

**MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY
SILVER SPRINGS COMMUNITY REDEVELOPMENT AREA
FY 2024-2025 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 2024-2025 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 2024-2025 Budget was approved September 4, 2024 with Resolution No. 24-R-357, 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 2024-2025. Grant programs for private capital improvements were budgeted; and limited funds were issued.

Section III: General/Historical Information

Silver Springs CRA Finding of Necessity Approved:

Marion County Resolution 2012-R-185, June 19, 2012.

Marion County Community Redevelopment Agency Creation:

Marion County Ordinance 2013-14, June 4, 2013.

Marion County Community Redevelopment Agency Governing Board Designation:

Marion County Resolution 2013-R-169, June 4, 2013.

Silver Springs CRA Trust Fund Creation:

Marion County Ordinance 2013-15, June 4, 2013.

Silver Springs CRA Community Redevelopment Plan (CRP) Approved:

Marion County Resolution 2013-R-200, June 18, 2013.

Silver Springs CRA Master Plan Update (MPA) Approved, August 6, 2024.

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 2024-2025.

The Silver Springs CRA did not undertake any Agency capital projects during the Fiscal Year due to overall funding or operational constraints, 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 Building Improvement and Façade Grant Program.

| A. AGENCY PROGRAM PROJECTS STATUS | | |
|--|----------|---------------------|
| Project | Status | Total Project Cost |
| Community Policing (2,522.50 Hours) | On-going | \$ 164,387.50 |
| TOTAL | | \$164,387.50 |

| 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 |
| Building Façade & Improvement Grant <i>CRP Goal 3.1.2 - Commercial Corridor's Revitalization</i> <i>MPA Goal 1 – Promote Commercial Development and Goal 6 – Transform Silver Springs Boulevard</i> | | | |
| 2024-12 | Silver Springs Manor and RV Park – Hotel Buildings Demolition | <i>Pending</i> | ≤ \$ 75,000 |
| TOTAL | | | ≤ \$ 75,000 |

| 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 <i>CRP Goal 3.5.2, Public Safety Collaboration</i> Please see the attached exhibits providing the Community Policing Summaries for October 2024 to September 2025 | 10/2024 – 9/2025 | \$ 164,388 |
| TOTAL | | \$ 164,388 |

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 9/30/2025) | \$ 185,713 | 89% |
| Fiscal Year Project Expenditures (as of 9/30/2025) | \$ 164,388 | 100 % |
| Balance Forward (as of 09/30/2025) | \$ 678,535 | 100 % |

| H. BASE TAXABLE VALUE, CURRENT VALUE, AND INCREMENT VALUE | |
|--|---------------|
| Year - Item | Values |
| 2013 - Base Year Taxable Value | \$74,027,925 |
| 2024 - Current Year Taxable Value | \$182,810,618 |
| 2013 to 2024 – Taxable Value Change | \$108,782,693 |
| 2013 to 2024 – FY 2024/2025 Tax Increment Value (4.29 mils) | \$443,344 |

| I. TAXING ENTITY CONTRIBUTION(S) | | | |
|---|--------------|--------------------|------------------------|
| Source | | Amount | % of CRA Budget |
| MC BOCC (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 |
| | FY 2024-2025 | \$ 443,344 | 100 |
| TOTAL | | \$1,458,655 | 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. Carl Zalak III, Chairman
 2. Matt McClain, Vice Chairman
 3. Kathy Bryant
 4. Craig Curry
 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.
 - i. 2024 Master Plan Update, August 2024.
 4. CRA Acreage at establishment: ±4,123 acres.
 5. CRA Parcels at establishment: ±1,223 parcels.
 - i. CRA Parcels at update in 2025: ±868 parcels.
 6. CRA 2013 Base Taxable Value at establishment (per MCPA): ± \$74,027,925.
 7. CRA 2024 Base Taxable Value per Marion County Property Appraiser's Office:

± \$182,810,618.

E. Major Milestones/Achievements

1. Completion of the Silver Springs CRA Master Plan Update.
2. Demolition of Silver Springs Manor and RV Park Hotel Buildings.

F. CRA Continuing Contributions from related taxing entities

1. Marion County is the 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 2024-2025 Special District Fee Invoice and Update Form.

FloridaCommerce, Special District Accountability Program
Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update
 Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

| | | | | |
|---------------------------|---------------------------|----------------------|------------------|---|
| Date Invoiced: 10/01/2024 | 1st Fees Date: 12/03/2024 | | | Invoice No: 91161 |
| Annual Fee: \$175.00 | 1st Late Fee: \$25.00 | 2nd Late Fee: \$0.00 | Received: \$0.00 | Total Due, Postmarked by 01/06/2025: \$200.00 |

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: _____ Date: 12-11-24

Fee Paid Online - 12/19/24
Transaction No 167411308
Copy attached

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.
 a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
 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 2022 - 2023 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 2022 - 2023 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: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, 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 (MPA) to refine and elaborate on the vision for the CRA and identify additional goals, 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, while the MPA provides additional goals furthering the CRP’s Redevelopment Goals. The following summary notes activities of the Agency to initiate the noted items:

A. CRP 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 awarded a Building Improvement & Façade Grant to Marion County’s Community Services Department for the demolition of the Silver Springs Manor RV Park and Hotel’s hotel building adjacent to Silver Springs Boulevard. The demolition of the

structures removed an aged hotel facility and assisted in preparing that site, located in the MPU's "Catalyst Site 3" location, for resale for redevelopment.

B. CRP 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 awarded a Building Improvement & Façade Grant to Marion County's Community Services Department for the demolition of the Silver Springs Manor RV Park and Hotel's hotel building adjacent to Silver Springs Boulevard. The demolition of the structures removed an aged hotel facility and assisted in preparing that site, located in the MPU's "Catalyst Site 3" location, for resale for redevelopment.

C. CRP 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 wastewater 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 awarded a Building Improvement & Façade Grant to Marion County's Community Services Department for the demolition of the Silver Springs Manor RV Park and Hotel's hotel building adjacent to Silver Springs Boulevard. The demolition of the structures removed an aged hotel facility and assisted in preparing that site, located in the MPU's "Catalyst Site 3" location, for resale for redevelopment.

D. CRP 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 community policing detail to provide an enhanced law enforcement presence to discourage criminal and illicit behaviors while creating an improved community presence and out-reach.

E. MPU 1: Promote commercial redevelopment.

Promote commercial redevelopment that includes family-friendly public spaces, implementation of the catalyst concepts, and encourage development of commercial uses more conducive for tourism.

The Agency awarded a Building Improvement & Façade Grant to Marion County's Community Services Department for the demolition of the Silver Springs Manor RV Park and Hotel's hotel building adjacent to Silver Springs Boulevard. The demolition of the structures removed an aged hotel facility and assisted in preparing that site, located in the MPU's "Catalyst Site 3" location, for resale for redevelopment.

F. MPU 6: Transform Silver Springs Boulevard.

Transform Silver Springs Boulevard into a complete street that creates a vibrant commercial core that supports activity in the CRA.

The Agency awarded a Building Improvement & Façade Grant to Marion County's Community Services Department for the demolition of the Silver Springs Manor RV Park and Hotel's hotel building adjacent to Silver Springs Boulevard. The demolition of the structures removed an aged hotel facility and assisted in preparing that site, located in the MPU's "Catalyst Site 3" location, for resale for redevelopment.

VIII. ATTACHMENTS

- A. Marion County Sheriff Special Detail for Community Policing Summary Table for FY 24/25, October 2024 through September 2025.

| Month/Year | Arrests | Fel | Misd. | Warr | Veh | Warning | UTT's | DUI | FIVO | Business | Security | Trespass | Sex off | HOURS |
|---------------|---------|-----|-------|------|------|---------|-------|-----|------|----------|----------|----------|---------|----------|
| Oct-24 | 10 | 8 | 9 | 3 | 185 | 127 | 35 | 1 | 1 | 159 | 310 | 0 | 0 | 220.00 |
| Nov-24 | 17 | 18 | 13 | 4 | 174 | 114 | 33 | 0 | 1 | 105 | 274 | 0 | 0 | 210.00 |
| Dec-24 | 10 | 8 | 9 | 3 | 185 | 127 | 35 | 1 | 1 | 159 | 310 | 0 | 0 | 217.00 |
| Jan-25 | 9 | 1 | 8 | 1 | 246 | 172 | 57 | 0 | 5 | 144 | 377 | 0 | 0 | 230.00 |
| Feb-25 | 7 | 4 | 7 | 1 | 181 | 134 | 24 | 0 | 2 | 124 | 247 | 0 | 0 | 197.00 |
| Mar-25 | 10 | 1 | 10 | 7 | 205 | 143 | 59 | 0 | 0 | 124 | 247 | 0 | 0 | 211.00 |
| Apr-25 | 6 | 1 | 6 | 3 | 176 | 121 | 39 | 0 | 2 | 150 | 338 | 0 | 0 | 233.75 |
| May-25 | 12 | 8 | 5 | 5 | 161 | 95 | 49 | 0 | 0 | 165 | 298 | 0 | 0 | 219.50 |
| Jun-25 | 8 | 2 | 6 | 4 | 131 | 94 | 32 | 0 | 0 | 123 | 267 | 0 | 0 | 211.50 |
| Jul-25 | 4 | 0 | 3 | 8 | 142 | 107 | 27 | 0 | 3 | 104 | 291 | 0 | 0 | 215.00 |
| Aug-25 | 7 | 0 | 7 | 1 | 174 | 111 | 33 | 0 | 3 | 98 | 197 | 0 | 0 | 202.00 |
| Sep-25 | 2 | 0 | 2 | 1 | 123 | 96 | 15 | 0 | 1 | 60 | 171 | 0 | 0 | 175.00 |
| TOTALS | 102 | 51 | 85 | 41 | 2083 | 1441 | 438 | 2 | 19 | 1515 | 3327 | 0 | 0 | 2,541.75 |