

**Marion County Community Redevelopment Agency (Agency)  
Silver Springs Community Redevelopment Area (CRA)  
Façade and Building Improvement Grant Program (Program) Application**

The Agency is authorized to undertake activities that facilitate the redevelopment and improvement of properties per Florida Statutes. Incentive programs to encourage private investment into properties have proven to be a successful activity to carry out this redevelopment function. To encourage private investment into commercial properties, the Silver Springs CRA Façade and Building Improvement Grant Program (Program) has been created to support targeted investment in the Silver Springs CRA Overlay along three roadway segments. The Program addresses key statutorily defined blight conditions that currently exist in the CRA including falling lease rates, vacant or underutilized commercial space, obsolete or substandard interior spaces, inadequate life safety and/or accessibility provisions, and deteriorating or inappropriate facades.

Additionally, the appearance and use of buildings and structures is the basis of the public's overall impression of the Silver Springs CRA community that plays an important role in marketing Silver Springs as a special place. Improving the physical appearance and encouraging the use and reuse of buildings will promote the attraction and retention of business operations and promote economic growth.

There are three roadway segments for the Program in the Silver Springs CRA Overlay:

**AREA 1:** East Silver Springs Boulevard from the west CRA boundary at Northeast 24<sup>th</sup> Street, east to the intersection of Northeast 60th Court.

**AREA 2:** Northeast 58th Avenue from the intersection of East Silver Springs Boulevard, south to Northeast Seventh Street.

**AREA 3:** Northeast 55th Avenue from the intersection of East Silver Springs Boulevard, north to Northeast 38th Place.

The Program follows the same general process and requirements for each roadway segment; however each roadway segment has a specific maximum grant amount.

**Only work begun after approval by the Agency will be eligible for a grant. Work in progress or performed before approval will not be eligible.**

#### HOW TO GET STARTED

Step 1: **Eligible grant area:** Verify if your property is in the Silver Springs CRA Overlay and located on one of the eligible roadway segments. You may use Marion County's Geographic Information System to identify your property's location click here:

<https://maps.marioncountyfl.org/interactivemap/>

Enter your address or parcel ID to see the property location. A map showing the location of the Silver Springs CRA Overlay may be found on page 15. If you are unable to locate the property for any reason, please contact CRA staff as noted further below.

Step 2: Once you know if your property is in the eligible area, refer to the Program Summary to learn about:

- Grant Amounts;
- Improvements eligible for a grant;
- Other eligibility requirements of that program.

Step 3: **Contact CRA staff with questions: Christopher Rison, Senior Planner at 352-438-2600 or [christopher.rison@marioncountyfl.org](mailto:christopher.rison@marioncountyfl.org).**

## Table of contents

I.	Eligibility and general requirements	3
II.	Application materials	5
III.	Application submittal and review process	5
IV.	Application evaluation	6
V.	Reimbursement	7
	Application form	8
	Scope of work checklist	10
	General conditions	11
	Applicant and owner signature page	12
	Silver Springs CRA Grant Program summary	13

## I. Eligibility and general requirements

- (a) Eligible applicants - Applicants for the Program can be either the property owner or tenant. A tenant must provide a signed form from the property owner allowing the tenant to apply for the grant and make the improvements to the property.
- (b) Eligible areas - The building or property must be located within the Silver Springs CRA Overlay along one of the identified roadway segments. **See the Program Summary on page 13.**
- (c) Ineligible properties - The following types of property are **not eligible** without Agency Board approval for participation:
  - 1. Tax delinquent property
  - 2. Property in litigation
  - 3. Property in condemnation or receivership
  - 4. Property or tenants with outstanding financial obligations to the county.
- (d) Ineligible business - See the Program Summary sheet at end of this document for the list of businesses excluded from the grant program. Places of worship and single-family home rental properties are not considered as businesses for the purpose of this grant.
- (e) Ineligible work:
  - 1. Grants cannot be used to correct outstanding code violations in an active code enforcement case.
  - 2. Except as noted in the attached Program Summary (pg. 13), routine maintenance procedures, such as painting or minor repairs to existing materials alone, will not be eligible for a grant, but may be a component of a larger project. (Routine maintenance is defined as minor work to a building or structure, for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration or decay of or damage to a structure or any part thereof and to restore the structure or part thereof, as nearly as may be practicable, to its condition prior to the occurrence of such deterioration, decay or damage.)
- (f) Minimum performance: The resulting improved structures must exhibit a minimum of five of the primary design requirements identified in the Silver Springs CRA Overlay façade design guidelines upon the completion and final inspection of all work. Work may include improvements to achieve this requirement. **In the event this façade requirement is not satisfied**, the maximum grant amount is reduced by a minimum of 50% and grant funds will not be applicable to routine maintenance work completed prior to redevelopment work that is the intent of this grant program. The Silver Springs CRA Overlay's façade design guidelines may be found in Marion County Land Development Code Division 5.9, in Section 3.F(2)(a) and (b). The following is the website link to Division 5.9:  
[https://library.municode.com/fl/marion\\_county/codes/land\\_development\\_code?nodeId=LADCO\\_ART5OVZOSPAR\\_DIV9SISPCOREARSS](https://library.municode.com/fl/marion_county/codes/land_development_code?nodeId=LADCO_ART5OVZOSPAR_DIV9SISPCOREARSS)
- (g) Only project construction costs are eligible for the Program. Design and permitting costs are not eligible for the Program at this time.
- (h) Owners with multiple properties can submit a separate grant application for each property.

- (i) All work done must be in accordance with the Florida Building Code, Marion County Code of Ordinances, and Marion County Land Development Code (the Codes) and all required permits and inspections must be obtained; no grant award will be made unless and until the funded activities are completed and all final inspection approvals have been obtained for said work.
- (j) Only work begun **after** approval by the Agency will be eligible for a grant. Work in progress or performed before approval will not be eligible.
- (k) Any changes to the approved plan and work element will require a written request from the applicant and approval by the Agency in order to retain eligibility for the grant. Staff will inspect work, following completion of project to confirm outcome as proposed.
- (l) Grants may be subject to cancellation if not completed or significant progress has not been made by the project completion deadline. Requests for extensions will be considered **only** if made **in writing** and progress toward completion has been demonstrated.
- (m) All work must comply with the Program guidelines and be approved by the Agency.
- (n) The contractor(s) and subcontractor(s) must be licensed to work in Marion County. Neither the CRA nor Marion County warrant or assume responsibility for any issues arising between the applicant and its contractor(s) or subcontractor(s).
- (o) Organizations that own property on which property taxes are not collected or that have not contributed to the CRA Tax Increment Financing Fund (TIFF) are eligible to apply for grants; however, properties on which property taxes are collected or have contributed to the TIFF will take priority over those that do not, particularly when ranking for funding is required.
- (p) Applicants will agree that improvements made using these grant funds will stay in place for a minimum of five years. If improvements are replaced or removed within five years, the grant recipient must pay a pro-rata share of the grant proceeds invested in the project for the number of months remaining. For example: if \$15,000 is reimbursed and improvements are replaced or removed during month 33 of the 60 month period the recipient pays the CRA back \$6,750 (calculated as follows: 60 months - 33 months = 27 months remaining; 27 months divided by 60 months = 45%, which is the pro-rata percentage. Multiply the reimbursed amount by the pro-rata percentage to calculate the payback amount (\$15,000 x 45% = \$6,750)). Previous improvements funded by a CRA grant are not eligible for a new grant to alter the improvements within five years of completion, unless the previous grant is paid back as specified above.
- (q) Owners or merchants who are in the contracting business and intend for their company to perform work on their own properties or businesses, must furnish at least two proposals other than their own for the work to be done.
- (r) Owners and merchants (as private individuals) may perform work on their own buildings, as provided by law (contact the Marion County Building Official for determination); however, they will not be reimbursed for their time while acting as contractor and/or installing material. Material cost and the labor of employees are reimbursable; however, documentation must be produced for the number of hours worked on the project by the employees, the rate of pay, the employee's social security numbers, etc. Any contract more than \$2,000 is subjected to federal labor standards; therefore, the contractor's employees must be paid the prevailing wage rate.

- (s) The applicant may be required to obtain a building permit for certain types of construction work. Building permit fees are based upon the value of work. Applicants should contact Marion County Building Safety at 352-438-2400, if they are interested in receiving an estimate of those fees.
- (t) The American with Disabilities Act requires some handicap upgrades when a building permit is required. Please contact Building Safety about possible additional costs and include these in your submittal.
- (u) Any eligible property owners who intend to pursue state or federal tax incentives, or energy rebates should contact the appropriate agency prior to beginning the application process. If a federal historic preservation tax credit is to be pursued, the project must meet all 10 standards of the secretary of the interior's standards for rehabilitation. References to such intentions should be included in the grant application.

## II. Application materials

- (a) Application packages must include enough documentation to illustrate the visual impact of the project and its cost. Failure to provide required information may delay the review process or cause the application to be ineligible. The following items are **required** to be submitted:
  1. A completed application form.
  2. Proof of ownership or option to buy/leasehold agreement for at least five years. If a tenant, the owner's authorization for the specified improvements to be completed must be provided.
  3. Color photographs of the existing conditions.
  4. Accurate, scaled drawings of the proposed improvements. Construction documents do not need to be submitted until the project is approved by the CRA and submitted for permitting.
  5. Project schedule.
  6. Project budget, showing detailed estimates for all work items. Do not include any design or permitting costs in the project estimate.
  7. At least three competitive bid proposals from contractors (licensed within Marion County). These proposals should provide a detailed list of the work to be completed, a detailed breakdown of the costs, and the project schedule; failure to provide such information may delay or disqualify an application submittal. Failure to provide three bids may disqualify an application and/or may be subject to a reduce grant award if accepted and approved by the Agency Board.
  8. Manufacturer's literature and specifications for windows, doors, etc. Samples of materials may be included or may be requested during the review process.
  9. Any other documentation necessary to illustrate the visual impact of the proposed project.
  10. Provide proof of property or liability content insurance (as applicable)
  11. Demonstrate source of funding and ability to meet the financial obligations of the program. Applicant funding may include a bank loan, line of credit, equity, or any combination thereof. In addition, startup business applicants must also submit a copy of their business plan.

### III. Application submittal and review process

- (a) Applications must be submitted to the **Growth Services, ATTN: Christopher Rison, Senior Planner, 2710 E. Silver Springs Blvd., Ocala, FL 34471**, for review and determination of eligibility of improvements. The property owner(s) as well as the applicant must sign the application agreeing to the general conditions, set forth therein.
- (b) CRA and county staff will review, document, and determine if the application meets all eligibility requirements and is sufficiently complete to review. Staff will meet with applicant to review completed application and complete a walk-through of building interior/exterior.
- (c) Applications deemed complete will be reviewed by staff to recommend if the project should receive a grant and if so, recommend the amount of the award. *The Silver Springs CRA Agency Board makes the final determination if a grant is approved.* The determination is based on the evaluation criteria in Section IV – Application Evaluation.
- (d) The CRA will notify the applicant/property owner in writing of award approval. Work cannot begin until applicant has received a written notice from the CRA indicating the grant has been approved.
- (e) If Construction Permits are required, permit applications for work funded by a grant must be submitted to Marion County Building Safety no later than 60 days after receiving the grant approval. One 60-day extension may be granted upon a written request from the property owner.
- (f) Any deviation from the approved plan must be reviewed and approved by the Agency.
- (g) CRA and county staff will review progress during the renovation process.
- (h) Upon completion of work, CRA and county staff will conduct a walk-through of the building interior/exterior to verify compliance with the project application. This walk-through maybe coordinated to take place concurrently with a final inspection conducted by Marion County Building Safety.

### IV. Application evaluation

After an application has been deemed to meet all eligibility requirements, the application will be evaluated and a grant may be awarded based on the following criteria.

- (a) Does the proposed project result in a building/structure façade that complies with the Silver Springs CRA façade design guidelines established in the Marion County Land Development Code, section 5.9.3.F(2)(a) and (b).
- (b) What is the ratio of public to private investment?
- (c) If property has received a previous grant for improvements.
- (d) Will the grant result in an improvement that would not be made otherwise?
- (e) What is the number and type of jobs being created? For multi-family residential projects, number and type of units being created.
- (f) What will be the business hours of operation?
- (g) Is this property the company's corporate headquarters?
- (h) Does the business or structure support and/or enhance the eco-tourism focus of the Silver Springs CRA?
- (i) Does the business support and facilitate a pedestrian environment?

## V. Reimbursement

- (a) Upon submission of complete documentation, reimbursement will be made to the applicant. Submissions shall include:
  - 1. invoices for all work performed, with details of work clearly expressed;
  - 2. copies of cancelled checks;
  - 3. paid receipts for all labor materials; and,
  - 4. release of lien/lien waivers from all contractor(s) and sub-contractors.
- (b) Reimbursement shall be made according to the requirements of the grant program.
- (c) The Agency reserves the right to refuse reimbursement of expenditures in whole or in part for work that:
  - 1. Does not conform to the program guidelines.
  - 2. Does not conform to the proposal(s) submitted with the application and authorized by the Agency.
  - 3. Is not commensurate with the workmanship and costs customary in the industry.
  - 4. Is not completed within the established time frame (typically 6 to 12 months depending on the scope of the project). Since the Agency cannot reserve funds for projects indefinitely, projects may be subject to cancellation if not completed or if significant progress has not been made by the progress deadline. Requests for extensions will be considered only if made in writing and progress toward completion has been determined to be evident.
  - 5. Staff will inspect work to ensure that it complies with the approved plans. Any changes to the approved plan will require a written request from the applicant and approval by the Agency in order to retain the grant.
- (d) Reimbursement can be expected approximately **6-8 weeks** after all of the following documentation has been submitted:
  - 1. Copies of all paid invoices and cancelled checks for all of the work covered by the grant. These must equal at least the required matching amount plus the amount of the grant. Invoices must be marked paid, signed, and dated by the contractors.
  - 2. Copies of the signed contracts with contractors chosen to do the work.
  - 3. Copies of release of lien/lien waivers from all general contractors, subcontractors, and major material suppliers.
  - 4. Photographs of the completed project.
  - 5. All necessary federal labor standards materials from contractors.
  - 6. All final inspections and/or certificate of occupancy from Marion County Building Safety.
  - 7. Active State of Florida business tax certificate, if applicable.
- (e) Projects that have received a grant prior to having secured tenants for rental spaces must have at least partial occupancy before a reimbursement will be processed.

**Marion County Community Redevelopment Agency (Agency)  
Silver Springs Community Redevelopment Area (CRA)  
Façade and Building Improvement Grant Program Application**

This application must be completed in full and all required documentation received in order for this application to be processed.

**Project information**

Business/Project name: \_\_\_\_\_

Address: \_\_\_\_\_

Parcel number: \_\_\_\_\_

**Applicant information**

Name: \_\_\_\_\_

Name of person to receive all correspondence if different from applicant:  
\_\_\_\_\_

Business name (if applicable): \_\_\_\_\_

Type of business: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone number: \_\_\_\_ (\_\_\_\_) \_\_\_\_\_ Fax: \_\_\_\_ (\_\_\_\_) \_\_\_\_\_

Email address: \_\_\_\_\_

Applicant is the \_\_\_\_\_ property owner or \_\_\_\_\_ business owner/tenant.

How long has the business been at the current location? \_\_\_\_\_

If tenant/renter, when does your current lease expire? \_\_\_\_\_



**Property owner information** (if different from applicant)

Name: \_\_\_\_\_

Business name (if applicable): \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone number: \_\_\_\_\_ Fax: \_\_\_\_\_

Email address: \_\_\_\_\_

**Project description**

If necessary, attach additional sheets addressing the following

Describe the existing or proposed business. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Explain the purpose of and need for the proposed improvements. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Would the proposed improvements be made without the assistance of the grant program? If not, please explain. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Number and types of jobs being created. \_\_\_\_\_

What will be the business hours of operation? \_\_\_\_\_

For projects with mixed commercial/residential component or multi-family residential:

1. Number and types of units being created: \_\_\_\_\_
2. Number and types of units being renovated: \_\_\_\_\_  
(Scope of work/improvements/timeline should clearly indicate the type and extent of work/improvements/timeline and the units subject to each.)
3. If not all units are subject to the work/improvements/timeline, the percentage of all the units that are subject to the work/improvements must also be listed.

**Total project costs and timeline schedule**

Estimated cost of project based on attached submitted low bid(s). \_\_\_\_\_

[A minimum of three bids must be obtained and submitted.]

**Required: attach itemized bid sheets.** \_\_\_\_\_

**How much funding assistance are you requesting?** \_\_\_\_\_

**Anticipated start date:** \_\_\_\_\_

**Anticipated completion date:** \_\_\_\_\_

*Provide a timeline of improvement/construction milestones. Milestones should be keyed to the itemized work as listed in the bids in order to verify work is progressing as expected to achieve the anticipated completion date. [Attach a separate sheet if needed.]*

TASK/ITEM	MILESTONE	DATE

**Scope of work checklist**

<b>Check all that apply</b> (documentation must correspond to all checked items)	
<input type="checkbox"/>	Improvements to meet the requirements of the Americans with Disability Act.
<input type="checkbox"/>	Improvements to meet the requirements of the National Fire Protection Act.
<input type="checkbox"/>	Improvements to meet the life safety provisions of the Florida Building Code.
<input type="checkbox"/>	Conversion of upper floor space
<input type="checkbox"/>	Costs related to building and/or fixed tenant build-out improvements
<input type="checkbox"/>	Flooring (tile, carpet, or wood)
<input type="checkbox"/>	Ceiling improvements
<input type="checkbox"/>	Interior lighting improvements
<input type="checkbox"/>	Electrical improvements
<input type="checkbox"/>	Plumbing improvements
<input type="checkbox"/>	HVAC system improvements
<input type="checkbox"/>	Walls and structural elements
<input type="checkbox"/>	Other improvements to comply with life safety and accessibility codes
<input type="checkbox"/>	Facade improvements; compliance with facade requirements is an obligation of the F&BIP Grant

CIRCLE ONE		
Y	N	Is the grant for a new retail or restaurant business not currently located in the Silver Springs CRA?
Y	N	Is the grant for Tenant build-out work (fixed improvements) needed to convert the space to retail or restaurant use and meet codes related to change of use, i.e., improvements necessary to meet accessibility, fire, life safety, and other building codes?
Y	N	If reroofing and/or roof repair proposed; if so, it must be proposed as part of a larger project to satisfy Silver Springs CRA façade design guidelines [LDC Section 5.9.3.F(2)(a) and (b)?
Y	N	If parking lot work is proposed; if so, it must be proposed as part of a larger project to satisfy Silver Springs CRA façade design guidelines [LDC Section 5.9.3.F(2)(a) and (b)?

### General conditions

It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations.

It is expressly understood and agreed that the applicant will not seek to hold the CRA, Marion County, CRA Agency Board, Marion County Board of County Commissioners and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the program.

It is expressly understood and agreed that the applicant will hold harmless the CRA, county, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an environmental impact report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents.

The applicant authorizes the CRA and/or Marion County to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in CRA or Marion county materials and press releases.

If the applicant fails to perform the work approved, the CRA and/or county reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved is done at their own risk, and that such work will jeopardize their grant award.

Completion of this application by the applicant **does not** guarantee that grant monies will be awarded to the applicant.

**Applicant**

I, the undersigned business owner/tenant of the building located at [print physical address]

\_\_\_\_\_

have read and understand the terms and conditions of the program. I agree to the terms and conditions outlined in the application process and guidelines of the program.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print name: \_\_\_\_\_

**Property owner approval for tenant applicant**

I, the undersigned owner/agent of the building located at [print physical address]:

\_\_\_\_\_

on parcel identification number (Print PID#) \_\_\_\_\_,

have read and understand the terms and conditions of the program and agree to the general conditions and terms outlined in the application process and guidelines of the program. I give my consent to the applicant to move forward with improvements on the building as outlined in the scope of work section of this application.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed name: \_\_\_\_\_

Title: \_\_\_\_\_

Corporate name: \_\_\_\_\_

**Property information – For staff use only**

CIRCLE ONE

Is the property assessed Marion County property taxes? Y / N

Are property taxes paid up to date? Y / N

Is the property in condemnation or receivership? Y / N

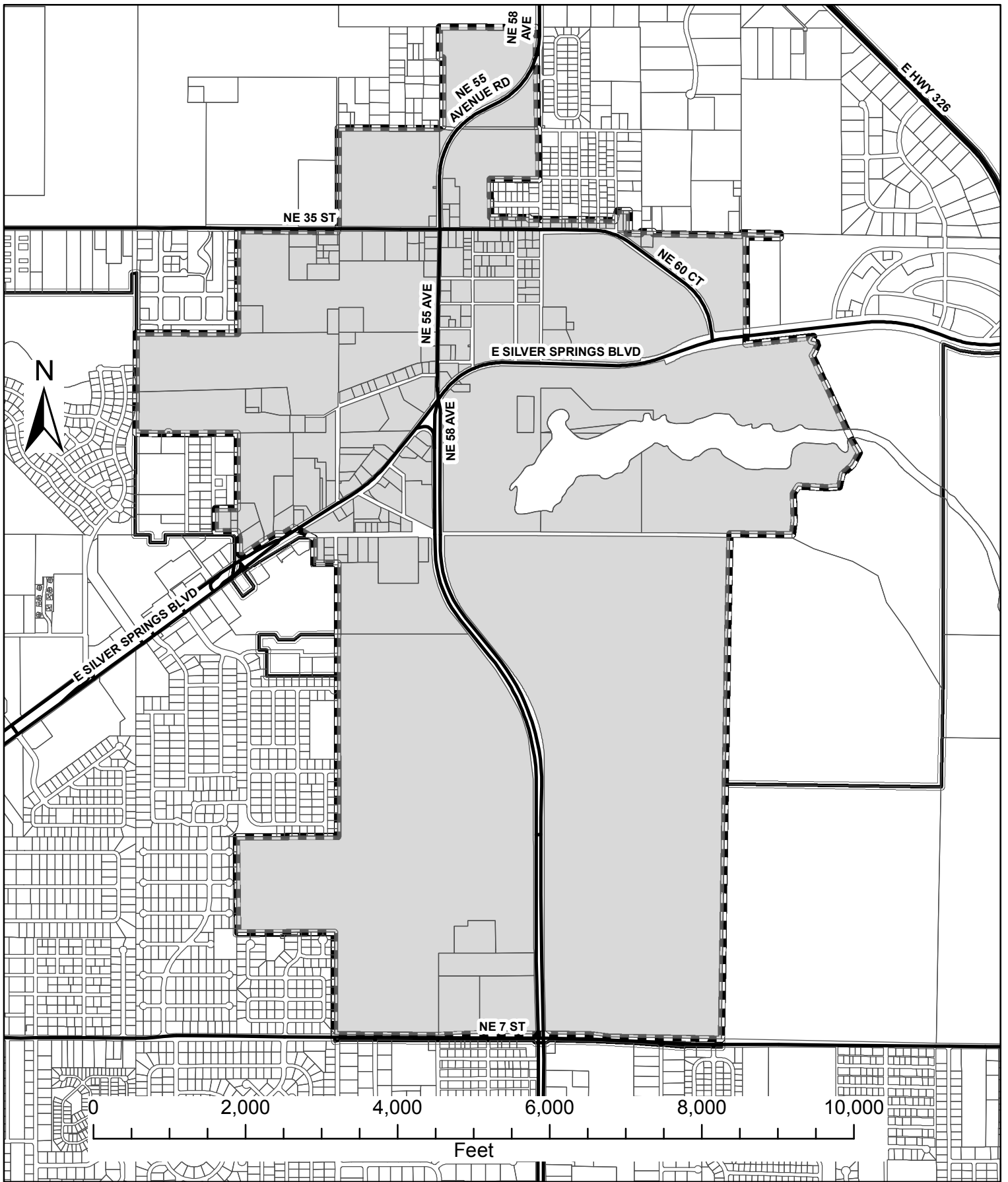
Is there an active county code enforcement case on the property? Y / N

Is the building on the National Register of Historic Places registry? Y / N

**Marion County Community Redevelopment Agency  
Silver Springs Community Redevelopment Area  
Façade and Building Improvement Grant Program Summary**

Eligible area and road segments	<p><b>Silver Springs CRA Overlay (SSCRAO)</b></p> <table border="1"> <thead> <tr> <th>#</th> <th>Roadway</th> <th>Segment</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>East Silver Springs Boulevard</td> <td>Full corridor within SSCRAO; per the Marion County Land Development Code, section 5.9.3</td> </tr> <tr> <td>2</td> <td>Northeast 58th Avenue</td> <td>East Silver Springs Boulevard to Northeast Seventh Street</td> </tr> <tr> <td>3</td> <td>Northeast 55th Avenue</td> <td>East Silver Springs Boulevard to Northeast 36th Place</td> </tr> </tbody> </table>	#	Roadway	Segment	1	East Silver Springs Boulevard	Full corridor within SSCRAO; per the Marion County Land Development Code, section 5.9.3	2	Northeast 58th Avenue	East Silver Springs Boulevard to Northeast Seventh Street	3	Northeast 55th Avenue	East Silver Springs Boulevard to Northeast 36th Place		
#	Roadway	Segment													
1	East Silver Springs Boulevard	Full corridor within SSCRAO; per the Marion County Land Development Code, section 5.9.3													
2	Northeast 58th Avenue	East Silver Springs Boulevard to Northeast Seventh Street													
3	Northeast 55th Avenue	East Silver Springs Boulevard to Northeast 36th Place													
Road segment maximum grant ratio / match and maximum grant amount	<table border="1"> <thead> <tr> <th rowspan="2">Roadway Segment</th> <th colspan="2">Maximum grant funding (whichever is less)</th> </tr> <tr> <th>Expense / Cost ratio</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>50% / 1:1</td> <td>\$30,000</td> </tr> <tr> <td>2</td> <td>50% / 1:1</td> <td>\$20,000</td> </tr> <tr> <td>3</td> <td>50% / 1:1</td> <td>\$20,000</td> </tr> </tbody> </table> <p>A total of \$40,000 is currently budgeted for the Grant Program; however additional funds <b>may</b> become available for additional grant awards. As such, the submission of applications is encouraged in the event additional funding becomes available.</p>	Roadway Segment	Maximum grant funding (whichever is less)		Expense / Cost ratio	Amount	1	50% / 1:1	\$30,000	2	50% / 1:1	\$20,000	3	50% / 1:1	\$20,000
Roadway Segment	Maximum grant funding (whichever is less)														
	Expense / Cost ratio	Amount													
1	50% / 1:1	\$30,000													
2	50% / 1:1	\$20,000													
3	50% / 1:1	\$20,000													
Eligible businesses	New and existing businesses such as retail, office, industrial, general business and nonprofit organizations														
Eligible applicant	Property owner or business owner														
Eligible building type	Existing commercial or industrial buildings only														
Eligible property type	Taxable ad valorem properties only. Properties must be in one of the following zoning districts: <u>B-1, B-2, B-4, B-5, M-1, M-2, or R-3</u> (provided the R-3 property is a multi-family, site-built structure of three dwelling units or more).														
Ineligible properties	Tax delinquent property; property in litigation, condemnation or receivership; property or tenants with outstanding financial obligations to Marion County require the county commission's approval.														
Eligible work	<p><u>Priority work elements include:</u></p> <ol style="list-style-type: none"> <li>1. Vacant building being converted for active use.</li> <li>2. ADA accessibility.</li> <li>3. Removal of bars from doors and windows.</li> <li>4. Security systems including lighting, cameras and fencing.</li> <li>5. Façade improvements (visible from street) incl. doors, windows and signage subject to compliance with façade design requirements.</li> <li>6. Demolitions, including full removal of structure/improvements for redevelopment of site; however redevelopment must include a new commercial building(s) and use of the site for solely for parking/lot or non-commercial use is not eligible. The county commission may require a binding covenant regarding these provisions as a condition of approval.</li> </ol>														
Ineligible work	<ol style="list-style-type: none"> <li>1. Only work begun after approval by the agency board will be eligible for a grant. Work in progress or performed before approval will not be eligible.</li> <li>2. Grant cannot be used to correct outstanding code violations in an active code enforcement case.</li> <li>3. Routine maintenance procedures, such as painting or minor repairs to existing materials alone, are not eligible for a grant but will be eligible as a component of a larger project.</li> <li>4. Reroofing/roof repair:             <ol style="list-style-type: none"> <li>a. Routine maintenance, repair, and upkeep are not be eligible for a grant but will be eligible as a component of a larger project to redevelop a</li> </ol> </li> </ol>														

<p>Ineligible work (cont.)</p>	<p>structure to conform to the SSCRA façade design guidelines [LDC Section 5.9.3.F(2)(a) and (b)].*</p> <p>b. Significant non-structural roof repairs (exceeding \$15,000) may be eligible to obtain a grant as part of a larger project to redevelopment a structure to conform to the SSCRA façade design guidelines [LDC Section 5.9.3.F(2)(a) and (b)].*</p> <p>c. Roof repair and/or reconstruction may be eligible as a component of a larger project to remodel an existing roof to bring a structure into compliance with the SSCRA façade design guidelines [LDC Section 5.9.3.F(2)(a) and (b)].*</p> <p>*Any reroof or roof repair proposed for grant funding will be subject to obtaining Agency Board; such requests must be accompanied by an itemized cost estimate separately listing the repairs, reconstruction, remodel cost components, overall cost, and respective percentages, wherein the repair/reconstruction costs do not exceed the remodel costs as the focus of grant funds is achieving compliance with the SSCRA façade design guidelines [LDC Section 5.9.3.F(2)(a) and (b)] and not to fund routine or deferred maintenance.</p> <p>5. Parking lot work may be eligible as part of a component of a larger project ensuring a site will conform to the SSCRA façade design guidelines [LDC Section 5.9.3.F(2)(a) and (b)].</p>
<p>Minimum grant performance</p>	<p>Resulting improved structures must exhibit a minimum of five of the primary design requirements identified in the SSCRA façade design guidelines [LDC Section 5.9.3.F(2)(a) and (b)] upon the completion and final inspection of all work. Work may include improvements to achieve this requirement. <b>In the event this façade requirement is not satisfied</b>, the maximum grant amount is reduced by a minimum of 50% and grant funds will not be applicable to routine maintenance work completed prior to redevelopment work that is the intent of the grant program.</p>
<p>Design guidelines</p>	<p>See LDC Section 5.9.3.F(2)(a) and (b).</p>
<p>Ineligible businesses</p>	<p>The following business do not conform to the vision for the Silver Spring CRA and community plan and as such are <b>not eligible</b> for the grant.</p> <ol style="list-style-type: none"> <li>1. Adult-oriented businesses.</li> <li>2. Tattoo parlors/shops.</li> <li>3. Bail/Bonds.</li> <li>4. Check-cashing service.</li> <li>5. Pawn shops.</li> <li>6. Bars; bars as part of restaurant are permissible but restaurant must be the primary business pursuant to Florida Statutes</li> <li>7. Electronic or vapor cigarette store</li> <li>8. Medical marijuana dispensary as a single-use site or single-use storefront</li> <li>9. Internet/gaming arcades; however businesses that may include a video/game arcade for minors as an accessory use for their business (e.g., hotel) will be eligible, subject to approval by the county commission.</li> <li>10. Residential treatment centers and/or transitional housing facilities,</li> <li>11. Mini-storage facilities.</li> </ol>



# SILVER SPRINGS CRA OVERLAY

Marion County Land Development Code Division 5.9  
Adoption Date: 5/21/2018

-  Silver Springs CRA Boundary
-  SSCR Overlay Boundary - Adopted May 2018
-  Tax Parcels
-  SSCR Overlay Parcels - Adopted May 2018