



Marion County

Community Redevelopment Agency

Meeting Agenda

Tuesday, April 21, 2026

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 Community Redevelopment Agency Board Meeting Minutes from September 3, 2025, and October 27, 2025](#)

2. SCHEDULED ITEMS

2.1. [Request to Schedule and Advertise a Public Hearing on Tuesday, May 19, 2026, at 10:00 a.m., or soon thereafter, in the McPherson Governmental Complex to Consider a Modification to the Silver Springs Community Redevelopment Area \(CRA\) Community Redevelopment Plan \(CRP\) to Extend the Silver Springs CRA CRP Duration and Incorporate the Silver Springs CRA 2024 Master Plan into the CRP](#)

3. NEW BUSINESS

ADJOURN



Marion County

Community Redevelopment Agency

Agenda Item

File No.: 2026-22661

Agenda Date: 4/21/2026

Agenda No.: 1.1.

SUBJECT:

Request Approval of the Community Redevelopment Agency Board Meeting Minutes from September 3, 2025, and October 27, 2025

INITIATOR:

Christopher Rison, Senior Planner

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Marion County Community Redevelopment Agency Board (Agency) the following meeting minutes for review and approval, as provided by the Clerk of Courts Commission Records Office:

1. September 3, 2025
2. October 27, 2025

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Motion to adopt the minutes.

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

September 3, 2025

CALL TO ORDER:

The Marion County Board of County Commissioners (BCC) met as the Marion County Community Redevelopment Agency Board (MCCRAB) in a special session at 1:50 p.m. on Wednesday, September 3, 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, Assistant County Administrator (ACA) ACA Tracy Straub.

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

PROOF OF PUBLICATION

Deputy Clerk Lewter advised that there are two (2) Proofs of Publication to be presented for this afternoon's meeting.

The first Proof of Publication is Legal ad No. 10929769 entitled, "Notice of 2025 Schedule of Meetings Marion County Community Redevelopment Agency", published in the Star Banner newspaper on January 31, 2025.

The second Proof of Publication is Legal ad No. 11582587 entitled, "Notice of Budget Hearing Marion County Community Redevelopment Agency Board", published in the Star Banner newspaper on August 29, 2025.

The Deputy Clerk was in receipt of a 55 page Agenda packet.

1. ADOPT THE FOLLOWING MINUTES: NONE

2. SCHEDULED ITEMS:

- 2.1** Request Approval of Budget Amendment for Silver Springs Community Redevelopment Area Trust Fund Fiscal Year 2024-25 – Administrative (Budget Impact – Neutral; \$900)

Senior Planner Christopher D. Rison, 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 and amended in October 2024. The Florida Redevelopment Association is offering an additional training course for the fiscal year. The requested transfer will enable staff attendance for the additional course titled "Operations and Capacity Building."

Staff recommend approval of the attached budget amendment resolution to direct \$900 from Postage & Freight and Dues & Memberships to Training & Education line items.

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Budget/Impact: Neutral; \$900.

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

Senior Planner Chris Rison, Growth Services, provided an overview of the request for approval of a budget transfer to provide additional funding into line item 555501, Training and Education. He stated this is for an additional course for CRA activities provided by the Florida Redevelopment Association (FRA).

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to adopt Resolution 25-R-313 approving Budget Amendment Resolution (BAR) 25-R-313. The motion was unanimously approved by the Board (5-0).

Resolution 25-R-313 is entitled:

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

2.2 PUBLIC HEARING: Request Approval for the Silver Springs Community Redevelopment Area Trust Fund Budget for Fiscal Year 2025-26

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

Description/Background: The Marion County Property Appraiser has certified that the Silver Springs Community Redevelopment Area's (CRA's) taxable values increased from the 2013 base year, resulting in a Silver Springs CRA Trust Fund contribution for Fiscal Year (FY) 2025-26. The projected increment revenue contribution, as estimated by the Marion County Clerk Finance Department, is \$540,750.

The Agency Board must approve a final Silver Springs CRA FY 2025-26 Budget, and may allocate unspent prior fiscal year funds to CRA Plan project tasks and project programs. The proposed budget is attached with the allocations of new funds, unspent funds, and total funds available for each line item. Staff recommends approval of the attached Silver Springs CRA Trust Fund Fiscal Year 2025-26 Budget.

Budget/Impact: None.

Recommended Action: Motion to approve the Silver Springs CRA Trust Fund Fiscal Year 2025-26 Budget and authorize staff to transmit the final budget to the Marion County Board of County Commissioners and Clerk of Court/Finance.

Senior Planner Rison, Growth Services, commented on the request for approval of the Silver Springs Community CRA Trust Fund budget for fiscal year (FY) 2025-26. He stated the Property Appraiser's Office (PAO) provided an estimate of over \$200,000.00 for the current taxable value. That would provide estimated funding for the coming FY in the amount of \$544,180.00 in addition to the Carry Forward funds for a total of approximately \$1,400,000.00. Mr. Rison advised that the Department is maintaining its Marion County Sheriff's Office (MCSO) community policing detail service and will be initiating the activity for the Silver Springs Boulevard pedestrian safety and median safety improvements. He stated the improvements were part of the Master Plan update from roughly 1 year ago, noting staff is looking to get those implemented and get it working in coordination with the Florida Department of Transportation (FDOT) who will be repaving State Road (SR) 40.

Chairman Bryant advised that FDOT recently performed a lot of work on SR 200 and questioned whether they would possibly fund the project rather than those dollars coming from the CRA. Mr. Rison stated it is his understanding that the work on SR 200 was a joint activity between FDOT and the City of Ocala with their CRA options, noting that portion of SR 200 is within one of the City's newer CRAs. He advised that staff's first focus will be the median activity. Mr. Rison commented on the costs associated with the project, which may require that it be done in increments/phases. The first phase would be the western portion where the CRA begins roughly just east of Walmart to Baseline Road. The next phase will be east of Baseline Road along the park frontage on SR 40.

ACA Tracy Straub stated as the County pursues projects on SR 40, it is necessary to coordinate with FDOT and staff can seek grant funding for anything that may be appropriate in the pedestrian safety realm. She advised that staff have not fully identified everything they want to do or the level at which it is to be done.

Mr. Rison concurred. He stated the first focus is to get a design done to identify what grants and activities are needed and the associated costs.

In response to Chairman Bryant, Mr. Rison advised that those improvements will all come before the Board for approval. He stated because enhancements are being performed on SR 40, in a State right-of-way (ROW), there has to be an Interlocal Agreement (ILA) between the local government agency (CRA) and FDOT relating to the maintenance. In the future when the CRA sunsets it will likely carry over to the County. Chairman Bryant opened the floor to public comment.

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

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to adopt Resolution 25-R-314 approving the Silver Springs CRA Trust Fund Fiscal Year 2025-26 Budget and authorize staff to transmit the final budget to the Marion County Board of County Commissioners and Clerk of Court/Finance. The motion was unanimously approved by the Board (5-0).

Resolution 25-R-314 is entitled:

A RESOLUTION OF THE MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY OF MARION COUNTY, FLORIDA, TO APPROVE THE SILVER SPRINGS COMMUNITY REDEVELOPMENT AREA FISCAL YEAR 2025-2026 BUDGET

- 2.3** Request Approval for the Marion County Sheriff Special Detail Agreement for Community Policing Services for the Silver Springs Community Redevelopment Area for Fiscal Year 2025-26 (Budget Impact - Neutral; Expenditure of \$175,000)

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

Description/Background: The Silver Springs Community Redevelopment Area (SSCRA) receives supplemental community policing as a special detail service (detail) from the Marion County Sheriff's Office. The detail initially started in FY 2018-19 and provides for a two-man detail in five-hour blocks up to five days per week. The Sheriff's Office confirmed the detail's hourly rates will remain unchanged at for the coming fiscal year at a base rate of \$65.00/hour, with an additional \$10.00/hour for legal holidays. Staff is recommending approval to continue the current detail level of service. The estimated maximum projected cost is \$175,000; as such, the budget reflects an allocation of \$175,000.

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The Sheriff's Office legal staff has approved the Agreement and the Sheriff's signature page is included in the detail agreement attachment to be followed by the Board Chairman's execution of the complete Agreement. A copy of the Agreement with the Sheriff's signature is attached for reference.

Budget/Impact: None, Budgeted Item.

Recommended Action: Motion to Approve the 2025-26 Fiscal Year Sheriff Special Detail Agreement and authorize the Chairman to execute the approved Sheriff Special Detail Agreement.

Senior Planner Rison, Growth Services, addressed the request for approval of the MCSO detail, noting Sheriff William "Billy" Woods has signed the agreement and it has been cleared through the County's Legal Department. He advised that the agreement maintains the current level of service (LOS) with 2 deputies working 5 hour shifts, 5 days a week.

A motion was made by Commissioner Stone, seconded by Commissioner Zalak, to approve the 2025-26 Fiscal Year Sheriff Special Detail Agreement and authorize the Chairman to execute the approved Sheriff Special Detail Agreement. The motion was unanimously approved by the Board (5-0).

2.4 Discussion Regarding a Silver Springs Community Redevelopment Area Tax Increment Rebate Grant Program

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

Description/Background: James W. Gooding, III, Esq., representing Headsprings, LLC., request consideration for a tax increment rebate related to the anticipated Headsprings hotel (Hotel) that is currently preceding through the Development Review Committee (DRC) development review process. Attorney Gooding will share information about the tax increment rebate program currently used by the City of Ocala and other communities.

The Board is not being asked to approve a particular rebate request today, but instead provide insight as to whether or not such a program is suitable for the Silver Springs Community Redevelopment Area (CRA). Staff notes that such a rebate program is not specifically identified in the Silver Springs CRA's Redevelopment Plan (Plan) or in the Silver Springs CRA Master Plan Update (Update). However, such a program conforms to the activities and potential uses of tax increment funds, and in particular how to "leverage increment revenues through grants, short term commercial loans, or other financial mechanisms to expedite the completion of projects," as well as how to "undertake individual project pro forma analysis ... to determine projected revenues and devise strategies to maximize the use of these resources on a site-specific project or on an area wide programmatic basis."

For additional reference, information from the City of Fort Myers [Florida] CRA is also attached.

Budget/Impact: None.

Recommended Action: Provide direction regarding a potential Silver Springs Community Redevelopment Area Tax Increment Rebate Grant Program.

Senior Planner Rison, Growth Services, stated the final Item relates to discussion and direction regarding a potential new program, which was brought forward by a property owner through their legal counsel. He advised that the referenced program is a Tax Increment Rebate Grant Program wherein a portion of the calculated increased taxes

that would come from a property being used as the basis to rebate funds back to individuals related to their project presuming it has a return on investment (ROI) that does affect the property values. In this case the applicant has proposed a hotel. Mr. Rison stated the City of Ocala has done a version of one recently for a brand new hotel that is underway. He advised that the City's agreement involves a much greater detail of activities beyond the rebate program. Mr. Rison commented on the rebate program, which presumes there is a tax revenue collection increase from the pre and post investment values and uses the increment revenue from the CRA to be the rebate. He stated the increased tax revenues generated serve as the basis for computing that rebate amount, noting the key is the rebate comes from the CRA not the BCC or the County. Mr. Rison advised that the County is not liable should something occur in the future. He stated the rebate can be in addition to other CRA programs and any other grant programs applicants are eligible to apply for at the federal, State and local levels. Jimmy Gooding, SE 36th Avenue, attorney on behalf of the applicant, advised that his client, Navroz Saju, is not present today due to a prior commitment. He requested the Board consider the program described by Mr. Rison, which is in connection with the new hotel Mr. Saju proposes to build in Silver Springs. Mr. Gooding advised that this is the second hotel Mr. Saju is proposing to build in the Silver Springs CRA, noting the hotel his client has is the only hotel in the CRA since its inception. He stated these types of grants are based on Tax Increment Financing (TIF) revenues, they are a frequent incentive within CRAs. They do not increase taxes and are funded solely by the increased property values caused by a project. Mr. Gooding advised that the project would serve as a catalyst and would fulfill a need identified in the CRA Master Plan. He referred to slide 4 of the PowerPoint presentation as seen on the overhead screens, noting there is currently just one motel in the CRA that advertises itself as extended stay. Mr. Gooding commented on an aerial view of the Holiday Inn Express, which houses 75 rooms. The Home2 Suites by Hilton proposed by Mr. Saju will have 106 rooms in an area that is 75,000 square feet (sq. ft.). He stated Home2 Suites is a quality extended stay hotel, noting it is JD Power's top-ranked upper midscale and midscale extended stay brand. Mr. Gooding provided a brief overview of the amenities relating to the proposed hotel. He advised that the proposed project and design is consistent with the CRA guidelines. Mr. Gooding stated there is a TIF formula, which is usually a percentage of the 95% the CRA receives. He advised that the CRA receives 95% of the increment in that area. Mr. Gooding stated there is typically a Redevelopment Agreement, noting there have been quite a few done in the City of Ocala that include performance requirements and development requirements (hotel height, number of rooms, minimum amount developer must spend, etc.). He commented on the Fort Myers TIF program, noting it points out that each of these grants are stand alone. It is up to the CRA to evaluate the advantage of a particular project, as well as the particular requirements needed for each. They can provide for suspension or reduction if other values decrease in the CRA. Mr. Gooding commented on a spreadsheet he created and stated he met with Mr. Rison and the PAO at the request of Mr. Bouyounes, and they indicated that it works. He stated the question was asked relating to what would happen if the proposed project's value increases while the other values go down, noting he does not want to use CRA dollars if it will starve the CRA budget for other things in the County. Mr. Gooding commented on the uncertainty relating to property values, post-improvement and whether it goes up or down. The amount can be capped so it stops when the developer receives a particular amount. He advised that hotels are critical in

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a CRA/tourist destination like this, noting these guests are mainly from out of town and are spending funds that would not otherwise come to Marion County. Mr. Gooding stated guests at Home2 Suites have high disposal income, the dollars they spend increase Sales Tax and Tourist Development Taxes, they expend funds in the surrounding area, generate employment and help the CRA and the entire community. He referred to a slide on the overhead screens from the CRA Master Plan, which points out the significance of the catalytic concepts as well as a new hotel in the area. Mr. Gooding referred to the highlighted text showing the dramatic increase in CRA revenue that would be achieved if the catalytic projects could be done. He commented on the CRA market opportunities for hotels and the related market considerations, noting it is anticipated that hotels will spur other retail development needed in the CRA. Mr. Gooding referred to the CRA Market Assessment and stated the hotel pictured is almost exactly where contemplated by the applicant's site, noting it is near where Baseline Road runs into SR 40. He advised that the hotel in the Assessment has 100 rooms, which is close to what the proposed project has. Mr. Gooding commented on the value per room in terms of CRA benefits, noting the baseline forecast assumes a 2.5% increase in property values each year. He commented on a spreadsheet showing hypothetical payments to a developer, noting the first example assumes stagnant property values. The example also assumes the developer would receive 90% of the CRA's 95% portion of taxes. Mr. Gooding advised that today he is not requesting a particular amount or incentive, but for the Board to authorize staff to work out those types of details with the applicant. He referred to a slide seen on the overhead screens and stated the applicant's vacant parcel paid \$7,500.00 in taxes last year. Mr. Gooding stated the applicant will work with the PAO who will provide an estimate of what the likely appraised value of the improved parcel will be, noting he is estimating \$25,000,000.00 for construction of the project. He advised that the PAO appraises the applicant's current hotel at roughly \$6,500,000.00 and his hypothetical example assumes for a slightly bigger hotel it will be approximately \$8,000,000.00 with a 0% increase each year. Mr. Gooding provided an overview relating to the current millages in the CRA. He stated the example assumes a 2027 completion date with the developer receiving 90% of the 95% that goes to the CRA. Mr. Gooding referred to the spreadsheet showing the hypothetical Silver Springs CRA payment schedule through FY 2043/44.

Commissioner Stone questioned whether the hypothetical request only contemplates the applicant's property and not the entirety of the CRA. Mr. Gooding advised that it is just the one property, noting it reflects the increased revenue from the applicant's project, caused by the increased value of the project. He stated the spreadsheet runs out through the end of the CRA. Mr. Gooding noted this is just an example of what could be realized through the end of the CRA.

Chairman Bryant stated that basically the applicant will get a rebate of 90% of the 95% in the CRA that is collected just for their property, not taxes collected throughout the entire CRA. Mr. Gooding concurred.

Mr. Gooding commented on the unknowns relating to property values and advised that the Agreement can be written to say the payments stop after the developer has received a specific dollar amount. He stated the downtown hotel project recently approved by the City of Ocala had a target set relating to a percentage of the development cost. That agreement stipulated that all of the City benefits including grants and everything else will not equal this number. Some of the benefits were unknown, so the language

specified when the benefits reach a certain amount the TIF stops. Mr. Gooding advised that the applicant could work with County staff to identify a figure and once it is reached, the payments will stop. He stated the duration is unknown and anticipates the County would be interested given the uncertainty in property values. Mr. Gooding referred to the example with a 0% property value increase, noting total Silver Springs CRA payment would be \$389,828.70 if it ran for the duration of the CRA.

Chairman Bryant passed the gavel to Commissioner Zalak who assumed the Chair. Commissioner Bryant out at 2:19 p.m.

Mr. Gooding commented on another example based on 5% property value increase, which provides the CRA with \$649,236.87. He advised that the increase causes the payment to go up dramatically each year, thus increasing the total. Mr. Gooding commented on the Board's ability to specify a dollar amount at which the TIF stops. The next example is based on an 8% increase in property values with a total CRA payment of \$881,340.62.

In response to Commissioner Stone, Mr. Gooding stated this property would be eligible to apply for other grants, noting the applicant intends to apply.

Mr. Gooding commented on the challenges associated with developing within a CRA. Commissioner Bryant returned at 2:21 p.m.

Chairman Zalak returned the gavel to Commissioner Bryant who resumed the Chair. Commissioner Curry questioned whether this is only an option for new projects. Mr. Gooding advised that the only ones he is aware of were associated with new projects and served as an incentive. He stated the Fort Myers TIF guidelines are only for new projects.

In response to Commissioner Curry, Mr. Gooding advised that he does not believe the applicant is eligible for the same rebate relating to their existing hotel. He commented on language regarding the promotion of economic activity, noting he is unsure how to justify giving back a portion of taxes when it is already existing. Mr. Gooding stated he believes the rebate has been allowed since the inception of CRAs. He reiterated his request that staff be allowed to work with the applicant on an agreement providing requirements for the applicant relating to the amount of the incentive and the percentage of the CRA they would receive.

Chairman Bryant questioned if the applicant has an idea of what the request will be in regard to the TIF. Mr. Gooding advised that the applicant has shared some ideas; however, he has requested Mr. Gooding stress to the Board that he does not want to provide that information prior to getting input from County staff relating to what could be supported by the project and the benefits to the County. He stated Mr. Saju had not given him a final number and stipulated that his ideas not be shared.

Commissioner Zalak stated Mr. Saju has called him about utilities and buffers relating to the project, but not this matter. He advised that he is never voting to give 90% back from the CRA. Commissioner Zalak commented on working with County staff and Kimley-Horn associates regarding the redevelopment of the CRA. He stated it is more costly than simply constructing a new hotel. Commissioner Zalak advised that the applicant is not proposing to take down an old hotel and redeveloping, which is the point of the CRA. He stated the idea is to invest/give dollars that bridge the gap and take a property to the next level. Commissioner Zalak advised that both of the hotels downtown have community facilities, unlike the proposed facility. He stated this does nothing to bring the community together despite the huge investment. Commissioner Zalak advised that the project is not putting in any restaurants or retail, mixing the uses or

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redeveloping anything the County wants to eliminate the blight. He questioned how to fund this with 90% of the taxes that would be generated from this project.

Mr. Gooding stated the way the Master Plan contemplates the CRA redeveloping and eliminating the blight is through 3 catalyst projects, all of which are new. He clarified they can be "tear downs", but do not have to be. Mr. Gooding advised that the way the Master Plan anticipates redeveloping is by building new projects. He stated the applicant wants to meet with staff to show the amount of funds being spent to comply with the CRA guidelines and what it is costing to develop in this area. Mr. Gooding advised that the only community spaces in the downtown hotels are retail, restaurants, etc. He stated this project will generate a significant amount of economic activity as the Master Plan shows. Commissioner Zalak disagreed, noting he does not believe this site is a catalyst to bring other things there such as more living. He reiterated that the project will not redevelop anything.

Mr. Gooding stated the slides and quotes are from the CRA Master Plan. He referred to a slide that illustrates the existing hotel, proposed hotel and a multi-use site that envisions a potential mix of a hotel, retail and restaurants designed around public park spaces, which could also incorporate housing as desired.

Commissioner Zalak commented on the strip along SR 40 containing the rundown motel, a little store, and the Silver Springs diner, noting that is redevelopment unlike the proposed project.

Mr. Gooding advised that this site calls for a town center including a 100 room hotel, which the applicant is providing at the exact location.

Commissioner Zalak stated it is not the exact location, and the applicant is not redeveloping anything. He advised that if the applicant was redeveloping he would be in favor. Commissioner Zalak stated if the applicant purchased the other property, took something down and put up something that was a catalyst, took blight and shifted it into something new, he would approve.

Mr. Gooding advised that this project may not be possible, noting the downtown projects were not possible without incentives. He stated some local governments consider, in these types of programs, whether it is better to forego a certain percentage of the CRA TIF to get a new project that might not otherwise go in at the location.

Commissioner Curry advised that Mr. Gooding is requesting to move the concept forward and meet with staff. He stated more new construction in that CRA will drive other restaurants and businesses to the area.

Commissioner Zalak commented on the Holiday Inn that was constructed, noting it has not brought in any other economic impact.

Mr. Gooding stated that hotel was built right before the recession.

Chairman Bryant questioned why this is an extended stay hotel, who is the targeted market, how long do people stay, noting there is another extended stay just up the road on SR 40 by Sonny's BBQ. Mr. Gooding advised that the other extended stay is a very different type of project than this one.

Chairman Bryant advised that it is a weekly rental for people to live.

Mr. Gooding concurred, noting the proposed project is a destination hotel priced at a point where nobody will live there year round. He stated he would obtain and provide the Board with the additional information requested.

Commissioner Stone stated she is not opposed to allowing the conversation to explore this concept to continue with staff.

Mr. Gooding advised he could bring the matter back at the next meeting to provide an update and the requested information.

Chairman Bryant stated the proposed hotel is being built on Baseline Road, which is not the main artery, and not what the County is attempting to fix and redevelop.

Commissioner McClain commented on the CRA Master Plan, noting the proximity of the proposed project.

Chairman Bryant advised that the other extended stay hotel fronts SR 40, but the proposed project does not.

Commissioner Stone stated the subject parcel is a large piece of property, noting the Board allowed a Special Use Permit (SUP) to obtain the signage needed to draw individuals.

Chairman Bryant advised that the original concept when the Board first began discussing this project was that it was going to be more of a destination hotel. She questioned whether there was going to be a rooftop bar. Mr. Rison concurred. He stated when the Master Plan update was being conducted is when the owner was acquiring the property, so it was not a focus in that plan. Mr. Rison advised that the emphasis of the 2 catalysts in this area was on SR 40 and the appearance to SR 40, in that respect. Commissioner Zalak questioned whether the catalyst is supposed to be a redevelopment. Mr. Rison stated it can be greenfield (building on undeveloped land) or brownfield (reusing previously developed land) redeveloped areas. Some communities will do the rebating programs; however, if the project is greenfield, the rebate is lower. The higher rate is utilized when a developer removes the blight and puts in something new.

Mr. Gooding commented on the project in the City of Ocala relating to the downtown hotel. He advised that the only tear down was for the Chamber of Commerce building, which was not blighted. He requested the applicant be allowed to start working with staff as soon as possible.

Commissioner Zalak questioned the cost relating to demolition of the other hotel. Mr. Rison stated he was unsure, but believed it was roughly \$100,000.00. He advised that there was an issue with asbestos and unknown wells were identified and had to be capped. Mr. Rison advised that the cost to acquire it was approximately \$700,000.00. Commissioner Zalak stated if an applicant acquired, demolished and redeveloped a property is when a TIF would be needed, not when building on a fresh piece of dirt.

Mr. Gooding stated the City of Ocala donated parcels and commented on the possibility of the County doing the same to encourage redevelopment.

Commissioner Zalak advised that to get new development on SR 40 and take down some of the old hotels is what he believes the Board should be incentivizing. He opined that this project does not meet those criteria at this time.

Commissioner McClain stated he is in favor of moving the matter forward, noting since he has been here, this is the only thing anyone has talked about doing in the area. He advised that he does not want to pass up an opportunity for something to help the area, even if it is not perfect.

Chairman Bryant stated if it is the Board's desire to continue the conversation and bring this matter back, she wants to review the Master Plan between now and then to refresh her memory relating to what the Board's intentions were originally. She advised that based on the points Commissioner Zalak has brought up, she is unsure that this is where the Board should be approving a TIF project and certainly not at 90%.

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In response to Mr. Gooding, Chairman Bryant stated there is consensus to continue the conversation; however, she would have liked to know what the request actually is prior to giving staff the direction to continue the discussion.

Commissioner Zalak questioned if the project has to have a community component. Mr. Rison advised that it is common to essentially create a checklist and base the incentive on the number of items the applicant delivers.

Chairman Bryant stated she is not in favor of incentivizing a developer just to develop, noting the applicant needs to provide reasons for receiving the incentives.

Mr. Rison advised that next week (September 9 through 11, 2025) is the Florida Brownfields Association's (FBA) annual conference and a member of staff will be attending. The FRA will hold their annual conference October 14 through 17, 2025, which is the week prior to the next meeting scheduled for October 21, 2025.

Commissioner Stone commented on the timeframe allotted for the upcoming CRA meeting and questioned if that should be considered based on today's conversation.

Chairman Bryant commented on the schedule for that day and questioned the matter should be rescheduled to another day to allow more time. In response to Chairman Bryant, Mr. Rison stated staff have advertised that date, but it can be changed.

Chairman Bryant directed staff to work out the details.

ADJOURN

There being no further business to come before the MCCRAB, the meeting thereupon adjourned at 2:46 p.m.

Kathy Bryant, Chairman

Attest:

Gregory C. Harrell, Clerk

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

October 27, 2025

CALL TO ORDER:

The Marion County Board of County Commissioners (BCC) met as the Marion County Community Redevelopment Agency Board (MCCRAB) in a special session at 1:31 p.m. on Monday, October 27, 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 Matthew McClain, District 3; and Commissioner Michelle Stone, District 5. Commissioner Craig Curry, District 1, appeared telephonically. 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

The Board wished Commissioner Curry a happy birthday.

Deputy Clerk Lewter presented Proof of publication of revised Legal ad. No. 11747641 entitled, "Notice of Revised 2025 Schedule of Meetings Marion County Community Redevelopment Agency" published on Ocala.com on October 17, 2025.

The Deputy Clerk was in receipt of a 163 page Agenda packet.

1. ADOPT THE FOLLOWING MINUTES:

- 1.1.** Request Approval of the Community Redevelopment Agency Board Meeting Minutes from June 17, 2025

A motion was made by Commissioner Zalak, seconded by Commissioner McClain, to adopt the meeting minutes of June 17, 2025. The motion was unanimously approved by the Board (4-0).

2. SCHEDULED ITEMS:

- 2.1.** Request Approval for Correction to Budget Amendment Resolution 2025-R-313 for Silver Springs Community Redevelopment Area Trust Fund Fiscal Year 2024-25 - Administrative (Budget Impact - None)

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

Description/Background: On September 3, 2025, the Silver Springs Community Redevelopment Agency Board approved Budget Amendment Resolution 2025-R-313 for the Silver Springs Community Redevelopment Area Trust Fund's FY 2024-25 Budget. A line-item account number was mis-identified, and staff is requesting approval for a resolution correction for recording purposes. A copy of the original

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approved Resolution noting the incorrect account number and the proposed corrected Resolution are attached.

Budget/Impact: None.

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

A motion was made by Commissioner Zalak, seconded by Commissioner Stone, to approve the corrected Budget Amendment Resolution 25-R-313. The motion was unanimously approved by the Board (4-0).

- 2.2.** Discussion Regarding Headsprings, LLC., Silver Springs Community Redevelopment Area Grant Applications for Façade and Building Improvement Program Grant (No. SS-FBIG-2025-01), Impact Fee Grant (No. SS-IFG-2025-01), Utility Connection Grant (No. SS-UCG-2025-01), Security Improvements Grant (No. SS-SIG-2025-01), and Sign Grant (No. SS-SG-2025-01) for the Proposed Headsprings Hotel, 2500 Block of the West Side of NE 58th Avenue, Parcel Identification Number 24141-000-00, +4.22 acres (Budget Impact – TBD; formal expenditures not yet established)

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

Description/Background: The Silver Springs Community Redevelopment Area (CRA) is intended to encourage and support property owners in the redevelopment and development of properties within the CRA. Consistent with the Silver Spring Community Redevelopment Plan, and recently adopted Silver Springs CRA Master Plan Update, a series of grants are available for the redevelopment and/or development of properties within the CRA. Headsprings, LLC., is pursuing the development of a new 105 room hotel tentatively branded as a Hilton “Home 2 Suites” and has submitted preliminary grant applications for each of the five (5) grant programs offered within the Silver Springs CRA. The Headsprings Hotel Major Site Plan (AR# 32134) received Development Review Committee conditional approval on October 20, 2025, and the Building Permit (BP# 2025091601) for the main hotel building has been submitted for review.

The grant applications submitted propose obtaining the maximum eligible award, subject to the respective grant’s maximum amount and/or percentage limit, whichever is less; however, at this time, the grant applications are not accompanied by sufficient information to demonstrate the projected costs required for the grants (e.g., contract estimates, etc.), except for the estimated Transportation Impact Fees (based on 105 rooms). The attached table lists the eligible grant types and their maximum award amounts, projected cost if available, and “requested” amount with the percentage.

At this time, staff recommends the applicant’s request be recognized, and Board discuss and provide direction to staff regarding the applications, and enabling the applicant to provide contractor estimates, etc. as required, particularly given the applicant’s proposal to seek a potential tax increment funding (TIF) rebate related to the project.

Budget/Impact: Neutral, Program/project funds budgeted - \$745,077 FY 2025-26.

Recommended Action: Provide direction to staff regarding the applications, including providing for estimates, etc., regarding the continued processing of the grant applications.

Senior Planner Christopher Rison provided a brief overview of the grant requests. He stated the gross projected cost for the project is approximately \$26,000,000.00; however, staff has not received more specified costs. Mr. Rison advised that the project with its permit was submitted prior to October 1, 2025; therefore, the applicant is not subject to the Fire Impact Fee and are subject to the prior Transportation Impact Fee rate. He stated the proposed grants are for reimbursement.

Mr. Rison commented on the maximum amounts available for each grant type, as well as what is being requested by the applicant. He stated if a project were to reach the maximum amount it would be approximately \$393,000.00, noting this project would qualify for roughly \$103,000.00 depending upon what happens with the Façade and Building Improvement grant. Mr. Rison advised that prior to October 1, 2025 the County only had a Transportation Impact Fee, but as of October 1, 2025 there are both Transportation Impact Fees and Fire Impact Fee.

In response to Chairman Bryant, Mr. Rison advised that the applicant has applied for their permit.

Mr. Rison referred to the renderings as seen on the overhead screens showing the layout of the hotel. He advised that staff is looking for direction from the Board on how to move forward. Mr. Rison advised that staff should have the utility connection amounts within the next month.

Commissioner Zalak requested Agenda Item 2.3 be addressed prior to making a decision on Agenda Item 2.2. It was the general consensus of the Board to concur.

2.3. Discussion Regarding a Silver Springs Community Redevelopment Area Tax Increment Rebate Grant Program (Continued from September 3, 2025).

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

Description/Background: During the September 3, 2025 meeting of the Silver Springs Community Redevelopment Agency, James W. Gooding, III, Esq., representing Headsprings, LLC., requested consideration of a tax increment rebate related to the Headsprings hotel (hotel) proposed within the Silver Springs Community Redevelopment Area (CRA). The hotel is currently proceeding through the County's development review processes. Attorney Gooding shared information about the tax increment rebate program currently used by the City of Ocala and other communities. The Agency Board requested additional details and for this conversation to continue to today.

As part of the September discussion, the Agency Board identified concerns related to conducting and evaluating a program, such as eligible projects, methods of determining possible rebate amounts, potential maximum rebates, and how such rebates would function in conjunction with other CRA programs. Staff have drafted a potential worksheet as the basis for discussion regarding qualifying projects, and methods to evaluate their eligibility for further discussion. Mr. Gooding also intends to provide additional information regarding the hotel project.

The Agency Board is not being asked to approve a particular rebate request today but instead provide insight as to whether or not such a program is suitable for the Silver Springs Community Redevelopment Area (CRA). Staff notes that such a rebate program is not specifically identified in the Silver Springs CRA's Redevelopment Plan (Plan) or in the Silver Springs CRA Master Plan Update (Update). However, such a program conforms to the activities and potential uses

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of tax increment funds, and in particular how to "leverage increment revenues through grants, short term commercial loans, or other financial mechanisms to expedite the completion of projects," as well as how to "undertake individual project pro forma analysis ... to determine projected revenues and devise strategies to maximize the use of these resources on a site-specific project or on an area wide programmatic basis."

For additional reference, information from the City of Fort Myers [Florida] CRA is also attached.

Budget/Impact: None.

Recommended Action: Provide direction regarding a potential Silver Springs Community Redevelopment Area Tax Increment Rebate Grant Program.

Mr. Rison advised that this is a continuation from the September 3, 2025 meeting relating to potential tax increment rebates for the hotel project. He stated the tax increment rebate presumes an increase in tax revenue collections calculated on the site's pre and post investment values. The increment revenue represents funds received from the taxing authorities based on taxable value increases above the base year taxable value. The increased tax revenues generated following the investment serve as the basis for determining potential rebates. The rebate is from the CRA's increment revenue and is not from Marion County. Also, it is not a tax rebate and not an obligation of Marion County. Rebates may be in addition to other CRA funding program options and any other potential funding sources.

Mr. Rison advised that the Board would have to consider how to quantify what may be allowed for rebates, noting the CRA is not obligated to implement the rebates. He stated the information provided by staff is at a maximum rate of 75 percent (%), but the Board has the ability to move forward at a higher rate if they so choose. There can also be a maximum amount either on an annual basis, cumulative basis or both. Mr. Rison advised that staff's focus was on new construction, greenfield or a full demolition and rebuild project. He stated the Tourist Development Council (TDC) has 6 different classes of hotel types, which is reflected in the chart shown on the overhead screen. The proposed hotel is classified as an upper midscale.

Commissioner Zalak questioned if other CRA's utilize a classification system. Mr. Rison advised that some do, noting there a number of factors that the Board can consider. He stated some CRA's review the overall revenue collected from the tax increment revenue and other activities. In the case of a hotel there might be things, such as the bed taxes, employment rates, salaries and things of that nature. Mr. Rison advised that the County did something similar with the Impact Fee Rebate Program, noting the entity had to document they had a certain number of positions with a certain salary level in order to qualify.

Mr. Rison commented on the different levels of restaurants and retail operations. He stated the Board can also consider the primary design characteristics, secondary design characteristics, transit accommodations, and compliance with the sign provisions. Mr. Rison reiterated some of the factors that may be considered for the Tax Increment Rebate Grant Program are minimum investment(s) by participant; qualified use/business and/or minimum size and/or density/intensity; rate (e.g. flat rate each year, sliding rate overtime, etc.); duration (time limit and consideration of CRA's "lifetime"); reductions in property values, particularly in relation to CRA funding availability; and including a binding agreement between parties and CRA Board.

Mr. Rison stated the Board has to determine the maximum ratio of the tax increment increase, noting it can be a percentage of the tax increment increase or a set amount. He stated the Board also has to determine the function of overall return to the community, gross maximum amount and the proforma analysis.

Mr. Rison advised of a meeting between staff and some professional consulting operations on Thursday, October 30, 2025 to discuss options.

Commissioner Zalak questioned if the Board could apply to extend the CRA early. Mr. Rison stated they could, noting approximately 10 years could be added.

Chairman Bryant advised that there is roughly 18 to 20 years left on the current CRA timeline and questioned why they would need to extend it further. Mr. Rison advised that there has been proposals made to the Legislature to end CRAs completely and to not allow them to extend. He recommended if the Board thinks they would want to extend then they should move forward now, noting the Board could decide to end early if they so choose.

In response to Commissioner Stone, Mr. Rison advised that the Marion County BCC is the one who approves the extension of the CRA. He clarified that in this meeting they are sitting as the Marion County Community Redevelopment Agency, not the Marion County BCC.

Commissioner Zalak opined that before things change Legislatively, the Board should consider an extension.

Jimmy Gooding, SE 36th Avenue, attorney on behalf of the applicant, advised that a bill passed the House that would have precluded extensions, but fortunately it was held up in the Senate and did not pass. He opined that it would not hurt to extend the CRA. Mr. Gooding presented a PowerPoint presentation (shown on the overhead screens) and provided a brief overview of the discussion that took place at the previous CRA meeting on September 3, 2025.

Mr. Gooding commented on the difference between the TIF being considered today for the applicant's property and the way the TIF is done for the overall CRA. He stated the applicant is requesting the frozen value be the value from the year before the project and not the year the CRA started. As the values increase the increment between the frozen value and the value that year is deposited into the trust fund up to 95%. As the taxable property values increase due to redevelopment projects, the development fund also increases. The tax increment fund is not an additional tax to the property owner. Mr. Gooding referred to the graph on the overhead screen showing the baseline property value and the tax increment. He stated when the CRA ends all the tax revenue will go directly to the County. Mr. Gooding commented on the condition of the existing hotels in the area, noting the only extended stay hotel is a moderate hotel.

Mr. Gooding advised that the applicant owns the existing Holiday Inn Express next to the subject property, which has 75 rooms. The proposed project will be larger and contain 106 rooms. He stated Home2 Suites was rated in 2025 by J.D. Power as the best upper midscale and midscale extended stay brand, noting they have a well designed business plan and facilities that are designed to attract visitors.

Mr. Gooding stated the current design is consistent with the CRA guidelines, which are above the Hilton requirements and at a significant cost to the developer. He advised that economic incentives are permitted by State Law and TIF incentives are a common tool within CRAs. Some CRAs offer multi-year grants to developers of privately owned property per development agreements, typically calculated as a percentage of the TIF. Mr. Gooding provided several examples of TIF Grants throughout the State of Florida,

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such as the City of Ocala, Jacksonville, Miami, Fort Myers and Panama City. He clarified that some call them TIF Rebates, but they are grants from the TIF receipts. They are based on a TIF formula, usually a percentage of the 95% the CRA receives. Mr. Gooding advised that the following can be included in the redevelopment agreement: performance requirements, development requirements, compliance with other requirements, stipulations for this particular project, provide for suspension or reduction if other values decrease in the CRA, and cap the grant amount. He stated the Master Plan contemplates the TIF can be used for projects and recognizes that hotel uses remain in need with the CRA to help facilitate and support tourist economy. The Master Plan states "Hotel rooms are a key to the overall redevelopment efforts in the CRA catering to a tourism based economic approach." Mr. Gooding advised that hotels are a part of the catalyst concepts and the Master Plan contemplates a hotel in almost this exact location. He stated complying with the CRA has increased costs, noting it is tough to redevelop in a blighted area. Mr. Gooding opined that the proposed high-end Hilton product is more valuable to the CRA than a traditional hotel. He commented on the need for additional flagship hotels that cater to the traveling public.

Mr. Gooding provided a brief overview of the reason why hotels are critical. He stated the County's Master Plan includes a series of catalytic concepts, which increase the taxable value of property within the CRA. Mr. Gooding advised that Catalyst Concept 2 in the Master Plan is almost the same location as where the proposed project will be constructed.

Mr. Gooding addressed concerns expressed at the previous meeting. The first concern was that there were no public spaces for anyone other than hotel guests, which is not an obstacle to a CRA grant. Studies performed by the Ocala/Marion County Chamber and Economic Partnership (CEP) found that out of town guests bring new revenue to the County. He advised that the stated purpose of the Silver Springs CRA is to promote ecotourism, noting this exists without a local involvement dynamic. Mr. Gooding opined that this project would serve as a catalyst for other catalyst projects, noting this is the only new hotel built in the area for a long time. Typically, extended stay hotels do not have public spaces.

Mr. Gooding stated there is a huge demand for an extended stay hotel and short supply, noting there is a 3 to 6 month waiting period for a cabin at the Silver River State park. He stated the proposed hotel's annual daily rate will average between \$150.00 to \$160.00 and have an average stay of 5 to 6 nights.

In response to Chairman Bryant, Mr. Gooding advised that he does not know the rate for the cabins at the Silver River State Park.

Mr. Gooding stated an extended stay hotel is a top choice for sports and leisure travelers. This is in close proximity to other public spaces and is an ideal location for families attending tournaments at Rotary Sportsplex, Shocker Park and Big Sun Soccer. He stated another concern was that the property does not front on Silver Springs Boulevard, but the entrance and main signage will be off the Boulevard, as well the hotel will be visible from the Boulevard. Unfortunately, the applicant was unable to find property on Silver Springs Boulevard that would work for this project.

Mr. Gooding questioned how likely will the catalyst the Master Plan references be built without this type of development. He stated according to a document from 2024 the County spent approximately 45% of the TIF revenues on community policing, noting this is not the case today.

Chairman Bryant advised that community policing is still included in the budget. She stated the amount has not changed, but the percentage may have decreased due to the increase in revenue collected.

Mr. Gooding opined that it is a good use of funds, but it is not a typical use that will attract economic investment.

Chairman Bryant advised that the request for the community policing came from the businesses and residents within the CRA to make it safer for people to come there.

Mr. Gooding expressed support for the community policing, noting as development increases in the area the same amount of funds will be a smaller percentage. He stated TIF revenues have been slow to increase. The projection through 2028 is only expected to be approximately \$17,000.00 more than the current amount. Mr. Gooding advised that the CRA is set to expire in 2045 unless extended.

Mr. Gooding provided a brief overview of the extra cost for this project compared to actual costs spent by this developer on his other hotels. He stated the applicant is applying for approximately \$400,000.00 in grants, noting they are also seeking another \$560,000.00 on the CRA TIF Grant. Mr. Gooding stated as property values increase the revenue comes in quicker, which could make the CRA Grant shorter. He advised that the assumption is there will be a 2.5% increase in property values each year. If that happens and the applicant receives 100% of the 95% TIF revenues the CRA Fund receives, it would realize the \$560,000.00 target in the last year of the CRA. Mr. Gooding stated the percentage of the funds is not the critical factor the property value increase is the driving factor. He advised that he has shown the value the project will contribute to the community, the extra cost associated with the project, the CRA contemplates economic development for this, and other communities use this type of economic incentive. Mr. Gooding opined that this will be an ideal project to help kick start the Silver Springs CRA and finally get some economic activity in the area to spur more development. He requested he be allowed to work with staff on the redevelopment agreement.

Navroz Saju, NE 1st Avenue, applicant, provided a brief history of his family's experience with hotels in Ocala/Marion County, which began in July of 1981. He commented on the cost and risk associated with the hotel development. Mr. Saju opined that there is not a brand stronger than Home2 Suites by Hilton. He advised that a hotel can be built on 2 acres, noting this hotel will be on over 4 acres. There will not be a restaurant on site, but there will be bike racks, extensive sidewalks, landscaping and a variety of parking sizes. Mr. Saju commented on the cost of constructing this hotel within the CRA.

In response to Commissioner Curry, Mr. Saju stated assuming they max out on the grant and the TIF the request is approximately \$1,000,000.00, noting the total project is \$25,000,000.00. He advised that if the maximum request is not received he still plans to move forward with the project, but it will be difficult.

Mr. Gooding advised that the Downtown project had the benefit of both City of Ocala and County funds, noting the total public investment was roughly 10% of that project. He stated applicant is requesting 100% of the 95% TIF for the Home2 Suites project. Mr. Gooding advised that if the CRA is not extended and property values increase 2.5% the agreement will sunset at \$560,000.00.

Commissioner Curry questioned if this TIF project will impact other projects. Mr. Gooding advised that it would not directly, noting he spoke with staff at the Property Appraiser's Office who informed him that this project will not have a direct impact on adjacent property values.

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Commissioner Stone expressed support for placing a limit on the amount of TIF that can be received.

Mr. Gooding advised that if the values increased by 5% the applicant's return would end roughly midway through 2043. He commented on the TIF agreement for the Downtown Ocala hotel under construction.

In response to Commissioner Stone, Mr. Gooding advised that the funds would be provided back to the applicant as a grant, noting the agreement would include performance requirements.

Commissioner Stone recommended having a condition relating to the number of employees or certain category of employees.

Mr. Saju advised that this is a service industry and the General Manager will be paid above and beyond what the mean salary is in Marion County. He stated a line level front desk person would make approximately \$17.00 to \$18.00 hourly plus benefits if full time. General discussion ensued relating to staffing.

Commissioner Zalak requested more information relating to reorientation of the building. Mr. Saju advised that initially the plan was to have the hotel perpendicular to Baseline Road and Silver Springs Boulevard, but after conversations with staff there was preference to have the hotel parallel to Baseline Road. He stated a civil engineer has evaluated the property and there is a lot of karst activity; therefore, to change the orientation of the building it would cost approximately \$900,000.00.

General discussion ensued related to the building orientation.

Chairman Bryant commented on the impact this project will have on surrounding local businesses. She stated she had the opportunity to visit one of the applicant's other sites, which was very nice. Chairman Bryant opined that this project will be a catalyst to bring more development to the area. She expressed support of the Board moving forward and letting staff work with the applicant to bring back a proposal for review.

In response to Commissioner Zalak, Ms. Straub advised that she was not involved with the conversations relating to the orientation of the building, but there is a note from 9-1-1 Management indicating the address will likely change to reflect the main access off of Baseline Road.

Chairman Bryant stated the address does not dictate the orientation of the building.

Commissioner Zalak advised that he does not care which way the building is oriented. It was the general consensus of the Board to agree.

In response to Mr. Bouyounes, Mr. Rison stated the Home2 Suites would share the access with the existing Holiday Inn Express. There is also a rear access on SE 25th Street.

General discussion ensued.

Mr. Rison advised that staff are looking for direction from the Board on how to move forward. The Board can decide if they want this to be a one time catalyst for this project or an ongoing program.

Chairman Bryant stated she dose not want to slow this project down while the County develops a program. She opined that the Board could move forward with the agreement for this project and then put a program together.

Commissioner Zalak concurred, noting this project can be done as a one off. He commented on the benefits of creating a program that allows people to anticipate what is expected of them.

Chairman Bryant stated it will also set a standard for the Board on what should be expected.

It was the general consensus of the Board to allow staff to work with the applicant and bring back an agreement for Board review, as well as options for guidelines for a TIF Grant program.

Mr. Rison advised that staff will work to bring back more information on the other available grants, noting they can be used to compliment the TIF rebate.

In response to Commissioner Zalak, Mr. Gooding advised that he will work with staff to show how grants will impact the maximum amount of the TIF.

3. NEW BUSINESS:

Mr. Rison stated at the next CRA meeting there will be a presentation relating to the award received for the Silver Springs Master Plan update.

ADJOURN

There being no further business to come before the MCCRAB, the meeting thereupon adjourned at 2:47 p.m.

Kathy Bryant, Chairman

Attest:

Gregory C. Harrell, Clerk

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Marion County

Community Redevelopment Agency

Agenda Item

File No.: 2026-22662

Agenda Date: 4/21/2026

Agenda No.: 2.1.

SUBJECT:

Request to Schedule and Advertise a Public Hearing on Tuesday, May 19, 2026, at 10:00 a.m., or soon thereafter, in the McPherson Governmental Complex to Consider a Modification to the Silver Springs Community Redevelopment Area (CRA) Community Redevelopment Plan (CRP) to Extend the Silver Springs CRA CRP Duration and Incorporate the Silver Springs CRA 2024 Master Plan into the CRP

INITIATOR:

Christopher D. Rison, Senior Planner

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

The Board of County Commissioners of Marion County, Florida, as the local governing body, created the Silver Springs Community Redevelopment Area (CRA) Trust Fund by Ordinance No. 13-15 and adopted the Silver Springs CRA Community Redevelopment Plan (CRP) by Resolution No. 13-R-200. The Silver Springs CRA CRP currently serves as the formal guiding document for the Silver Springs CRA and establishes a 30-year duration for the Silver Springs CRA.

The Marion County Community Redevelopment Agency (Agency Board) completed the Silver Springs CRA 2024 Master Plan (2024 Plan) to provide updated data and guidance for redevelopment and development activity within the Silver Springs CRA. The 2024 Plan was accepted by the Agency Board; however, formally incorporating the 2024 Plan into the Silver Springs CRA CRP may only be approved by the Board of County Commissioners as the local governing body pursuant to Section 163.361, F.S.

Further, the Agency Board has determined that an extension of the Silver Springs CRA's duration, by an additional 10-years, to a total of 40-years as permitted by Section 163.3755(1) F.S., is appropriate to enable additional time to further the redevelopment and development of the Silver Springs CRA. The requested CRP modification for the 10-year extension must also be approved by majority vote of the Board of County Commissioners as the local governing body pursuant to Section 163.361, F.S.

Staff requests the Agency Board authorize a Board of County Commissioners request to set a public hearing, as the local governing body to consider modifications to the Silver Springs CRA CRP's duration and incorporate the 2024 Plan on Tuesday, May 19, 2026, at 10:00 a.m., or soon thereafter. A preliminary draft resolution is attached for reference, wherein the final resolution documents will be prepared for the Board of County Commissioners' consideration consistent with Section 163.340(3).

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Motion to request and authorize staff to schedule and advertise a public hearing on Tuesday, May 19, 2026, at 10:00 a.m., or soon thereafter, in the McPherson Governmental Complex, for consideration of a modification to the Silver Springs CRA CRP.

RESOLUTION 26-R-___

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; AMENDING OR MODIFYING THE SILVER SPRINGS COMMUNITY REDEVELOPMENT AREA COMMUNITY REDEVELOPMENT PLAN; MAKING CERTAIN FINDINGS AND DETERMINATIONS; APPROVING A MODIFIED COMMUNITY REDEVELOPMENT PLAN AND EXTENDING THE TIME CERTAIN FOR IMPLEMENTATION OF THE SILVER SPRINGS COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR THE USE OF TAX INCREMENT FUNDS; PROVIDING FOR NOTIFICATION TO THE TAXING AUTHORITIES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, as used herein, the terms defined in Section 163.340, Florida Statutes, have the meanings as set forth therein. Further, as used herein, the "Community Redevelopment Act" refers to Part III, Chapter 163, Florida Statutes; and

WHEREAS, Resolution No. 12-R-185, adopted by the Board of County Commissioners of Marion County, Florida ("Board") on June 19, 2012, found the existence of blighted conditions existed within an area in and around Silver Springs and the S.R. 40 Corridor and that the rehabilitation, conservation, or redevelopment, or combination thereof, was necessary in the interest of public health, safety, morals or welfare of the residents of Marion County. Pursuant to such Resolution, the identified area became the County's Silver Springs Redevelopment Area ("SSCRA"); and

WHEREAS, Ordinance No. 13-14, adopted by the Board on June 4, 2013, created the Marion County Community Redevelopment Agency ("Agency"), and designated the Board as the Agency pursuant to Section 163.357, Florida Statutes; and

WHEREAS, Ordinance No. 13-15, adopted by the Board on June 4, 2014, created the Silver Springs Community Redevelopment Area Trust Fund; and

WHEREAS, Resolution No. 2013-R-200, adopted by the Board on June 18, 2013, adopted the Silver Springs Community Redevelopment Area Community Redevelopment Plan ("Plan"); and

WHEREAS, pursuant to Section 163.361, the Board, which is the SSCRA's governing body, may amend or modify the Plan when deemed necessary or desirable; and

WHEREAS, pursuant to Section 163.3755(1), the Board, which is the SSCRA's governing body, may approve by a majority vote to extend the termination date of the CRA; and

WHEREAS, notice was given to all taxing authorities that levy ad valorem taxes on taxable real property within the geographic boundaries of the Silver Springs Community Redevelopment Area, including the Clerk of Court for Marion County, Florida, pursuant to Section 163.346, Florida Statutes; and

WHEREAS, a public hearing notice regarding the proposed modifications to the Community Redevelopment Plan was issued in accordance with the Redevelopment Act; and

WHEREAS, all prerequisites under the Redevelopment Act having been accomplished, and it is now appropriate and necessary in order to proceed further with redevelopment of the Community Redevelopment Area in accordance with the Redevelopment Act that the Community Redevelopment Plan be amended;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA:

SECTION 1: INCORPORATING RECITALS. The above matters are incorporated herein.

SECTION 2: REAFFIRMATION OF PRIOR RESOLUTIONS. The Resolutions described above are reaffirmed.

SECTION 3: FINDINGS CONCERNING ADOPTION OF THE MODIFIED PLAN. The Board of County Commissioners of Marion County, Florida, does hereby find that:

- A. The modification to the Community Redevelopment Plan ("Modified Plan") being made by this Resolution has been prepared, proposed and approved as required by the Community Redevelopment Act and current Silver Springs Community Redevelopment Area ("SSCRA") Community Redevelopment Plan.
- B. The Board of County Commissioners of Marion County, Florida ("Board"), hereby approves the Modified Plan of the SSCRA to modify the current Community Redevelopment Plan by this Resolution in that:
 - 1) Though no families are anticipated to be displaced as a result of the community redevelopment as proposed in the Modified Plan, as feasible method exists for the relocation of any such families in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such facilities; and
 - 2) The Modified Plan gives due consideration to the utilization of community policing innovations, and to the provision of roadway enhancements, improved mobility, increased wayfinding, as well as incentivized development in the CRA through grant programs; and
 - 3) The Modified Plan will afford maximum opportunity, consistent with the sound needs of the County as a whole, for the rehabilitation or redevelopment of the SSCRA by private enterprise.

- C. The Modified Plan is consistent with and conforms to the provisions of the County's Comprehensive Plan in effect on the date hereof.
- D. The Modified Plan is a sufficient and adequate plan for carrying out community redevelopment in accordance with the Redevelopment Act.
- E. It is appropriate, proper and timely that the Modified Plan be approved at this time so that the Redevelopment Act, and other resolutions, ordinances and laws may be utilized to further redevelopment within the Community Redevelopment Area.

SECTION 4: APPROVAL OF MODIFIED PLAN. The Board of County Commissioners of Marion County, Florida, does hereby approve, pursuant to Sections 163.360 and 163.361, Florida Statutes, the Modified Plan to be included as part of the Community Redevelopment Plan for the Community Redevelopment Area. As a result of such action, the Modified Community Redevelopment Plan consists of the following documents:

- A. The document entitled "Silver Springs Community Redevelopment Plan," prepared by Real Estate Research, and approved by the Board of County Commissioners on June 18, 2013, a copy of which is attached to Resolution 13-R-200 as Exhibit A and is hereby incorporated herein by reference. This document shall serve as part of the Community Redevelopment Plan for the Silver Springs Redevelopment Area; and
- B. The document entitled "Silver Springs CRA 2024 Master Plan," prepared by Kimley Horn, is attached as Exhibit B, and is hereby incorporated herein by reference. Such a document shall serve as the second part of the Community Redevelopment Plan for the Silver Springs Community Redevelopment Area.

SECTION 5: DURATION OF PLAN AND FUND. The duration of the Modified Plan for the Silver Springs Community Redevelopment Area, and therefore, of the Fund and of the required deposit of tax increment revenues into the Fund for purposes of the Silver Springs Community Redevelopment Area, is June 4, 2053.

SECTION 6: CONTINUATION OF FUND. This Resolution does not impair, diminish, or restrict the effectiveness, validity, or continuation of the Fund created and established by Ordinance No. 13-15, enacted by the Board of County Commissioners on June 04, 2013, or any amendments thereto adopted prior to the effective date of this Resolution.

SECTION 7: NOTIFICATION TO TAXING AUTHORITIES. The County Clerk is hereby authorized and directed to notify all taxing authorities of the adoption of this Resolution.

SECTION 8: EFFECTIVE DATE: This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Marion County, Florida on this ____ day of ____, of the year 2026.

**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**

ATTEST:

CARL ZALAK, III, CHAIRMAN

**GREGORY C. HARRELL
CLERK OF COURT AND COMPTROLLER**

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