enhance the existing commercial property, improve curb appeal, support new business activity, and create a welcoming destination that reflects the character, history, and potential of Silver Springs.

Silver Springs Vintage Warehouse will allow this long-standing local property to transition into a refreshed and active commercial space while continuing my commitment to local business ownership, community investment, and the economic growth of Marion County.

I am grateful for the strong community interest and support already shown for this project. I appreciate the CRA's consideration of this application and the important role the program plays in encouraging reinvestment, improving commercial properties, and supporting small business growth in the Silver Springs area. With CRA support, this project can help transform an existing local building into a refreshed, active, and welcoming destination that benefits vendors, customers, neighboring businesses, and the broader community.

Sincerely blessed,

*Pamela Thompson*

Pamela Thompson  
Silver Springs Vintage Warehouse

**Marion County Community Redevelopment Agency (Agency)  
Silver Springs Community Redevelopment Area (CRA)  
Façade and Building Improvement Grant Program Application**

This application must be completed in full and all required documentation received in order for this application to be processed.

**Project information**

Business/Project name: Silver Springs Vintage Warehouse

Address: 5361 E Silver Springs Blvd, Silver Springs, FL 34488

Parcel number: 24013-000-00

**Applicant information**

Name: Pamela Thompson

Name of person to receive all correspondence if different from applicant:  
N/A

Business name (if applicable): \_\_\_\_\_

Type of business: Vintage/Antique

Mailing address: PO Box 1073

City: Silver Springs State: FL Zip: 34489

Phone number: ( 352 ) 572-8072 Fax: ( ) N/A

Email address: Pam@silverspringsvintage.com

Applicant is the  property owner or  business owner/tenant.

How long has the business been at the current location? owned property 12 years / new business

If tenant/renter, when does your current lease expire? N/A

**Property owner information** (if different from applicant)

Name: N/A  
Business name (if applicable): \_\_\_\_\_  
Mailing address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone number: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email address: \_\_\_\_\_

**Project description**

**If necessary, attach additional sheets addressing the following**

Describe the existing or proposed business. See attached description  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Explain the purpose of and need for the proposed improvements. See attached explanation  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Would the proposed improvements be made without the assistance of the grant program? If not, please explain. Without the grant, we would not be able to do all the improvements and would focus on other interior needs, which are not part of this application.  
\_\_\_\_\_  
\_\_\_\_\_

Number and types of jobs being created. up to 6 in-house and 60+ vendors

What will be the business hours of operation? Wednesday - Sunday, 10am - 6pm

For projects with mixed commercial/residential component or multi-family residential:

1. Number and types of units being created: N/A
2. Number and types of units being renovated: N/A  
 (Scope of work/improvements/timeline should clearly indicate the type and extent of work/improvements/timeline and the units subject to each.)
3. If not all units are subject to the work/improvements/timeline, the percentage of all the units that are subject to the work/improvements must also be listed.

**Total project costs and timeline schedule**

Estimated cost of project based on attached submitted low bid(s). \$92,669.00

[A minimum of three bids must be obtained and submitted.]

**Required: attach itemized bid sheets.**  (See Page 9)

**How much funding assistance are you requesting?** \$46,334.50

**Anticipated start date:** July 1, 2026 (OR as soon as permit(s) are acquired)

**Anticipated completion date:** September 30, 2026

*Provide a timeline of improvement/construction milestones. Milestones should be keyed to the itemized work as listed in the bids in order to verify work is progressing as expected to achieve the anticipated completion date. [Attach a separate sheet if needed.]*

TASK/ITEM	MILESTONE	DATE
See attached timeline		

**Scope of work checklist**

<b>Check all that apply</b> (documentation must correspond to all checked items)	
<input checked="" type="checkbox"/>	Improvements to meet the requirements of the Americans with Disability Act.
<input type="checkbox"/>	Improvements to meet the requirements of the National Fire Protection Act.
<input type="checkbox"/>	Improvements to meet the life safety provisions of the Florida Building Code.
<input type="checkbox"/>	Conversion of upper floor space
<input checked="" type="checkbox"/>	Costs related to building and/or fixed tenant build-out improvements
<input type="checkbox"/>	Flooring (tile, carpet, or wood)
<input type="checkbox"/>	Ceiling improvements
<input checked="" type="checkbox"/>	Interior lighting improvements
<input checked="" type="checkbox"/>	Electrical improvements
<input type="checkbox"/>	Plumbing improvements
<input checked="" type="checkbox"/>	HVAC system improvements <b>(Insulation improvements)</b>
<input type="checkbox"/>	Walls and structural elements
<input type="checkbox"/>	Other improvements to comply with life safety and accessibility codes
<input checked="" type="checkbox"/>	Facade improvements; compliance with facade requirements is an obligation of the F&BIP Grant

CIRCLE ONE		
Y	<input type="radio"/> N	Is the grant for a new retail or restaurant business not currently located in the Silver Springs CRA?
Y	<input type="radio"/> N	Is the grant for Tenant build-out work (fixed improvements) needed to convert the space to retail or restaurant use and meet codes related to change of use, i.e., improvements necessary to meet accessibility, fire, life safety, and other building codes?
Y	<input type="radio"/> N	If reroofing and/or roof repair proposed; if so, it must be proposed as part of a larger project to satisfy Silver Springs CRA façade design guidelines [LDC Section 5.9.3.F(2)(a) and (b)?
Y	<input type="radio"/> N	If parking lot work is proposed; if so, it must be proposed as part of a larger project to satisfy Silver Springs CRA façade design guidelines [LDC Section 5.9.3.F(2)(a) and (b)?

### General conditions

It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations.

It is expressly understood and agreed that the applicant will not seek to hold the CRA, Marion County, CRA Agency Board, Marion County Board of County Commissioners and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the program.

It is expressly understood and agreed that the applicant will hold harmless the CRA, county, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an environmental impact report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents.

The applicant authorizes the CRA and/or Marion County to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in CRA or Marion county materials and press releases.

If the applicant fails to perform the work approved, the CRA and/or county reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved is done at their own risk, and that such work will jeopardize their grant award.

Completion of this application by the applicant **does not** guarantee that grant monies will be awarded to the applicant.

**Applicant**

I, the undersigned business owner/tenant of the building located at [print physical address]  
5361 E Silver Springs Blvd, Silver Springs, FL 34488

have read and understand the terms and conditions of the program. I agree to the terms and conditions outlined in the application process and guidelines of the program.

Signature: Pamela Thompson Date: 5/22/2026  
Print name: Pamela Thompson

**Property owner approval for tenant applicant**

I, the undersigned owner/agent of the building located at [print physical address]:  
\_\_\_\_\_

on parcel identification number (Print PID#) \_\_\_\_\_

have read and understand the terms and conditions of the program and agree to the general conditions and terms outlined in the application process and guidelines of the program. I give my consent to the applicant to move forward with improvements on the building as outlined in the scope of work section of this application.

Signature: Pamela Thompson Date: 5/22/2026

Printed name: Pamela Thompson

Title: President

Corporate name: The Event Warehouse, LLC D/B/A Silver Springs Vintage Warehouse

<b>Property information – For staff use only</b>	
Is the property assessed Marion County property taxes?	CIRCLE ONE <input checked="" type="checkbox"/> Y / N
Are property taxes paid up to date?	<input checked="" type="checkbox"/> Y / N
Is the property in condemnation or receivership?	Y / <input checked="" type="checkbox"/> N
Is there an active county code enforcement case on the property?	Y / <input checked="" type="checkbox"/> N
Is the building on the National Register of Historic Places registry?	Y / <input checked="" type="checkbox"/> N

## **Proposed Business, Purpose and Need**

### **Describe proposed business**

Silver Springs Vintage Warehouse is a multi-vendor antique, vintage, artisan, and specialty retail marketplace. The property is being transformed into a destination-style shopping experience featuring antiques, collectibles, home décor, vintage merchandise, apparel, and locally sourced goods from regional vendors. We are looking to offer 50+ vendor areas for rent to increase commercial activity and contribute to the local economy.

### **Purpose and Need**

The purpose of the proposed project is to revitalize and improve the exterior appearance of the existing commercial property in support of corridor beautification, economic redevelopment, and increased commercial activity. The existing structure requires exterior improvements and architectural enhancements to modernize the property, improve curb appeal, and better align the building with the design objectives and redevelopment vision of the CRA.

The proposed façade improvements are needed to transform the property into an attractive destination-style retail marketplace that supports small business participation, encourages visitor traffic, and contributes to long-term reinvestment within the Silver Springs community. The project will improve the visual character of a highly visible corridor property while helping activate a previously underutilized commercial site through adaptive reuse and reinvestment.

## Improvement/Construction Milestones

### Project Schedule

Project to begin as soon as permitting (for required items) is received. Items that do not require permitting to begin only after approval from the Silver Springs CRA. Timeline to complete the project is projected by September 30, 2026.

Task/Item	Description	Date
1	<b>Exterior Façade Renovation</b> Includes: Board & Batten exterior renovation, decorative trim & façade band enhancements, decorative pilasters/columns, awning with decorative brackets & architectural details, and trellis feature installation (see rendition drawing for reference)	08/31/2026
2	<b>Painting</b> Exterior painting (Sherwin Williams Capri #6788) and stucco repair to main building and storage building; painting of block wall between main building and storage building (Sherwin Williams Ibis White #7000)	09/15/2026
3	<b>Electrical</b> Includes: removing old exterior lighting and replacing with new fixtures per rendition drawing, handicap/ wheelchair lift wiring, change 52 interior fluorescent lights to LED, install ceiling fans in 4 rooms, add lighting to back entry	08/31/2026
4	<b>Insulation</b> Spray foam insulation in attic of building	07/30/2026
5	<b>Fencing</b> Security fencing to eliminate back entry behind storage building	07/30/2026
6	<b>Signage</b> Signs per CRA specifications; 3 signs: 2 front, 1 side (see signage renditions)	09/30/2026
7	<b>ADA Wheelchair Lift</b> Interior Handicap/Wheelchair lift	08/31/2026

## **Attachments List**

Attachment 1 – Proof of Ownership

Attachment 2 – Colored Photographs of Existing Conditions

Attachment 3 – Drawings of Proposed Improvements

Attachment 4 – Competitive Bid Proposals

Attachment 5 – Manufacturer’s Literature and Specifications

Attachment 6 – Proof of Property / Liability Content Insurance

Attachment 7 – Proof of Funding