



## Marion County

### Community Redevelopment Agency

601 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-438-2323  
Fax: 352-438-2324

David Moore, Commissioner  
Kathy Bryant, Chairman  
Jeff Gold, Commissioner  
Carl Zalak III, Commissioner  
Michelle Stone, Vice Chairman

March 28, 2018

[via Certified Mail]

David R. Ellspermann, Clerk of Court/Comptroller  
Marion County Clerk of the Circuit Court  
101 NW 1<sup>st</sup> Avenue  
Ocala, Florida 34475

RE: Marion County Community Redevelopment Agency (MCCRA)  
2016-2017 Fiscal Year Annual Report (Report)  
*Silver Springs Community Redevelopment Area (CRA)*

Dear Mr. Ellspermann:

Please find attached the MCCRA Silver Springs CRA 2016-2017 FY Annual Report. The Marion County Commission is the governing body responsible for the creation of the MCCRA and Silver Springs CRA. Pursuant to §163.356(3)(c), FS, the MCCRA must submit a Report summarizing the activities and financial statement of the completed Silver Springs CRA fiscal year with the governing body on or before March 31<sup>st</sup> of the following calendar year. The attached Report is the required submittal to the County Clerk of Court for the 2016-2017 Fiscal Year.

Section §163.356(3)(c), FS, also requires the MCCRA to publish a newspaper notice indicating the Report has been submitted to the Marion County Clerk of Court, and that the Report is available for inspection during regular business hours at the Clerk's Office and the MCCRA Office. A copy of the public notice submitted to the Ocala Star-Banner is provided for reference, and a copy of the proof of publication will be forwarded once received.

I anticipate that the Annual Report will be placed on the Marion County Commission's general agenda as a "Notation for Record" item as is customary for documents from similar special districts, established pursuant to §163.330, §189 and §190, FS, within Marion County (e.g., community development districts, etc.).

Thank you for the opportunity to submit the Report as required by §163.356(3)(c), FS. If you have any questions in regard to this matter, please do not hesitate to contact myself, or Samuel Martsolf, Growth Services Director, at (352) 438-2600.

Sincerely,

Christopher D. Rison, AICP, Senior Planner/CRA Staff  
MCCRA/Silver Springs CRA

- Encl. 1. Silver Springs CRA 2016-2017 FY Annual Report  
2. Copy of Draft Public Notice for Availability for Ocala Star-Banner, April 10, 2018

Xc: Kathy Bryant, Chairman, MCCRA/MCBCB  
Sam Martsolf, Growth Services Director

Mounir Bouyounes, County Administrator  
SSCRA FY 2016-2017 Annual Report File

"Meeting Needs by Exceeding Expectations"



**MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY  
SILVER SPRINGS CRA 2016-2017 FY 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 2016-2017 FY 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 with 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 3rd operating year of the Silver Springs CRA.*

**Section II: Supporting Documentation**

**BUDGET:**

*The Silver Springs CRA Trust Fund 2016-2017 FY Budget was preliminarily approved in March 2016; following finalization of the trust fund contribution by the contributing agencies, the final adjusted and revised budget was approved in October 2016 and is detailed later in this report.*

**CAPITAL PROJECT DETAILS FORM:**

*No specific capital projects were established for the Silver Springs CRA for 2016-2017 FY.*

**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**

*<http://www.marioncountyfl.org/departments-agencies/departments-a-n/growth-services/community-redevelopment-areas>.*

# I. CRA FINANCIAL INFORMATION SUMMARY

The Silver Springs CRA Trust Fund received initial funding with the 2016-2017 Fiscal Year.

<b>BUDGET</b>						
		FY 2016-2017 (10/01/16 to 09/30/17)				
		Adopted Projected	Adopted Final	Expenses	Encumbered	Balance
<b>REVENUES</b>						
<i>TIF Revenue:</i>						
Annual TIF Revenue		\$22,635	\$40,906			
Carry Forward		\$12,266	\$21,640			
<i>Non-TIF Revenue:</i>						
Grants		\$0	\$0			
Aid From Government		\$0	\$0			
Interest		\$0	\$40			
<b>Total Revenues</b>		<b>\$34,901</b>	<b>\$62,586</b>			
<b>EXPENDITURES</b>						
Professional Services	531109	\$6,000	\$25,000	\$15,092	\$9,823	\$85
Travel & Per Diem	540101	\$1,780	\$1,350	\$346	\$0	\$1,004
Postage & Freight	542201	\$400	\$700	\$214	\$0	\$486
Printing & Binding	547101	\$200	\$550	\$296	\$0	\$254
Advertising	549201	\$500	\$1,000	\$397	\$0	\$603
Other Current Charges (DEO Fee)	549990	\$200	\$175	\$175	\$0	\$0
Office Supplies	551101	\$120	\$100	\$0	\$0	\$100
Operating Supplies	552108	\$200	\$100	\$0	\$0	\$100
Books, Publications, Subscriptions	554101	\$150	\$0	\$0	\$0	\$0
Dues & Memberships (FRA)	554201	\$900	\$1,000	\$245	\$0	\$755
Training & Education	555501	\$3,000	\$1,611	\$495	\$0	\$1,116
Improvements Other Than Buildings	563101					
Projects			\$6,000	\$0	\$0	\$6,000
Programs		\$17,266	\$25,000	\$0		\$25,000
<b>Total Expenditures</b>		<b>\$34,901</b>	<b>\$62,586</b>	<b>\$17,259</b>	<b>\$9,823</b>	<b>\$45,327</b>

No specific capital projects are currently proposed for the Silver Springs CRA.

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

The Silver Springs CRA undertook and/or completed the following projects during the Fiscal Year:

<b>PROJECTS STATUS</b>		
	<b>Project Status</b>	<b>Total Project Cost</b>
Silver Springs Boulevard / SR 40 Architectural & Site Design Standards (Land Development Code Division 5.9)	Start: April 2017 Complete November 2017 (Ordinance 2017-30)	\$ 24,915 (FY 2016-17 & FY 2017-18) due to Hurricane Irma
<b>TOTAL</b>	0	\$ 0

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

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

<b>CRA FUND BALANCES</b>			
Fiscal Year End (as of 09/30/2017)	\$ 45,187	Project/Item Obligated	100 %

Current Balance (as of 03/10/2018)	\$ 91,061	Project/Item Obligated	88 %
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TAXING ENTITY CONTRIBUTION(S)			
SOURCE		Amount	% of CRA Budget
MC General Fund	(2014-2015 FY)	\$ 9,299	100 %
	(2015-2016 FY)	\$ 18,787	100 %
	(2016-2017 FY)	\$ 40,906	100%
	(2017-2018 FY)	\$ 57,185	100%
<b>TOTAL</b>		<b>\$126,177</b>	<b>100 %</b>

## II. SUPPORTING DOCUMENTATION

### *Capital Project Details*

No capital projects have been 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]	

### III. 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 Carl Zalak, III, Chairman
2. Michelle Stone, Vice Chairman
3. David Moore
4. Jeff Gold
5. Carl Zalak, III

#### 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's Silver Springs State Park, State of Florida Marjorie Harris-Carr Cross Florida Greenway, State of Florida Indian Lake State Forest, and St. Johns River Water Management Districts 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.

E. Major Milestones/Achievements

1. Completion/Adoption of Silver Springs CRA Silver Springs Boulevard (State Road 40) Architectural and Site Design Standards Land Development Code Amendments (Ordinance 2017-30; LDC Division 5.9).


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. Angel Roussel, Assistant County Administrator
3. Samuel Martsof, Growth Services Director
4. Christopher D. Rison, Senior Planner

H. Florida Department of Economic Opportunity - Filing for FY 2016/2017 Special District Fee Invoices and Update Form.

Florida Department of Economic Opportunity, Special District Accountability Program FY 2016/2017 Special District Fee Invoice and Update Form Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code			
Invoice No.: 39538			Date Invoiced: 10/03/2016
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/05/2016: \$175.00
<p><b>STEP 1:</b> Review the following information, make changes directly on the form, and sign and date:</p> <p>1. Special District's Name, Registered Agent's Name, and Registered Office Address:</p> <div style="text-align: right; margin-right: 50px;">  <p><b>DEO</b> FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY</p> </div> <p><b>Marion County Community Redevelopment Agency</b> Mr. Mounir Bouyounes <del>Interim</del> County Administrator 601 S.E. 25th Avenue Ocala, FL 34471</p>			
2. Telephone:	(352) 438-2300		
3. Fax:			
4. Email:	Mounir.Bouyounes@marioncountyfl.org		
5. Status:	Dependent		
6. Governing Body:	Same as Local Governing Authority		
7. Website Address:	www.marioncountyfl.org		
8. County(ies):	Marion		
9. Function(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		
19. Most Recent Update:	4/30/2016 <u>11/30/2016</u>		
<p>I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.  Registered Agent's Signature: _____ Date <u>12-2-16</u></p>			
<p><b>STEP 2:</b> Pay the annual fee or certify eligibility for the zero fee:</p> <p>a. <b>Pay the Annual Fee:</b> Pay the annual fee online by following the instructions at <a href="http://www.Floridajobs.org/SpecialDistrictFee">www.Floridajobs.org/SpecialDistrictFee</a> or by check payable to the Department of Economic Opportunity. <u>Paid online - Order No. 20161123103146670</u></p> <p>b. <b>Or, Certify Eligibility for the Zero Fee:</b> By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.</p> <p>1. <input type="checkbox"/> This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.</p> <p>2. <input type="checkbox"/> This special district is in compliance with the reporting requirements of the Department of Financial Services.</p> <p>3. <input type="checkbox"/> This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2014/2015 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).</p> <p>Department Use Only: Approved: _____ Denied: _____ Reason: _____</p>			
<p><b>STEP 3:</b> Make a copy of this form for your records.</p> <p><b>STEP 4:</b> Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Office of Financial Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.</p>			



## PUBLIC NOTICE

**NOTICE IS HEREBY GIVEN** that the Marion County Community Redevelopment Agency Governing Board (MCCRA) has approved and submitted the Silver Springs Community Redevelopment Area (SSCRA) 2016-2017 Fiscal Year Annual Report (Report) to the Marion County Board of County Commissioners (Commission) which is the governing body for the MCCRA and SSCRA.

The Report summarizes the activities and financial statement information of the SSCRA to the Commission for the SSCRA 2016-2017 Fiscal Year as required by Section 163.356(3)(c), Florida Statutes.

The Report is available for public inspection during regular business hours at the Marion County Clerk of Court's Commission Records Office located at the Clerk Annex, 3<sup>rd</sup> Floor, at 19 NW Pine Avenue, Ocala, Florida, 34475, (352) 671-5622, and at the Marion County Growth Services Department Office located at 2710 E. Silver Springs Boulevard, Ocala, FL, 34470, (352) 438-2600.

Alternatively, the Report may be viewed on the MCCRA's webpage as follows:

<http://www.marioncountyfl.org/departments-agencies/departments-a-n/growth-services/community-redevelopment-areas/cras/silver-springs-cra>

PLEASE BE GOVERNED ACCORDINGLY.

Dated this 20<sup>th</sup> day of MARCH, 2018  
MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY  
GOVERNING BOARD  
KATHY BRYANT, CHAIRMAN

PUBLISH DATE: APRIL 10, 2018