

**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 10<sup>th</sup> 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.

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

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

<b>C. PRIVATE CAPITAL PROJECTS (GRANTS) STATUS</b>			
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
<b>TOTAL</b>			<b>67,312</b>

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

<b>E. AGENCY PROGRAM PROJECTS STATUS</b>		
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
<b>TOTAL</b>		<b>\$ 168,531</b>

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

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

<b>G. CRA FUND EXPENDITURES AND BALANCES</b>		
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 %

<b>H. BASE TAXABLE VALUE, CURRENT VALUE, AND INCREMENT VALUE</b>	
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

<b>I. TAXING ENTITY CONTRIBUTION(S)</b>			
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
<b>TOTAL</b>		<b>\$1,003,943</b>	<b>100</b>

**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.*

<b>PROJECT NAME</b> [REDACTED]	<input type="checkbox"/> Under Construction
<b>CONTACT PERSON</b> [REDACTED]	<input type="checkbox"/> Designed, Not UC
	<input type="checkbox"/> Other
<b>PROJECT COST</b> Total \$ [REDACTED]	Total CRA Obligation \$ [REDACTED]
<b>PROJECT FINANCING</b> <input type="checkbox"/> "Pay as You Go" <input type="checkbox"/> Secured by Debt	Amount \$ [REDACTED]
<b>TIMELINE</b> Estimated Construction Period	Select Month / Year — Select Month / Year
Project Holds (include date): [REDACTED]	
<b>PLEASE EXPLAIN HOW THE PROJECT ADDRESSES CRA PLAN GOALS/OBJECTIVES:</b>	
[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 36<sup>th</sup> 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	Invoice No: 89131
Annual Fee: \$175.00	Received: \$0.00
1st Late Fee: \$0.00	2nd Late Fee: \$0.00
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 58<sup>th</sup> 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 58<sup>th</sup> 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.