



*Silver Springs CRA*  
**MASTER PLAN UPDATE**



# Today's Discussion

Silver Springs CRA Master Plan Updates

*Catalyst Concept Summary*

*Silver Springs Boulevard*

*Silver Springs State Park*

*Capital Improvements and Funding*

Master Plan Adoption



# Silver Springs CRA Master Plan

## The Initial Vision and Approach

### The 2024 Silver Springs CRA Master Plan:



**Opportunity to  
“refocus” and  
“reimagine” the  
Community  
Redevelopment Area**



**Developed  
through extensive  
public and  
community  
outreach**



**Expands existing  
CRA initiatives and  
Opportunities**

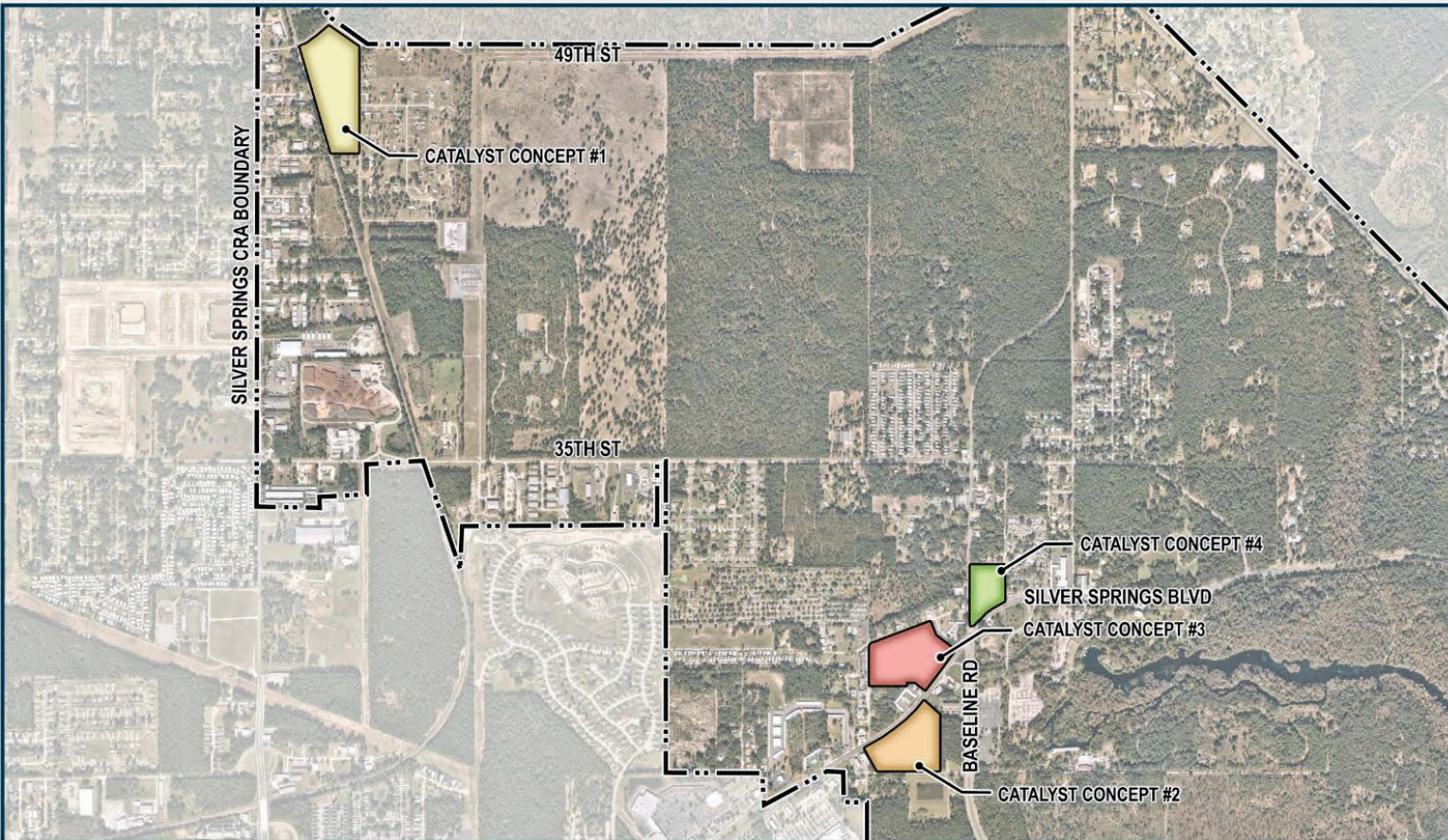


**Enhances strategic  
partnerships**



The 2024 Silver Springs CRA Master Plan Provides a Framework for *Short- and Long-Term Opportunities for Success*



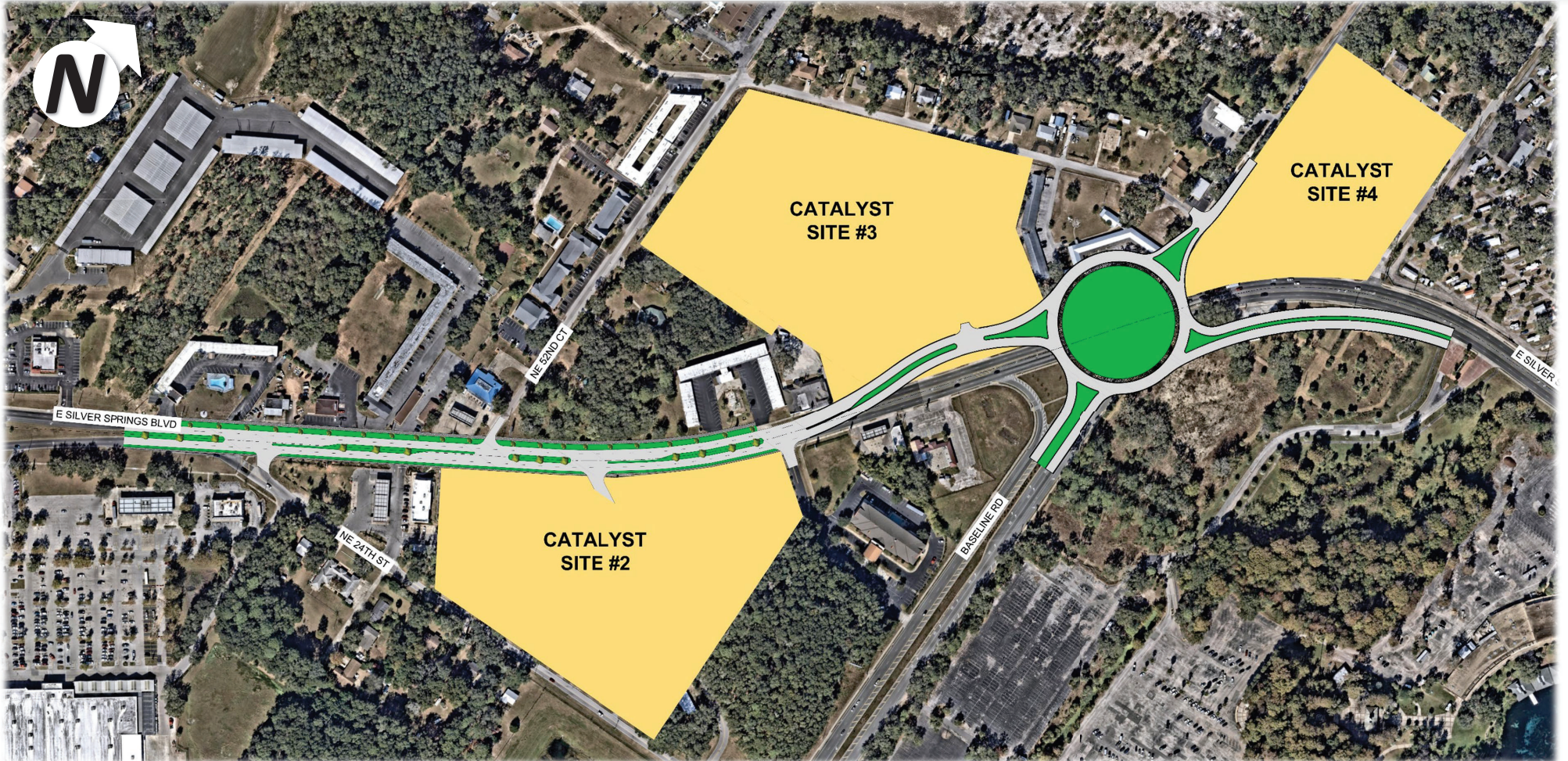


Catalyst Concepts are intended to convey possible redevelopment projects that:

- Implement the *vision* of the Silver Springs CRA Master Plan
- Provide a series of options, opportunities, and possibilities
- Portable


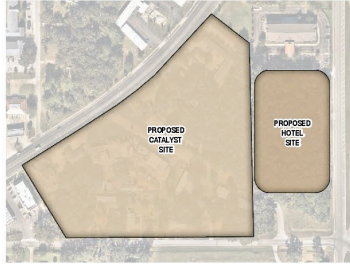
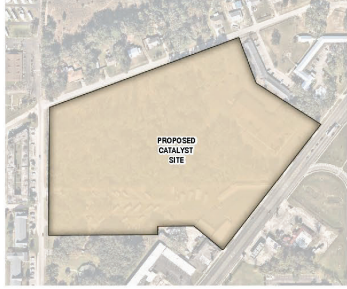



Addresses Goals 2 & 4  
Recommendations 1 & 5





# Catalyst Concept Matrix

		Catalyst Concepts			
		Concept #1	Concept #2	Concept #3	Concept #4
Proposed Catalyst Concept Concept Plan					
Acreage		+/- 17.61 acres	+/- 10.7 acres	+/- 14.47 acres	+/- 6.26 acres
Parcel Identification Number		<ul style="list-style-type: none"> <li>◆ 15855-001-00</li> <li>◆ 14885-002-00</li> </ul>	<ul style="list-style-type: none"> <li>◆ 24051-000-00</li> <li>◆ 24043-000-00</li> <li>◆ 24038-000-00</li> <li>◆ 24034-000-00</li> <li>◆ 24032-000-00</li> <li>◆ 24049-000-00</li> <li>◆ 24036-000-00</li> <li>◆ 24045-021-00</li> <li>◆ 24045-020-00</li> <li>◆ 24045-019-00</li> <li>◆ 24045-001-00</li> <li>◆ 24077-000-00</li> <li>◆ 24074-000-00</li> <li>◆ 24068-000-00 (pt)</li> <li>◆ Additional properties - no information provided</li> </ul>	<ul style="list-style-type: none"> <li>◆ 24080-000-00</li> <li>◆ 24080-001-00</li> <li>◆ 24080-007-00</li> </ul>	<ul style="list-style-type: none"> <li>◆ 24092-000-00</li> <li>◆ 24093-001-00</li> <li>◆ 23995-000-00</li> <li>◆ 23973-000-00</li> <li>◆ 23990-000-00</li> <li>◆ 23989-000-00</li> <li>◆ 23973-001-00 (County-owned)</li> </ul>



# Silver Springs CRA

## MASTER PLAN UPDATE

# Catalyst Concept Matrix

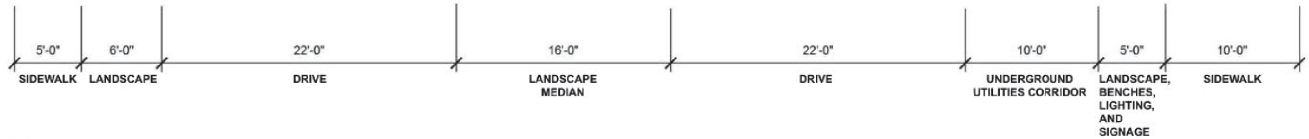
		Concept #1	Concept #2	Concept #3	Concept #4
<b>Proposed Development Program</b>		Mix of market rate and attainable housing  Potential: <ul style="list-style-type: none"> <li>+/- 140 dwelling units (current Land Use);</li> <li>+/- 240 dwelling units with Future Land Use and Zoning amendments</li> </ul> <i>Located within County Low Income Census Block</i>	Mix of uses – pedestrian/neighborhood retail and convenience; potential transient lodging  Served by a pedestrian level spine road and Silver Springs Boulevard  Potential: <ul style="list-style-type: none"> <li>+/- 100 Keys</li> <li>+/- 82,500 sf</li> </ul>	Mix of neighborhood-scale retail, lodging and residential uses served by Silver Springs Boulevard, NE 29th Street, and NE 52nd Court.  Potential: <ul style="list-style-type: none"> <li>+/- 80 Keys</li> <li>+/- 35,000 sf</li> <li>+/- 44 dwelling units</li> </ul>	Mix of neighborhood-scale retail and residential (two-family and triplex)  Potential <ul style="list-style-type: none"> <li>+/- 10,000 sf</li> <li>+/- 47 dwelling units</li> </ul>
<b>County-Owned Land</b>		Yes	No	24080-000-00 (part); remaining parcels - No	No
<b>Existing</b>	<b>Future Land Use Designation</b>	High Density Residential Commercial	Commercial	Urban Residential High Density Residential Commercial	Commercial
	<b>Zoning</b>	Agricultural (A-1)	Community Business (B-2 and B-4)	Multiple Family Dwelling (R-3) Community Business (B-2)	Community Business (B-4) Recreational Vehicle Park (P-RV)
<b>Proposed (Required)</b>	<b>Future Land Use Designation</b>	Urban Residential (required to exceed +/- 140 dwelling units)	Not Applicable	Not Applicable	Not Applicable
	<b>Zoning</b>	Multiple Family Dwelling (R-3) Planned Unit Development (PUD)	Not Applicable; Potential Planned Unit Development/Master Plan	Not Applicable	Community Business (B-4)
<b>Next Steps/Needed Development Considerations</b>		<ul style="list-style-type: none"> <li>Requires a Comprehensive Plan Future Land Use Map Amendment from High Density Residential (HR) and Commercial (COM) to Urban Residential (UR) to achieve densities greater than 8 du/ac. If Future Land Use Map changes are not feasible, and no other density increases are applied, this site will be limited to 140 dwelling units.</li> <li>Requires rezoning from A-1 Agricultural zoning classification R-3 Multiple-Family Dwelling or PUD Planned Unit Development.</li> <li>Requires extension of Sanitary Sewer approximately 3,500 linear feet (current sanitary sewer lines are located at NE 36th Avenue and NE 42nd Place)</li> <li>Timing is dependent on completion of "Irish Acres Interconnect" water line extension by MCU.</li> <li>Recommend RFP or similar to solicit Bids, Concepts and Program.</li> </ul>	<ul style="list-style-type: none"> <li>Requires aggregation of privately owned parcels</li> <li>Current Land Use and Zoning support the uses identified in the Concept as proposed. A PUD Master Plan will most likely need to be pursued allowing alternative site design features.</li> <li>Development would require Public-Private Partnerships.</li> <li>Requires realignment of NE 25th Street</li> <li>Silver Springs Boulevard Corridor enhancements recommended for properties fronting Silver Springs Boulevard</li> </ul>	<ul style="list-style-type: none"> <li>Acquisition of remaining properties (not currently owned by Marion County)</li> <li>Or Recommended aggregation of privately owned parcels but not required.</li> <li>Consider rezone to Planned Unit Development (PUD)</li> <li>May require roadway/corridor improvements along NE 29th Street and NE 52nd Court.</li> <li>Requires redevelopment of the Ocala RV Community.</li> <li>Silver Springs Boulevard Corridor enhancements recommended for properties fronting Silver Springs Boulevard</li> <li>Depending on future Silver Springs Boulevard Corridor improvements, there may be limited access to the Boulevard.</li> <li>Potential Impact by Roundabout</li> </ul>	<ul style="list-style-type: none"> <li>Requires aggregation of privately owned parcels</li> <li>Requires redevelopment of the existing RV and Manufactured Home Community.</li> <li>Requires rezoning from P-RV and portion of B-4 - recommended PUD Planned Unit Development.</li> <li>May require roadway/corridor improvements along NE 31st Street and NE 56th Avenue.</li> <li>Recommends vacating NE 30th Street to provide a uniform development parcel.</li> <li>Silver Springs Boulevard Corridor enhancements recommended for properties fronting Silver Springs Boulevard.</li> <li>Depending on future Silver Springs Boulevard Corridor improvements and corresponding improvements to NE 55th Avenue, one or more existing businesses may be impacted.</li> <li>Potential Impact by Roundabout</li> </ul>





**Key Findings:**

- Proposed Corridor Improvements provide Complete Streets components
- improve safety
- “visual” gateway to the community



**SILVER SPRINGS BLVD**  
\*\* 93' ROW PER MARION COUNTY GIS DATA



Addresses Goals 2, 3, & 5  
Recommendation 4



# Silver Springs CRA MASTER PLAN UPDATE

## Transforming Silver Springs Boulevard



Existing



Proposed





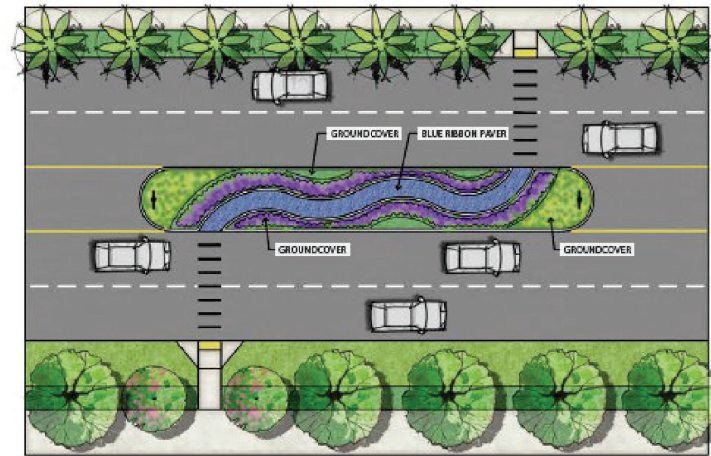
# Silver Springs CRA MASTER PLAN UPDATE

## Transforming Silver Springs Boulevard

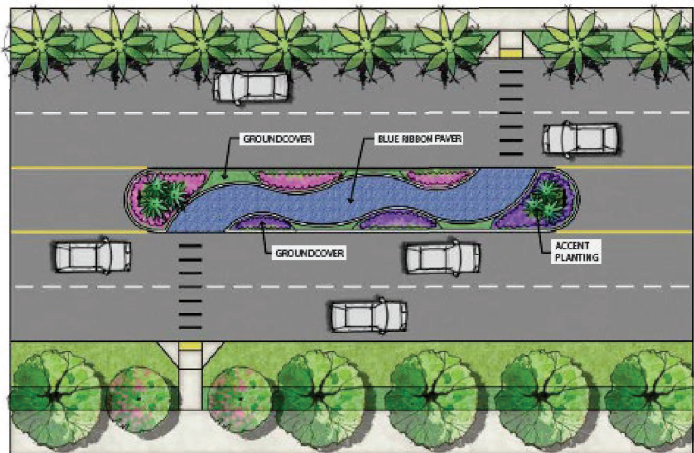
### PROPOSED PLANTING PALETTE



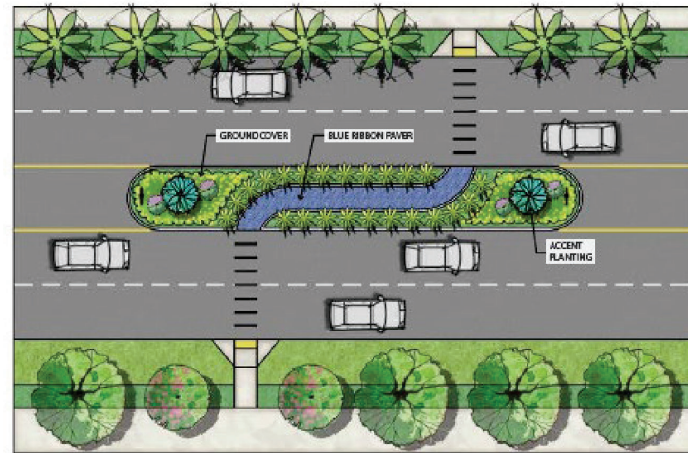
### HARDSCAPE MATERIALS PALETTE



Concept A



Concept B



Concept C



**Silver Springs State Park operates under the 2014 Unit Management Plan.**

**Progress to Date**

- A. Removal of former attraction facilities (zoo animals, amusement rides, etc.)** – largely complete
- B. Expansion of interpretive and educational programs** – ongoing
- C. Improve and repair Town Center Buildings to enhance the Park Experience** – significant progress made, more programmed
- D. Repair Glass Bottom Boat dock and the Glass Bottom Boats** – ongoing, nearly complete
- E. Construct trails connection facilities** – ongoing, significant progress made
- F. Paddling launch facilities** – largely complete and very popular
- G. Removal of the Wild Waters theme park infrastructure** – complete
- H. Create a swimming area** – not yet implemented
- I. Relocate SR 40 Park Entrance** – not yet implemented



*Glass Bottom Boat used for tours at Silver Springs State Park*



**Silver Springs State Park operates under the 2014 Unit Management Plan.**

**Opportunities for Engagement**

- A. Coordinate on Trail Routes through Park**
- B. Coordinate on Relocation of Park Entrance**
- C. Coordinate on Gateway / Park Signage on Corner of Baseline and Silver Springs Boulevard**
- D. Support TPO on Construction of Bikeway and Ped Crossings at Baseline**
- E. Accelerate Trails Extension from Baseline Park to Silver Springs Park**
- F. Create a Working Group of CRA Officials and Park Staff**



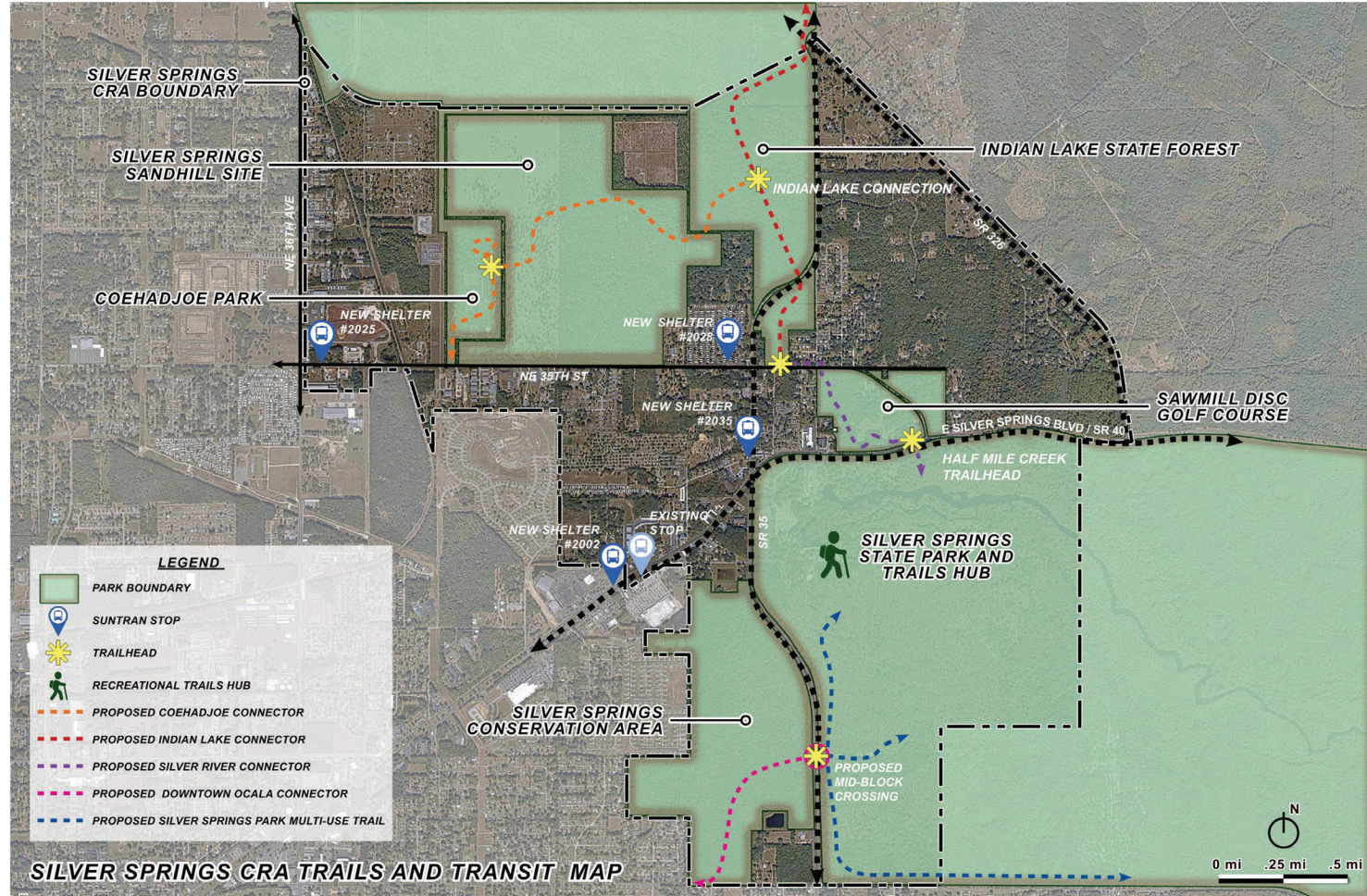


**Trails:**

- Provide key connections
- Added health benefits
- Serve residents

**Transit Facilities**

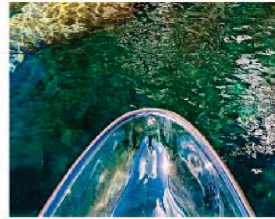
- serve the residents,
- meet the needs community,
- ongoing coordination w/SunTran
- improved transit stops





# Silver Springs CRA MASTER PLAN UPDATE

## Wayfinding Signage Package



WASHED GLASS INFUSED  
PAVER



WAVE TEXTURED PLASTER



CONCRETE VENEER WITH  
EXPOSED REBAR

### DESIGN INSPIRATION AND MATERIALS



ALTERNATE (W/ WOOD PANELS)



ALTERNATE (W/ DIGITAL SIGN BOARD)



ALTERNATE (W/ ROUGH LIMESTONE)



ALTERNATE (W/ POLISHED LIMESTONE)



LARGE

MEDIUM

SMALL

MULTI-TENANT

DIRECTIONAL





Project Name	Funding Source	5 Year Funding Totals	2024/25	2025/26	2026/27	2027/28	2028/29
Community Policing Funding	CRA	\$690,000	\$165,000	\$150,000	\$135,000	\$125,000	\$115,000
CRA Façade and Improvement Grants	CRA	\$625,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
Silver Springs Pedestrian Crossings	CRA	\$100,000	\$50,000	\$50,000			
Gateway Signage at SR 40	CRA, TDC	\$40,000	\$40,000				
Gateway Signage at Silver Springs State Park	CRA, State	\$25,000		\$25,000			
24006-00-000 Site Preparation	CRA	\$15,000	\$15,000				
Gateway Signage Installations	CRA, County	\$40,000			\$40,000		
Sidewalk Extension Projects	CRA	\$75,000			\$25,000	\$25,000	\$25,000
Trails Connector Project	CRA	\$338,500		\$18,500	\$65,000	\$120,000	\$135,000

*The full Capital Improvements Table (Table 5) is provided on pages 73-74 of the Master Plan*



Grant Name	Funding Max	Priorities	Silver Springs CRA Potential Projects
Community Challenge Grant	\$50,000	Supports projects that: <ul style="list-style-type: none"> <li>• Increase civic engagement</li> <li>• Deliver a range of transportation and mobility options</li> <li>• Demonstrates the tangible value of “Smart Cities”</li> <li>• Other community improvements.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Catalyst Concept #1, #3 and #4 (depending on the ultimate development program for those Concept Areas)</i></li> <li>• <i>Housing &amp; Neighborhood Initiatives (including Neighborhood Stabilization)</i></li> <li>• <i>SS3 Silver Springs Pedestrian Crossings</i></li> <li>• <i>SS8 Sidewalk Extension Projects</i></li> </ul>
Community Public Spaces	Varies	Investments to connect people to the places where they live and to the public life of the community through the design, construction and programming of inclusive and equitable public spaces.	<ul style="list-style-type: none"> <li>• <i>Catalyst Concept #1, #2, #3 and #4 (depending on the ultimate development program for those Concept Areas)</i></li> <li>• <i>Linkages to Coehadjoe Park, Silver Springs State Park or similar.</i></li> <li>• <i>SS9 Trails Connector Project</i></li> </ul>
Florida Recreation Development Assistance Grant	\$200,000	Provides state funds to acquire or develop lands for public outdoor recreation.	<ul style="list-style-type: none"> <li>• <i>Park improvements</i></li> <li>• <i>Park Connectors</i></li> <li>• <i>SS9 Trails Connector Project</i></li> </ul>

**The full Grants Opportunities Table (Table 4) is provided on pages 69-72 of the Master Plan**



## Key Recommendations

**Goal #1 - Promote commercial redevelopment that includes family-friendly public spaces, implementation of the Catalyst Concepts, and encourage uses more appropriate for tourism.**

- A. Generate interest in Catalyst Concepts #2, #3 and #4
- B. Demolish the blighted structure on Parcel #24006-000-00 and create a concept plan for desired uses and commercial/hospitality redevelopment.



Example of a property within the CRA that could be utilized for redevelopment

**Goal #2 - Enhance multi-modal connectivity between the parks and natural resources within the CRA and in the surrounding areas.**

- A. Finalize alignments of the Indian Lake and Coehadjoe multi-use trails concepts.
- B. Coordinate the alignments with State for segments on their lands.
- C. Seek cooperative funding, or Park budget funding, for the projects and move the projects to design and construction.
- D. Allow interconnection of recreation trails into the State Park.





## Key Recommendations

**Goal #3 - Support residential development and redevelopment that provides additional housing options for residents.**

- A. Process Amendments (Concept #1) supporting increased residential development.
- B. Create an RFP for affordable/attainable housing development.



**Goal #4 Increase pedestrian safety and encourage alternate mobility options. Reconnect disconnected areas.**

- A. Design and construct multiple safe pedestrian crossings in the core commercial area.
- B. Coordinate with County for sidewalks, transit shelter lighting, wayfinding, and other elements.





## Key Recommendations

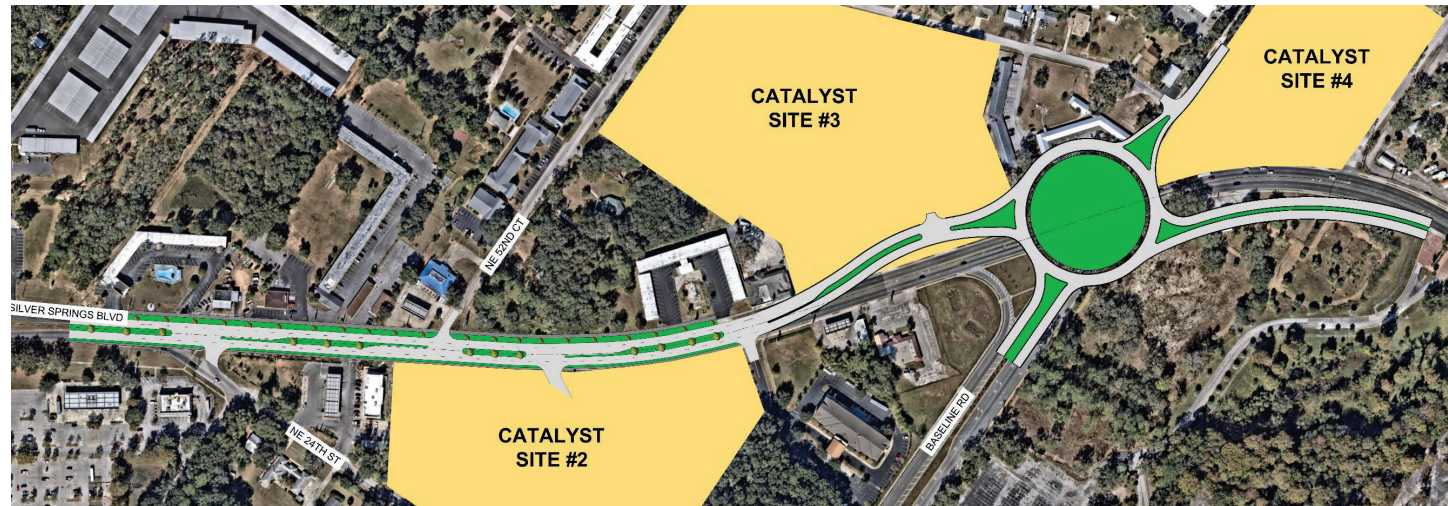
### Goal #5 - Establish wayfinding and branding standards for the Silver Springs CRA

- A. Adopt signage standards
- B. Create gateways
- C. Coordinate with Silver Springs State Park

### Goal #6 - Transform Silver Springs Boulevard.

- A. Revisit and update SR 40 Silver Springs Corridor Plan.
- B. Create iconic gateway feature SR 40 and SR 35.

LARGE ENTRYWAY SIGN





Questions &  
Additional  
Considerations?