

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

April 15, 2025

**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 1:51 p.m. on Tuesday, April 15, 2025 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 Kathy Bryant, District 2; Vice-Chairman, Carl Zalak, III, District 4; Commissioner Craig Curry, District 1; Commissioner Matthew McClain, District 3; and Commissioner Michelle Stone, District 5. 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.

**PROOF OF PUBLICATION**

Deputy Clerk Windberg presented Proof of Publication No. 10929769 entitled "Notice of 2025 Schedule Meetings Marion County Redevelopment Agency," published in the Star Banner newspaper on January 31, 2025.

The Deputy Clerk was in receipt of a 15 page Agenda packet.

**1. ADOPT THE FOLLOWING MINUTES: NONE**

**2. SCHEDULED ITEMS:**

**2.1.** Request Approval for the Silver Springs Community Redevelopment Area Impact Fee Grant Program (Budget Impact - Neutral)

Senior Planner Chris Rison, Growth Services, presented the following recommendation:

Description/Background: The Marion County Community Redevelopment Agency is able to offer grant programs to support investment for new development and redevelopment in the Silver Springs Community Redevelopment Area (CRA). New development and redevelopment that creates increased impacts on public facilities is subject to payment of Marion County's impact fees to address the facility impacts resulting from development. An Impact Fee Grant Program is recommended to assist with

such costs and encourage and facilitate new development. This is similar to the Utility Infrastructure Grant Program that provides for reimbursement of utility system capital charges, wherein two such grants were awarded within recent years. Two grant amounts are proposed with the higher grant amount available to sites in the Silver Springs CRA Overlay Zone focused on E. Silver Springs Boulevard and NE 55<sup>th</sup> Avenue. Grants will be reimbursement grants subject to the completion of development and receipt of the final inspection/certificate of occupancy. Maximum grant award amounts will remain subject to available

budgeted funds in the "Grants & Aid" line item at the time a grant application is filed.

The proposed Impact Fee Grant Program areas and corresponding grant amount are listed below:

1. Properties within the Silver Springs Community Redevelopment Overlay Zone - Up to \$150,000 or 50%, whichever is less.
2. Properties outside the Silver Springs Community Redevelopment Overlay, but within the Silver Springs Community Redevelopment Area - Up to \$75,000 or 50%, whichever is less.

Staff recommends approval of the Impact Fee Grant Program, the Application, and the supporting information.

Budget/Impact: Neutral.

Recommended Action: Motion to approve creating the Silver Springs CRA Impact Fee Grant Program, the Application, and the supporting information.

Senior Planner Chris Rison, Growth Services, advised that this is a request for proposal for a new Silver Springs CRA Impact Fee Grant Program. This is one of the activities that can be funded through the CRA operations, providing an opportunity to help encourage development and redevelopment within the CRA for both new and expanding developments. He explained that this program would partially cover transportation, educational, and fire services Impact Fees through a reimbursement grant. These fees are currently being contemplated to be partially covered through the CRA, and applications would require Agency Board approval. The program could apply to commercial, industrial, and multifamily residential properties, allowing for the grant to be similar to what the CRA already does for utility connection grants for capital charges.

Mr. Rison advised that the CRA is divided into Area 1 and Area 2, with differing grant amounts. Area 1 is the primary area, also known as the core area, where overlay and design standards are applicable, while Area 2 comprises the remainder of the CRA. Area 1, therefore, receives a larger grant amount compared to Area 2. For multifamily properties, the program emphasizes market-rate housing rather than affordable housing, since there are already numerous programs supporting affordable housing. Additionally, the aim is to attract more residents into the area who may have more disposable income. Certain businesses are ineligible for this grant; however, there are exceptions for bars that are a part of restaurants or hotels, as they provide a service within those premises. Staff recommended approval of the program, noting that it would allow for eligible tenants to apply for the grant as well, and is geared towards enhancing economic development opportunities within the CRA.

A motion was made by Commissioner McClain, seconded by Commissioner Stone, to approve creating the Silver Springs CRA Impact Fee Grant Program. The motion was unanimously approved by the Board (5-0).

**3. NEW BUSINESS:** Chris Rison provided an update on pending Legislation that could potentially limit CRA activities. He advised that a pair of Bills moving through the Legislature could impose constraints on the uses and activities of the CRA. In response, the Florida Redevelopment Association (FRA), of which Marion County is a member, is actively engaged in efforts to moderate some of these proposed Legislative actions. Mr. Rison advised that if this Legislation were to pass, the County's CRA would still be able to continue, but might experience further limitations compared to its current scope. These potential restrictions underscore the importance of the Association's advocacy work in

April 15, 2025

trying to mitigate the impact of the Legislation on ongoing and future CRA initiatives. He emphasized that he has been sharing developments with the Administration at Marion County to ensure they are aware of the potential implications.

**ADJOURN**

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

\_\_\_\_\_  
Kathy Bryant, Chairman

Attest:

\_\_\_\_\_  
Gregory C. Harrell, Clerk

April 15, 2025

DRAFT

THIS PAGE INTENTIONALLY LEFT BLANK