



Marion County

Community Redevelopment Agency

Meeting Agenda

Tuesday, February 18, 2025

1:50 PM

McPherson Governmental
Campus Auditorium

ROLL CALL AND PLEDGE OF ALLEGIANCE

PROOF OF PUBLICATION

1. ADOPT THE FOLLOWING MINUTES

- 1.1. [Request Approval of the October 15, 2024 Minutes of the Marion County Community Redevelopment Agency Board Meeting](#)

2. SCHEDULED ITEMS: NONE

3. NEW BUSINESS

- 3.1. [Request Approval and Authorization to Submit and Advertise the Silver Springs Community Redevelopment Area Fiscal Year 2023-24 Annual Report - \(Budget Impact - Neutral\)](#)
- 3.2. [Request Approval of Budget Amendment for Silver Springs Community Redevelopment Area Trust Fund Fiscal Year 2024-25 - \\$50,000](#)
- 3.3. [Request Approval and Submittal Authorization for the Preliminary Silver Springs Community Redevelopment Area Trust Fund 2025-26 Fiscal Year Budget](#)

ADJOURN



Marion County

Community Redevelopment Agency

Agenda Item

File No.: 2025-18058

Agenda Date: 2/18/2025

Agenda No.: 1.1.

SUBJECT:

Request Approval of the October 15, 2024 Minutes of the Marion County Community Redevelopment Agency Board Meeting

INITIATOR:

Christopher D. Rison, Senior Planner

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Community Redevelopment Agency Board meeting minutes for review and approval, as provided by the Clerk of Courts Commission Records Office.

BUDGET/IMPACT:

None.

RECOMMENDED ACTION:

Motion to approved, with amendments, if any.

**Official Minutes of
MARION COUNTY
BOARD OF COUNTY COMMISSIONERS**

October 15, 2024

CALL TO ORDER:

The Marion County Board of County Commissioners met as the Marion County Community Redevelopment Agency Board (MCCRAB) in a special session at 1:53 p.m. on Tuesday, October 15, 2024 at the Marion County Governmental Complex located in Ocala, Florida.

ROLL CALL AND PLEDGE OF ALLEGIANCE:

Upon roll call the following members were present: Chairman Michelle Stone, District 5; Commissioner Craig Curry, District 1; Commissioner Matthew McClain, District 3; and Commissioner Carl Zalak, III, District 4. Vice-Chairman Kathy Bryant, District 2, was absent due to a prior commitment. Also present were County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes, and Assistant County Administrator (ACA) Tracy Straub.

The meeting opened with the Pledge of Allegiance to the Flag of our Country.

Deputy Clerk Lewter presented Proof of Publication No. 9676421 entitled, "Notice of 2024 Schedule of Meetings Marion County Community Redevelopment Agency", published in the Star Banner newspaper on January 16, 2024.

The Deputy Clerk was in receipt of a 6 page Agenda packet.

1. ADOPT THE FOLLOWING MINUTES: None.

2. SCHEDULED ITEMS:

2.1. Request Approval of a Budget Amendment for Silver Springs CRA Trust Fund Fiscal Year 2024-25 – Administrative and Capital (\$46,700)

Senior Planner Christopher D. Rison, AICP, Growth Services, presented the following recommendation:

Description/Background: The Silver Springs Community Redevelopment Area (CRA) Trust Fund's Fiscal Year 2024-25 Budget was adopted in September 2024. The budget did not reflect the expected interest income of \$26,000 projected for the CRA Trust Fund. The attached budget amendment resolution (BAR) proposes to recognize and allocate the funds to the "Improvements Other Than Buildings" line item. Further, the Silver Springs CRA Master Plan proposes pedestrian crossing and median improvements for E. Silver Springs Boulevard within the CRA, and such improvements are "Improvements Other Than Buildings" expenditures. Staff recommends a budget amendment to shift an additional \$22,000 in funds from "Grants & Aid" to "Improvements Other Than Buildings" to result in a total line-item value of \$98,700 for pedestrian crossing and median improvements project initiation.

Staff recommends approval of the attached budget amendment resolution to direct \$46,700 from the "Interest Revenue" and "Grants and Aid" line items to the "Improvements Other Than Buildings" line item. For reference, attached is an updated overall listing of the Silver Springs CRA Fiscal Year 2024-25 Budget along

October 15, 2024

with the pedestrian crossing and median improvements illustration from the Silver Springs CRA Master Plan Update.

Budget/Impact: Revenue increase/neutral

Recommended Action: Motion to approve the attached Budget Amendment Resolution.

Senior Planner Christopher Rison, Growth Services, advised that this Budget Amendment is being requested to recognize additional interest expected to the Trust Fund for the upcoming fiscal year (FY) in the amount of \$24,700.00, as well as adjusting funds from the Grants and Aid line item to the Improvements Other Than Buildings. He advised that staff is recommending approval.

Chairman Stone opened the floor to public comment.

There being none, Chairman Stone advised that public comment is now closed.

A motion was made by Commissioner Zalak, seconded by Commissioner McClain, to adopt Budget Amendment Resolution 24-R-480 transferring \$46,700.00 from Interest Revenue and Grants and Aid to Improvements Other Than Buildings. The motion was unanimously approved by the Board (4-0).

3. NEW BUSINESS: NONE

ADJOURN

There being no further business to come before the MCCRAB, the meeting thereupon adjourned at 1:56 p.m.

Michelle Stone, Chairman

Attest:

Gregory C. Harrell, Clerk



Marion County

Community Redevelopment Agency

Agenda Item

File No.: 2025-18059

Agenda Date: 2/18/2025

Agenda No.: 3.1.

SUBJECT:

Request Approval and Authorization to Submit and Advertise the Silver Springs Community Redevelopment Area Fiscal Year 2023-24 Annual Report - (Budget Impact - Neutral)

INITIATOR:

Christopher D. Rison, Senior Planner

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

The Marion County Community Redevelopment Agency (Agency) must file an Annual Report (Report) summarizing the Silver Springs Community Redevelopment Area's (CRA) annual activities with the jurisdiction responsible for creating the CRA and each contributing taxing authority pursuant to §163.371(2), F.S. The Marion County Board of County Commissioners is the jurisdiction responsible for the creation of the Silver Springs CRA and only contributing taxing authority for the Silver Springs CRA.

Staff has prepared and attached the Silver Springs CRA Fiscal Year (FY) 2023-24 Annual Report. As the Silver Springs CRA was established in 2013, its initial funding occurred with FY 2014-15, and operations have previously been limited due to the initial CRA funding levels. With FY 2023-24, the CRA continued to contract for an annual Community Policing Special Detail staffed by the Marion County Sheriff's Office. The CRA also increased the number of grant programs offered to support private capital investment by bringing the CRA's total number of grant programs to four: Façade & Building Improvement Grant, Security Improvement Grant, Utility Connection Grant, and Sign Grant. Further, the Agency partnered with the Marion County Community Services Department to complete the Silver Springs CRA Master Plan Update to supplement and expand on the current Silver Springs CRA Community Redevelopment Plan.

Staff recommends the Board approve the FY 2023-24 Annual Report and authorize staff to submit the Report to the Marion County Clerk of Court as required by §163.356(3)(c) F.S.

BUDGET/IMPACT:

Neutral, advertising funded as part of current FY 2024-25 Budget.

RECOMMENDED ACTION:

Motion to approve the attached Silver Springs CRA FY 2023-24 Annual Report and authorize staff to submit and advertise the Report as required by §163.372(2), FS.

**MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY
SILVER SPRINGS COMMUNITY REDEVELOPMENT AREA
FY 2023-2024 ANNUAL REPORT
TO CONTRIBUTING LOCAL GOVERNMENTS:**

Marion County, Florida, Board of County Commissioners

PURPOSE: This report serves as the Marion County Community Redevelopment Area (MCCRA) Agency Board's Silver Springs CRA FY 2023-2024 Annual Report to the contributing and jurisdictional local governments required by §163.356(3)(c) (2013), FS.

Section I: CRA Financial Information Summary

The CRA Trust Fund received its initial funds contribution in October 2014 for the 2014-2015 Fiscal Year. Budgeting of CRA funds is the function of the MCCRA, and the expenditure of CRA funds remains solely the authorized power of the Marion County Board of County Commissioners. This report is provided for the 10th operating year of the Silver Springs CRA.

Section II: Supporting Documentation

BUDGET:

The Silver Springs CRA Trust Fund FY 2023-2024 Budget was approved September 19, 2023 with Resolution No. 23-R-412, and is detailed later in this report.

CAPITAL PROJECT DETAILS FORM:

No specific capital projects were anticipated for the Silver Springs CRA Agency Board for FY 2023-2024. Grant programs for private capital improvements were budgeted; and limited funds were issued, however remaining effects of the Covid-19 pandemic affected activity levels.

Section III: General/Historical Information

Silver Springs CRA Finding of Necessity Approved:

Marion County Resolution 2012-R-185.

Marion County Community Redevelopment Agency Creation:

Marion County Ordinance 2013-14.

Marion County Community Redevelopment Agency Governing Board Designation:

Marion County Resolution 2013-R-169.

Silver Springs CRA Trust Fund Creation:

Marion County Ordinance 2013-15.

Silver Springs CRA Community Redevelopment Plan Approved:

Marion County Resolution 2013-R-200.

Section IV: CRA Website

<https://www.marionfl.org/agencies-departments/departments-facilities-offices/growth-services/community-redevelopment-areas>

SECTION IV. CRA FINANCIAL INFORMATION SUMMARY

The Silver Springs CRA Trust Fund received funding for Fiscal Year 2023-2024.

The Silver Springs CRA did not undertake any Agency capital projects during the Fiscal Year due to overall funding or operational constraints, such as lingering effects from the Covid-19 and construction funding costs. The Silver Springs CRA continued to contract with the Marion County Sheriff's Special Detail Program for the CRA Community Policing Program Project. The Silver Springs CRA continued to direct funding to private or public capital investment grant programs, including using the Utility Connection Grant Program. Also, due to Covid-19 and general increases in construction costs and demand, limited applications for other grant programs were received. The Silver Springs CRA also received planning funding via an indirect Marion County Community Services Grant that funded the completion of a Silver Springs CRA Updated Master Plan approved in Summer 2024.

A. AGENCY PROGRAM PROJECTS STATUS		
Project	Status	Total Project Cost
Community Policing (2,603 Hours)	On-going	\$ 168,531
TOTAL		\$168,531

B. AGENCY CAPITAL PROJECTS STATUS		
	Total Number of Projects	Total Project Cost
Under Construction	0	\$ 0
Design Phase, Not Under Construction	0	\$ 0
Other	0	\$ 0
TOTAL	0	\$ 0

C. PRIVATE CAPITAL PROJECTS (GRANTS) STATUS			
Project No.	Project Name	Status	Cost
Utility Connection Grant <i>(CRP Goal 3.2 Infrastructure and Utility Investments)</i>			
2021-02	SEC East Quadplex	<i>Complete</i>	8,805
2021-03	SEC West Quadplex	<i>Complete</i>	8,805
TOTAL			67,312

D. AFFORDABLE HOUSING EXPENDITURES		
Project	Activity	Total Project Cost
Low-Income Residents/Units	N/A	\$ 0
Middle-Income Residents/Units	N/A	\$ 0
TOTAL		\$ 0

E. AGENCY PROGRAM PROJECTS STATUS		
Project	Project Status	Total Project Cost

Community Policing from Marion County Sheriff Special Detail Program CRP Goal 3.5.2, Public Safety Collaboration Please see the attached exhibits providing the Community Policing Summaries for October 2021 to September 2022	10/2023 – 9/2024	\$ 168,531
TOTAL		\$ 168,531

No form of debt is currently issued or proposed for the Silver Springs CRA.

F. AGENCY DEBT STATUS			
Type	Total	Annual Debt Service	Payoff Year
Debt Type**	\$ 0	\$ 0	Year
TOTAL	\$ 0	\$ 0	

G. CRA FUND EXPENDITURES AND BALANCES		
Item	Amount	% of Funds Project Obligated
Fiscal Year Total Expenditures (as of 9/30/2024)	\$ 197,130	100%
Fiscal Year Project Expenditures (as of 9/30/2024)	\$ 186,138	94 %
Balance Forward (as of 09/30/2024)	\$ 529,827	100 %

H. BASE TAXABLE VALUE, CURRENT VALUE, AND INCREMENT VALUE	
Year	Values*
2013 - Base Year Taxable Value	\$74,027,925
2023 - Current Year Taxable Value	\$162,243,805
2013 to 2023 – FY 2023/2024 Tax Increment Value Increase	\$359,524

I. TAXING ENTITY CONTRIBUTION(S)			
Source		Amount	% of CRA Budget
MC BOCC (General Rev and Fine & Forfeiture) (Only contributing entity)	FY 2014-2015	\$ 9,299	100
	FY 2015-2016	\$ 18,787	100
	FY 2016-2017	\$ 40,906	100
	FY 2017-2018	\$ 57,185	100
	FY 2018-2019	\$ 90,200	100
	FY 2019-2020	\$ 134,251	100
	FY 2020-2021	\$ 178,194	100
	FY 2021-2022	\$ 208,858	100
	FY 2022-2023	\$266,263	100
	FY 2023-2024	359,524	100
TOTAL		\$1,003,943	100

J. COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) and AUDIT

The Silver Springs CRA is a dependent special district of the Marion County Board of County Commissioners. The Marion County CAFR currently provides for the CRA audit, and it is published online at: <https://www.marioncountyclerk.org/departments/finance/annual-comprehensive-financial-report/>

SECTION V. SUPPORTING DOCUMENTATION

A. Agency Capital Projects Details

No agency capital projects have been formally scheduled to date.

PROJECT NAME [REDACTED]	<input type="checkbox"/> Under Construction
CONTACT PERSON [REDACTED]	<input type="checkbox"/> Designed, Not UC
	<input type="checkbox"/> Other
PROJECT COST Total \$ [REDACTED]	Total CRA Obligation \$ [REDACTED]
PROJECT FINANCING <input type="checkbox"/> "Pay as You Go" <input type="checkbox"/> Secured by Debt	Amount \$ [REDACTED]
TIMELINE Estimated Construction Period	Select Month / Year — Select Month / Year
Project Holds (include date): [REDACTED]	
PLEASE EXPLAIN HOW THE PROJECT ADDRESSES CRA PLAN GOALS/OBJECTIVES:	
[REDACTED]	

SECTION VI. GENERAL & HISTORICAL INFORMATION

A. Establishing Resolutions, Ordinances, and Documents:

1. Resolution 2012-R-185, Approving the Silver Springs CRA Finding of Necessity, June 2012.
2. Silver Springs CRA Finding of Necessity document, June 2012.
3. Ordinance 2013-14, Creating the Marion County CRA Agency, June 2013.
4. Ordinance 2013-15, Creating the Silver Springs CRA Trust Fund, June 2013.
5. Resolution 2013-R-169, Appointing the Marion County CRA Governing Body, June 2013.
6. Resolution 2013-R-200, Approving the Silver Springs CRA Redevelopment Plan, June 2013.

B. Updating Resolutions, Ordinances, and Documents:

1. None

C. Marion County CRA Agency Board Members

(Marion County Board of County Commissioners):

1. Kathy Bryant, Chairman
2. Carl Zalak, Vice Chairman
3. Craig Curry
4. Matt McClain
5. Michelle Stone

D. Parameters/General Description:

1. The Silver Springs CRA generally encompasses the area lying northeast of the City of Ocala and north, northwest, and west of Florida's Silver Springs. Conservation areas essentially surround the CRA consisting of the following holdings: State of Florida: Silver Springs State Park, Marjorie Harris-Carr Cross Florida Greenway, Indian Lake State Forest; St. Johns River Water Management District: Silver Springs Forest and Indian Lake Prairie/Bear Track Bay Preserve. The generally identifiable boundaries of the CRA are NE 36th Avenue to the west; Indian Lake State Forest to the north, Hwy 326 to the northeast/east; the Greenway, Silver Springs State Park, and Hwy 314 (Sharpes Ferry Road) to the east and south; and the Ocala City Limits to the west, southwest, and south.
2. CRA Finding of Necessity completed in 2012.
3. CRA Establishment w/Redevelopment Plan completed in 2013.
4. CRA Acreage at establishment: ±4,123 acres.
5. CRA Parcels at establishment: ±1,223 parcels.
6. CRA 2013 Base Taxable Value at establishment (per MCPA): ± \$74,027,925.
7. CRA 2023 Base Taxable Value per Marion County Property Appraiser's Office: ± \$107,816,763.

E. Major Milestones/Achievements

1. Completion of the Silver Springs CRA Master Plan Update.
2. Completion of two (2) new quadraplexes, each participated in Marion County's Utility Connection Grant Program and were awarded reimbursement grants upon completion for each quadplex.

F. CRA Continuing Contributions from related taxing entities

1. Marion County is sole contributor; no other taxing entities contribute to the CRA.

G. Current supporting staff

1. Mounir Bouyounes, County Administrator
2. Tracy Straub, Assistant County Administrator
3. Angel Roussel, Assistant County Administrator
4. Chuck Varadin, Growth Service Director
5. Christopher D. Rison, Senior Planner

H. Florida Department of Economic Opportunity - Filing for FY 2023-2024 Special District Fee Invoice and Update Form.

Florida Department of Economic Opportunity, Special District Accountability Program
Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update
 Required by sections 189.064 and 189.016, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00
Annual Fee: \$175.00			Invoice No: 89131
			Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.
 1. Special District's Name, Registered Agent's Name and Registered Office Address:

Marion County Community Redevelopment Agency
 Mr. Mounir Bouyounes
 County Administrator
 601 S.E. 25th Avenue
 Ocala, Florida 34471



2. Telephone: 352-438-2300 Ext:
 3. Fax: 000-000-0000
 4. Email: Mounir.Bouyounes@marionfl.org
 5. Status: Dependent
 6. Governing Body: Identical to Local Governing Authority
 7. Website Address: www.marionfl.org/government/departments-facilities-offices/growth-services/community-redevelopment-areas/community-redevelopment-area-agency-board
 8. County(ies): Marion
 9. Special Purpose(s): Community Redevelopment
 10. Boundary Map on File: 01/02/2014
 11. Creation Document on File: 01/02/2014
 12. Date Established: 06/04/2013
 13. Creation Method: Local Ordinance
 14. Local Governing Authority: Marion County
 15. Creation Document(s): County Ordinance 13-14
 16. Statutory Authority: Chapter 163, Part III, Florida Statutes
 17. Authority to Issue Bonds: Yes
 18. Revenue Source(s): Tax Increment Financing

STEP 2: Sign and date to certify accuracy and completeness.
 By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 12-8-23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.
 a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity. **Paid Online - Invoice copy attached.**
 b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, BOTH of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.
 1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and
 2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.
 Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.
 STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

VII. COMMUNITY REDEVELOPMENT PLAN (CRP)

The Marion County Community Redevelopment Agency (“Agency”), upon receipt of additional community input, revised the preliminary focus of the Silver Springs Community Redevelopment Area (CRA) to defer potential Agency capital improvements (e.g., gateway signage, street lighting improvements) and focus on community policing and initiating grant programs as incentives to rehabilitate properties and improve the visual appearance of the primary Silver Springs Boulevard and NE 58th Avenue corridors. In the 2023-2024 Fiscal Year, the Agency partnered with Marion County’s Community Services Department to complete a Silver Springs CRA Master Plan Update to refine and elaborate on the vision for the CRA, and identify project tasks and priorities to pursue for the CRA. The Plan Update supplements and enhances the existing Community Redevelopment Plan.

Chapter 3 of the CRP identifies the CRA’s Redevelopment Objectives and Initiatives. The following summary notes activities of the Agency to initiate the noted items:

A. 3.1.1. Silver Springs Park Redevelopment

An overwhelming majority of those participating in the public input workshops identified the redevelopment of the Silver Springs Park area as the number one priority. While there was some nostalgic desire to try and reinvigorate the area as nature park attraction, it was recognized that whatever developed, the 350 acre site should include the following:

1. Protection/clean-up of the springs and natural setting
2. *Quality development that would once again be a sought-after destination*
3. Provide new jobs and enhance the tax base
4. *Seek opportunities that would engage commercial, educational, environmental and tourism partners*
5. Negotiate use of the property from the state to maximize development potential while supporting the natural environmental and recreational potential
6. *Provide necessary administrative, regulatory, financial and infrastructure incentives to meet overall community redevelopment objectives*
7. Provide Brownfields incentives including clean-up credits, investment credits, and incentive measures for developers.

The Agency partnered with Marion County's Community Services Department to complete a Silver Springs CRA Master Plan Update to refine and elaborate on the vision for the CRA, and identify project tasks and priorities to pursue for the CRA. The Plan Update supplements and enhances the existing Community Redevelopment Plan, and provides market related data for the CRA and provides illustrations of potential catalyst development that may occur throughout the CRA. The Plan Update further identifies existing and targeted projects to encourage desired development within the CRA while improving the character and quality of the CRA. This effort was undertaken consistent with CRP Goal 3.1.1.

B. 3.1.2. Commercial Corridors Revitalization

With the continuing demise of the Silver Springs Park, the SR 40 corridor is experiencing substantial physical deterioration and economic loss. Recent reconstruction of Baseline Road (NE 58th Avenue) has improved access into the corridor. Specific initiatives recommended to enhance the corridor's viability include:

1. Façade grant/loan programs,
2. Enhanced code enforcement,
3. Streetscape and street lighting upgrades,
4. Development and adoption of signage and urban design guidelines,
5. Review land use and permitting policies to support redevelopment opportunities,
6. Collaboration with property owners and tenants in establishing marketing, promotion, and public safety programs,
7. Assistance in land assembly if necessary to meet community objectives.

The Agency offers a series of grant programs: Façade & Building Improvement Grant, Security Improvement Grant, Utility Connection Grant, and approved offering a Sign Grant within the CRA. These grant programs are undertaken consistent with CRP Goal 3.1.2.

C. 3.2. Infrastructure and Utility Investments

Upgrading infrastructure and expanding utility services was identified as key elements to the area's improvement. Marked by the extensive use of septic tanks and privately-owned sewer package plants, the area's groundwater and nearby springs are at potential risk for continued degradation. Expansion of the wastewater system and the creation/upgrade of a stormwater management system are initiatives that will enhance existing property values and encourage potential new investment. Specific initiatives supported by the plan include:

1. *Collaboration with Marion County's utility system to expand wastewater system,*
2. *Support through financial incentives for individual utility connections to residences and businesses,*
3. *Development of an area-wide stormwater management system,*
4. *Support the creation of area-wide storm inlets as part of any new road construction,*
5. *Support and encourage the establishment of a street lighting district for the installation of new street lights as part of an overall roadway improvements program.*

The Agency offers a Utility Connection Grant Program for existing and new development to provide for continued redevelopment and development within the CRA. In 2023-2024, two new quadraplexes utilized the grant program and received a 50% reimbursement of capital charges, as enabled by the Utility Connection Grant Program; that grant program is undertaken consistent with CRP Goal 3.2.

D. 3.3. Environmental Enhancements

A major strength of the area, as identified by the community, was the overall natural setting and proximity to the Ocala National Forest. Included in this assessment was the importance of protecting Silver Springs and other surface water tributaries and lakes. It is the natural setting that defines the area. Specific initiatives that support the protection of the natural environment include:

1. *Quality redevelopment of the Silver Springs site and surrounding area,*
2. *Expansion of the waste water and stormwater systems and reduction in dependence on septic and private package plants,*
3. *Development of an enhanced entry feature along SR 40 recognizing the ecological importance of the area,*
4. *Collaboration with educational institutions such as University of Florida and others in developing interactive programs promoting protection of ecological resources,*
5. *Collaboration with tourism industry to promote the uniqueness of the area for eco-tourism,*

6. Provide Brownfields incentives including clean-up credits, investment credits, and incentive measures for developers,
7. Development of remediation plans for existing Brownfield/contamination sites.

The Agency offers a Utility Connection Grant Program for existing and new development to provide for continued redevelopment and development within the CRA. In 2023-2024, two new quadraplexes utilized the grant program and received a 50% reimbursement of capital charges, as enabled by the Utility Connection Grant Program; this grant program is undertaken consistent with CRP Goal 3.3. As part of the Silver Springs CRA Master Plan Update, through community participation and input, a series of monument feature signs concepts for overall CRA gateway and sub-gateway signage were developed, and will be used to develop a series of projects to implement establishing the signs through various agency partnerships. The gateway signage effort is undertaken consistent with and in support of CRP Goal 3.3.

E. 3.5.2. Public Safety Collaboration

The establishment of the area's public safety requires the active involvement of all stakeholders – property owners, tenants, resident and law enforcement. Establishing or expanding Neighborhood Watch, Business Watch or other innovative policing programs should be a collaborative effort supported by the CRA.

The Agency has entered into a Special Detail Agreement with the Marion County Sheriff's Office to provide a specialized detail to provide community policing services to provide an enhanced law enforcement presence to discourage criminal and illicit behaviors while creating an improved community presence and out-reach. This effort is undertaken consistent with CRP Goal 3.5.2.

VIII. ATTACHMENTS

- A. Marion County Sheriff Special Detail for Community Policing Summary Table for FY 23/24, October 2023 through September 2024.
- B. SEC East Quadplex Building Permit 2021081797 - Utilities Connection Grant recipient.
- C. SEC West Quadplex Building Permit 2021081791 - Utilities Connection Grant recipient.

Silver Springs CRA - Marion County Sheriff Detail - Annual Summary of Activities -Fiscal Year October 2023 - September 2024

Month & Year	Arrests	Fel Chgs	Misd. Chgs	Warr Served	Veh Stops	Warnings	UTT's Issued	Business Contacts	Security Checks	DUI Chgs	FIVO	Sex off Checks	Warr Checks	Trespass	Person Contact	Total Hours
Oct-23	6	1	7	1	135	90	36	147	391	3	6	6	1	0	5	229.00
Nov-23	10	11	8	2	133	89	21	116	302	1	7	0	0	1	0	203.00
Dec-23	6	4	10	1	157	106	18	124	367	2	6	11	0	0	3	217.00
Jan-24	6	2	6	4	172	134	17	180	515	0	5	0	0	0	0	243.25
Feb-24	5	1	3	2	131	94	21	196	400	0	8	0	0	0	0	201.75
Mar-24	9	2	14	1	129	82	24	160	364	0	1	0	0	0	0	217.25
Apr-24	18	5	23	0	243	118	88	131	353	1	9	3	0	0	0	238.25
May-24	15	1	14	2	215	130	52	136	328	0	8	1	0	0	3	218.00
Jun-24	20	8	18	8	230	152	57	63	152	0	2	0	0	0	0	204.00
Jul-24	15	15	10	5	252	161	64	68	149	0	5	0	0	0	0	178.00
Aug-24	14	5	15	0	175	92	62	117	316	2	4	0	0	0	0	220.00
Sep-24	12	1	12	2	154	112	31	115	256	1	7	2	0	0	0	220.00
TOTAL	136	56	140	28	2126	1360	491	1553	3893	10	68	23	1	1	11	2,589.50

Marion County
Building Safety Department
BUILDING PERMIT

<u>PERMIT #:</u> 2021081797	<u>ISSUED:</u> 08-31-2022
<u>PERMIT TYPE:</u> C18NE C18 NEW CONSTRUCTION	<u>EXPIRATION:</u> 03-17-2024
<u>JOB DESCRIPTION:</u> QUADPLEX BUILDING BEING BUILT (EAST)	
<u>JOB ADDRESS:</u> 5580 NE 35TH ST ALL UNITS	
<u>OWNER INFORMATION:</u>	<u>CONTRACTOR INFORMATION:</u>
SEC MANAGEMENT GROUP LLC	BWC CONSTRUCTION/BWC CONSTRUCTING & CONTRAC
1429 SE 14TH AVE	4330 N US HWY 441
	UNIT 1
OCALA FL 344714532	OCALA FL 34475
<u>PARCEL NUMBER:</u> 24053-003-25	<u>SUBDIVISION:</u> OAKLAWN
<u>LOT:</u> 25-28 <u>BLOCK:</u> C	<u>RANGE-TOWNSHIP-SECTION:</u> 22 - 15 - 01
<u>TOTAL SQFT:</u> 9,300	<u>NOC:</u> NOT REQUIRED
<u>SETBACKS FRONT:</u> 25 <u>REAR:</u> 25	<u>LEFT:</u> 8 <u>RIGHT:</u> 8

This permit will become null and void if construction is not started and a passing inspection obtained within six (6) months.

Notice: Demolition Permits are active for only (60) sixty days from the date of issuance.

In addition to the requirements in this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. s:553.79(10),F.S.

It is the responsibility of the owner or Asbestos contractor to comply with the provisions of s.469.003 of the Florida Statutes and to notify the Department of Environmental Regulation of his/her intentions to remove asbestos, when applicable, in accordance with state and federal laws.

CALL BEFORE YOU DIG: 1-800-432-4770

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AT THE MARION COUNTY CLERK OF COURTS AND A CERTIFIED COPY FILED AT THE BUILDING DEPARTMENT, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F.S. 713.135)

ADDITIONAL PERMIT INFORMATION:

4/20/22- still need the notarized flood disclosure.- EM

4/190 DAY EXTENSION APPROVED PER TC-MW

3/31/22 AO#645910 PERMIT EXPIRED IN APPLY STATUS

2/25- 9/7- AR 25607 was approved however we need the notarized flood disclosure. - EM

9/7- AR 25607 was approved however we need the notarized flood disclosure.

8/19/21-

For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400

Permit #: 2021081797

1) zoning will need the stamped approval site plan from DRC (AR 25607), showing the parking spaces and setbacks meeting 25' in the front and rear and 8' on the sides. make sure if you have 2 to 3 bedroom units that you have 2 parking spots available (8 parking spaces) need to be shown on the major/minor site plan.

2) we will also need a notarized flood disclosure. please contact Zoning for the disclosure @ 352.438.2675

THIS PERMIT APPLICATION IS PART OF A DRC PROJECT. ALL ASPECTS OF THE ROAD SURFACING WILL BE BUILT TO THE PLAN SPECIFICATIONS AS APPROVED BY THE DRC. RESTORATION OF ROW AREAS WILL BE IN ACCORDANCE WITH THE APPROVED DRC PLAN SPECIFICATIONS.

P. Spearman 8/19/21

***** FINAL INSPECTION HOLD *****

A final inspection hold has been placed on this permit subject to a obtaining a final site inspection from the Growth Services Department to confirm compliance with the Silver Springs Community Redevelopment Area Architectural Standards applicable to the site. Please contact Chris Rison at Growth Services Planning & Zoning at 352-438-2624 to arrange for the inspection.

CONCURRENCY: APPROVAL GRANTED FOR A FOUR (4) DWELLING UNIT QUADPLEX. CDR/LAND; 3/30/2022.

TRANSPORTATION IMPACT FEE OF \$ 3612.00 IS DUE BEFORE A 201, 213, 214 OR 796 ELECTRICAL INSPECTION CAN BE SCHEDULED. FEES MAY CHANGE IF THE PERMIT DOES NOT REMAIN IN A VALID STATUS. PLEASE REFER IMPACT FEE QUESTIONS TO KIM HATCHER AT (352)438-2610

911 - POSTING (RES) - Marion County Ordinance #2004-24, requires numbers at least 4" high and a color that contrasts with the color of your structure. If the structure is 50' or more from the street, the number shall be additionally affixed to a permanent fixture (not a mailbox) and visible near the front walk, driveway, or common entrance to said structure. ALSO PLEASE NOTE: If this permit expires, is voided, or remains in a HOLD status more than 180 days, the address will become void for this project and a new address application will be required.

911 - ROOF/SINGLE ADDRESS & UNITS #S- THIS ADDRESS REFLECTS THE STRUCTURE AS A WHOLE, OR "UNDER ROOF - ALL UNITS" - THE UNITS HAVE BEEN ISSUED AS FOLLOWS: UNITS 1, 2, 3 & 4. UNIT 1 IS IN THE NE CORNER, UNIT 2 IS IN THE NW CORNER, UNIT 3 IS IN THE SW CORNER, UNIT 4 IS IN THE SE CORNER.

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or call (352) 438-2400

Marion County
Building Safety Department
BUILDING PERMIT

PERMIT #: 2021081791**ISSUED:** 08-31-2022**PERMIT TYPE:** C18NE C18 NEW CONSTRUCTION**EXPIRATION:** 03-17-2024**JOB DESCRIPTION:** QUADPLEX BEING BUILT (WEST)**JOB ADDRESS:** 3463 NE 55TH AVE ALL UNITSOWNER INFORMATION:SEC MANAGEMENT GROUP LLC
1429 SE 14TH AVE

OCALA FL 344714532

PARCEL NUMBER: 24067-000-00CONTRACTOR INFORMATION:BWC CONSTRUCTION/BWC CONSTRUCTING & CONTRAC
4330 N US HWY 441
UNIT 1

OCALA FL 34475

SUBDIVISION: OAKLAWNLOT: 33-36 BLOCK: CRANGE-TOWNSHIP-SECTION: 22 - 15 - 01TOTAL SQFT: 9,300NOC: NOT REQUIREDSETBACKS FRONT: 25REAR: 25LEFT: 8RIGHT: 8

This permit will become null and void if construction is not started and a passing inspection obtained within six (6) months.

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It is the responsibility of the owner or Asbestos contractor to comply with the provisions of s.469.003 of the Florida Statutes and to notify the Department of Environmental Regulation of his/her intentions to remove asbestos, when applicable, in accordance with state and federal laws.

CALL BEFORE YOU DIG: 1-800-432-4770

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ADDITIONAL PERMIT INFORMATION:

4/19/22 90 DAY EXTENSION GRANTED PER TC-MW

3/31/22 AO #645908 CREATED PERMIT EXPIRED IN APPLY STATUS

8/19/21- please download the approved "stamped" DRC site plan once AR 25609 has been approved.

***please make sure the setbacks are on the site plan.

Note: A copy of the permit, including requirements, comments, conditions, and/or instructions (all provisions of the permit) must be on the jobsite at all times.

For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400

Permit #: 2021081791

This is a corner lot and must be reviewed by an ENG ROW Inspector prior to issuance.

*****Notice from the Office of the County Engineer: Driveway apron connection or right-of-way inspections are required for this permit.

For concrete driveways a driveway apron form up inspection should be scheduled when the driveway apron is formed and the welded wire is elevated and in place, ready for concrete to be poured. For asphalt driveways a driveway apron form up inspection should be scheduled when the limerock base course is compacted and primed, ready for the asphalt surface to be placed. Upon satisfactory completion of a form up inspection remaining driveway construction and right-of-way restoration can commence. Upon completion of all work final driveway or right-of-way inspections should then be scheduled.

To schedule an inspection, call the Office of the County Engineer's Customer Service Center at (352) 671-8686. Inspections must be scheduled a minimum of 24 hours in advance. Unsatisfactory inspection results are subject to re-inspections and additional fees.

Requests to cancel scheduled driveway or right-of-way inspections must be made a minimum of 48 hours in advance. Re-inspection fees may apply for failure to comply.

It is the property owner's responsibility to maintain the driveway apron connection for safety and proper drainage once installed. *****

ROW 671-8686 8-18-21 HR

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P. Spearman 8/19/21

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or call (352) 438-2400



Marion County

Community Redevelopment Agency

Agenda Item

File No.: 2025-18060

Agenda Date: 2/18/2025

Agenda No.: 3.2.

SUBJECT:

Request Approval of Budget Amendment for Silver Springs Community Redevelopment Area Trust Fund Fiscal Year 2024-25 - \$50,000

INITIATOR:

Christopher D. Rison, Senior Planner

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

The Silver Springs Community Redevelopment Area (CRA) Trust Fund's Fiscal Year 2024-25 (FY 2024-25 FY) Budget was adopted in September 2024, and amended in October 2024. With the completion of the Silver Springs CRA Master Plan, staff is seeking professional services to complete design plans for the East Silver Springs Boulevard (SR Hwy 40) proposed pedestrian crossing and median improvements within the CRA. Upon completion of the design plans, the plans will be utilized to initiate coordination and construction of the improvements with the Florida Department of Transportation (FDOT), consistent with the Silver Springs CRA Master Plan.

Staff recommends approval of the attached budget amendment resolution to direct \$50,000 from the Grants and Aid funds line item to Professional Services.

BUDGET/IMPACT:

Neutral

RECOMMENDED ACTION:

Motion to approve the attached Budget Amendment Resolution.



LEGAL REQUEST MEMORANDUM (LRM)

From: (Name) Rison Christopher (Dept) Planning - 1700
 Last First
 (Title) Senior Planner (Phone) xt. 2624
 Signature _____ [it is me :-)] Date Monday, February 3, 2025

The Office of the County Attorney is requested to provide legal assistance as detailed in this legal request and supporting documents (attached).

Request for: New Document Review & Comment RESUBMIT LRM No. 2025-94
 Approve as to Form Other

Description of Request

Please find attached for review and approval the draft resolution for a Community Redevelopment Agency (Agency) Budget Amendment Request (BAR) for the Silver Springs Community Redevelopment Area (CRA) Trust Fund FY24/25 Budget. The BAR will transfer \$40,000 from Grants & Aid to Professional Services to fund design plans for the pedestrian and median improvements along E. Silver Springs Boulevard as identified in the Silver Springs CRA Master Plan Updated approved in 2024. The BAR will be considered by the Agency at its 2/18/2025 meeting. For this revision - I've adjust it so the BAR will transfer \$50,000 (that is the only adjustment).

For more information or discussion, contact: Same as above
 (Name) _____ (Title) _____ (Phone) _____
 Last First

Agenda Item? Yes No
 Agenda Deadline Date for Legal: 2/7/2025 Agenda Deadline Date for Admin: Monday, February 10, 2025 Agenda Date: 2/18/2025

Note: Please allow a MINIMUM of 5 working days BEFORE deadlines for LRM to be completed.

DO NOT COMPLETE - Office of the County Attorney use ONLY

LRM No. 2025-94 Resubmit
 Assigned to: Matthew Guy Minter, County Attorney Dana E. Olesky, Chief Asst. County Attorney Thomas Schwartz, Asst. County Attorney Valdoston Shealey, Asst. County Attorney

Outcome: approved as to form + legal sufficiency Date Received: _____
 Attorney Signature: [Signature] Date 2/10/25
 Staff Signature: [Signature] 2/10/25 Returned: Department Admin _____
 Completed

RECEIVED
 By Marion County Attorney- AT at 8:44 am, Feb 07, 2025

RESOLUTION NUMBER 2025 – R - ____

A RESOLUTION OF THE MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY OF MARION COUNTY, FLORIDA, TO AMEND THE SILVER SPRINGS COMMUNITY REDEVELOPMENT AREA TRUST FUND FISCAL YEAR 2024-2025 BUDGET

WHEREAS, Marion County, Florida, established the Marion County Community Redevelopment Agency (“Agency”) pursuant to Section 163, Part III, F.S., and Marion County Ordinance 2013-4;

WHEREAS, Marion County, Florida, established the Silver Springs Community Redevelopment Area (“SSCRA”) and its accompanying CRA Trust Fund, pursuant to Section 163, Part III, F.S.;

WHEREAS, Marion County, Florida, established the Marion County Community Redevelopment Agency Governing Board (“Board”) pursuant to Section 163, Part III, F.S., and Resolution 2013-R-169;

WHEREAS, the Agency Board is responsible for establishing the annual SSCRA Trust Fund Budget pursuant to Section 163, Part III, FS and Section 189.016, F.S.; and

WHEREAS, the Agency Board may by resolution establish and amend the budget for the fiscal year; and

WHEREAS, the following budget amendment is necessary and proper in the SSCRA Trust Fund for Fiscal Year 2024-2025:

Transferred From:

<u>Account Number</u>	<u>Department Name/Account Title</u>	<u>Amount</u>
1191 - 583101	Silver Springs Comm. Redevelopment Area Trust Fund Grants & Aid	\$50,000
	Total Transferred From	\$50,000

Transferred To:

<u>Account Number</u>	<u>Department Name/Account Title</u>	<u>Amount</u>
1191 - 531109	Silver Springs Comm. Redevelopment Area Trust Fund Professional Services	\$50,000
	Total Transferred To	\$50,000

NOW THEREFORE, BE IT RESOLVED by the Marion County Community Redevelopment Agency Board, Marion County, Florida, on this 18th Day of February, 2025, that the aforementioned transactions are hereby approved and authorized.

**MARION COUNTY COMMUNITY REDEVELOPMENT
AGENCY GOVERNING BOARD
MARION COUNTY, FLORIDA**

Kathy Bryant, Chairman

Attest:

Gregory C. Harrell, Clerk of Court and Comptroller
Marion County, Florida



Marion County

Community Redevelopment Agency

Agenda Item

File No.: 2025-18061

Agenda Date: 2/18/2025

Agenda No.: 3.3.

SUBJECT:

Request Approval and Submittal Authorization for the Preliminary Silver Springs Community Redevelopment Area Trust Fund 2025-26 Fiscal Year Budget

INITIATOR:

Christopher D. Rison, Senior Planner

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

The Marion County Board of County Commissioners (Commission) is the governing agency for the Marion County Community Redevelopment Agency (Agency) that oversees the Silver Springs Community Redevelopment Area (CRA). The Agency is a dependent special district wherein all CRA trust fund expenditures are completed through and by the Board of County Commissioners and the Agency must adopt the Silver Springs CRA budget, pursuant to Section 163.387(6)(a), F.S. and Section 189.016, F.S., that is then reflected within the overall Commission's budget documents and materials.

The Commission has initiated the annual budget consideration process for the 2025-26 Fiscal Year, and the Agency must submit a preliminary annual budget to the Clerk of Court for use in establishing the general budget line items to be reflected in the Commission budget process. The Agency's formal budget approval and authorization will occur later in 2025 prior to the commencement of the new fiscal year.

The preliminary Silver Springs CRA 2025-26 Fiscal Year Budget allocation is attached for Agency consideration. The budget is based on the staff's current increment revenue estimate of \$499,345 based on preliminary information available from the Marion County Property Appraiser's Office.

BUDGET/IMPACT:

Neutral

RECOMMENDED ACTION:

Motion to approve and authorize staff to submit the attached preliminary Silver Springs CRA Trust Fund 2025-26 Fiscal Year Budget to Marion County Clerk of Court/Finance.

Marion County CRA Agency Board
Silver Springs CRA Trust Fund
Preliminary Projected Fiscal Year 2025-2026 Budget
February 20, 2025
(With Allocation Percentages)

BUDGETED INCOME

	Line Item Number	2025-26 Budget			% of Total
		New TIF Revenue	Carry Forward	Total	
CRA Trust Fund (New FY TIF Revenue Contribution)	337101	\$499,345	\$0	\$499,345	
Interest	361110	\$26,000	\$0	\$26,000	
CRA Trust Fund (Carry Forwards, if any)	399991	\$0	\$0	\$0	
Grants, etc.		\$0	\$0	\$0	
Other		\$0	\$0	\$0	
TOTAL		\$525,345	\$0	\$525,345	100%

BUDGETED EXPENSES

Professional Services	531109				0%
MCSO/Community Policing		\$175,000	\$0		
		\$50,000	\$0	\$225,000	
Annual Audit	532101	\$6,000	\$0	\$6,000	1%
Travel & Per-Diem	540101	\$7,500	\$0	\$7,500	1%
Postage & Freight	542201	\$800	\$0	\$800	0%
Printing & Binding	547101	\$500	\$0	\$500	0%
Advertising	549201	\$2,000	\$0	\$2,000	0%
Other Current Charges (DEO Annual Fee)	549990	\$200	\$0	\$200	0%
Office Supplies	551101	\$50	\$0	\$50	0%
Operating Supplies	552108	\$50	\$0	\$50	0%
Books, Publications, & Subscriptions	554101	\$75	\$0	\$75	0%
Dues & Memberships (FRA)	554201	\$3,000	\$0	\$3,000	1%
Training & Education	555501	\$6,500	\$0	\$6,500	1%
Improvements Other than Buildings (Projects Tasks)	563101	\$135,000	\$0	\$135,000	26%
SSB Ped/Median Imp. And Landscaping					
Streetlighting (incl. Wayfinding)					
Gateway/Wayfinding signage					
Property Acquisition					
Easement Acquisitions					
Sidewalk/trails					
Utility Installation Program					
Bus Stop(s)					
Grants & Aid (Project Programs)	583101	\$138,670	\$0	\$138,670	26%
Building Improvement & Façade Grant Program					
Security Improvements Grant Program					
Utility Connection Grant Program (W and/or S)					
Utility Installation Program					
Sign Grant Program					
Painting Grant Program					
Abatements (Code Demo and/or Grant)					
Septic Tank Pump-out Grant					
Title Clearance/Resolution					
Brownfields Investigation Funding/Grant					
TOTAL		\$525,345	\$0	\$525,345	100%

SILVER SPRINGS CRA
PRELIMINARY 2025-2026 FISCAL YEAR
CRA TRUST FUND INCREMENT REVENUE ESTIMATION
(BASED ON MCPA ESTIMATED TAXABLE VALUES - 2023-24 TAX ROLL, uncertified)

2013 BASE TAXABLE VALUE	\$74,027,925
2023 ESTIMATED TAXABLE VALUE	\$196,551,573
2013-2025 TAXABLE VALUE CHANGE	\$122,523,648
<i>FY 2025-2026 ESTIMATED ADOPTED MILLAGE RATE (GR - 3.35 mils; F&F 0.83 mils)</i>	<i>0.00429</i>
FY 2025-2026 GROSS TAX INCREMENT REVENUE BASED ON TAXABLE VALUE CHANGE	\$525,626
<i>FY 2025-2026 ESTIMATED MCBCC RETAINED INCREMENT REVENUE (5%)</i>	<i>\$26,281</i>
<i>FY 2025-2026 ESTIMATED SSCRA TRUST FUND INCREMENT REVENUE (95%)</i>	<i>\$499,345</i>