



City of Ocala
 Community Redevelopment Agency
 201 SE 3rd Street, Ocala, FL 34471

M E M O R A N D U M

DATE October 21, 2024
 TO: East Ocala., CRA Advisory Committee
 FROM: Roberto Ellis, Economic Development Manager
 RE: East Ocala Commercial Building Improvement Grant Application CRA24-45842

Address: 1107 E. Silver Springs Boulevard (Parcels: 28309-000-00)

Applicant: Boulevard Office Center Condo Association

Project: The applicant is requesting a grant to install new landscaping at the 1.15 Acre property. A summary of the work item and quotes received are presented in Table 1.

Table 1. Application Summary.

Work Item	1 st Quote	2 nd Quote	Grant (60%)
Installation of new landscaping including adding a variety of new plants, edges for landscape beds and removal of exiting landscaping material.	\$24,398.75	\$22,813.25	\$13,687.95

Findings and Conclusion:

- The property is located along one of the main corridors in the CRA. The improvements will benefit both the applicant and the CRA, as the existing landscaping can be seen from E. Silver Springs Boulevard and NE 11th Avenue.
- Beautifying the property will also enhance business attraction and retention of tenants or owners.
- The applicant is actively working to maintain the quality of the building and increase the property's value. In 2023, the applicant reroofed the building, an investment of over \$100,000.
- All improvements are scheduled to be completed by the end of Spring 2025.
- The cost of the project will be covered by all 10 businesses located on site.

The Grant Review Committee (GRC) visited the property on October 15, 2024, and recommended moving forward with the application. Please refer to the images below for highlights of the existing condition. The full application is also attached.

Attached - Application form, Cost estimates, maps, and photographs of existing conditions.

Image 1- Existing conditions.



Image 2- Existing conditions.



Image 2- Existing conditions.



CRA GRANT REQUEST MAP

CRA Meeting: October, 2024

Address: 1107 EAST SILVER SPRINGS BLVD

Parcel: 28309-000-00

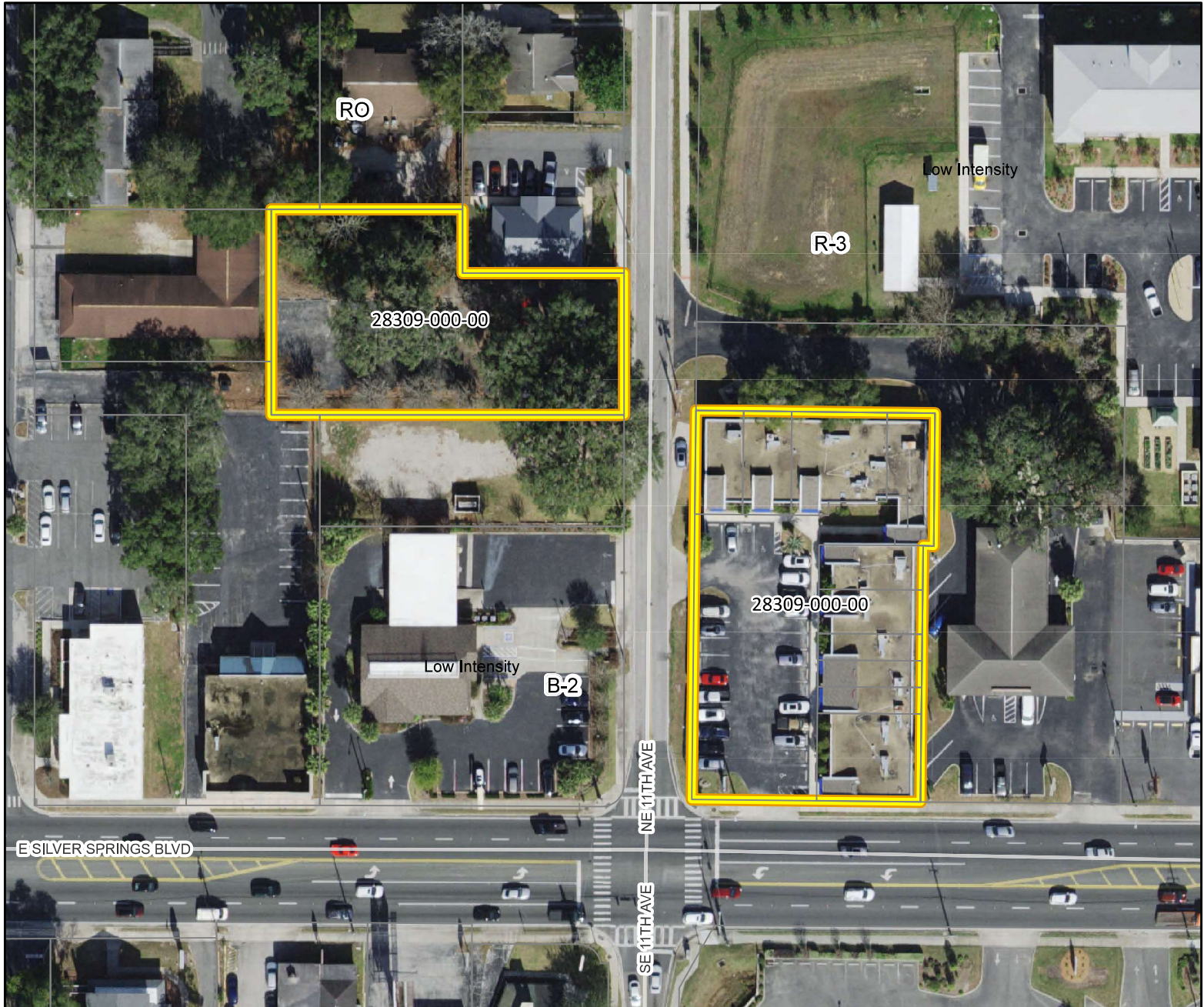
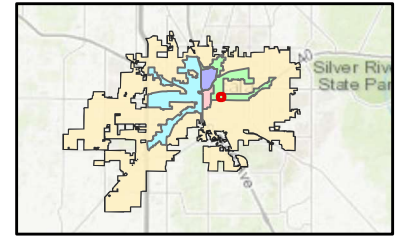
Case Number:


Property Size: Approximately 1.15 acres

CRA Location: East Ocala

Proposal: A request for CRA fund use

Location Map



 Subject Property

 Parcels

0 125 Feet



Prepared by the City of Ocala
Growth Management Department
by kwirthlin on 9/24/2024

CRA GRANT REQUEST MAP

CRA Meeting: October, 2024

Address: 1107 EAST SILVER SPRINGS BLVD

Parcel: 28309-000-00

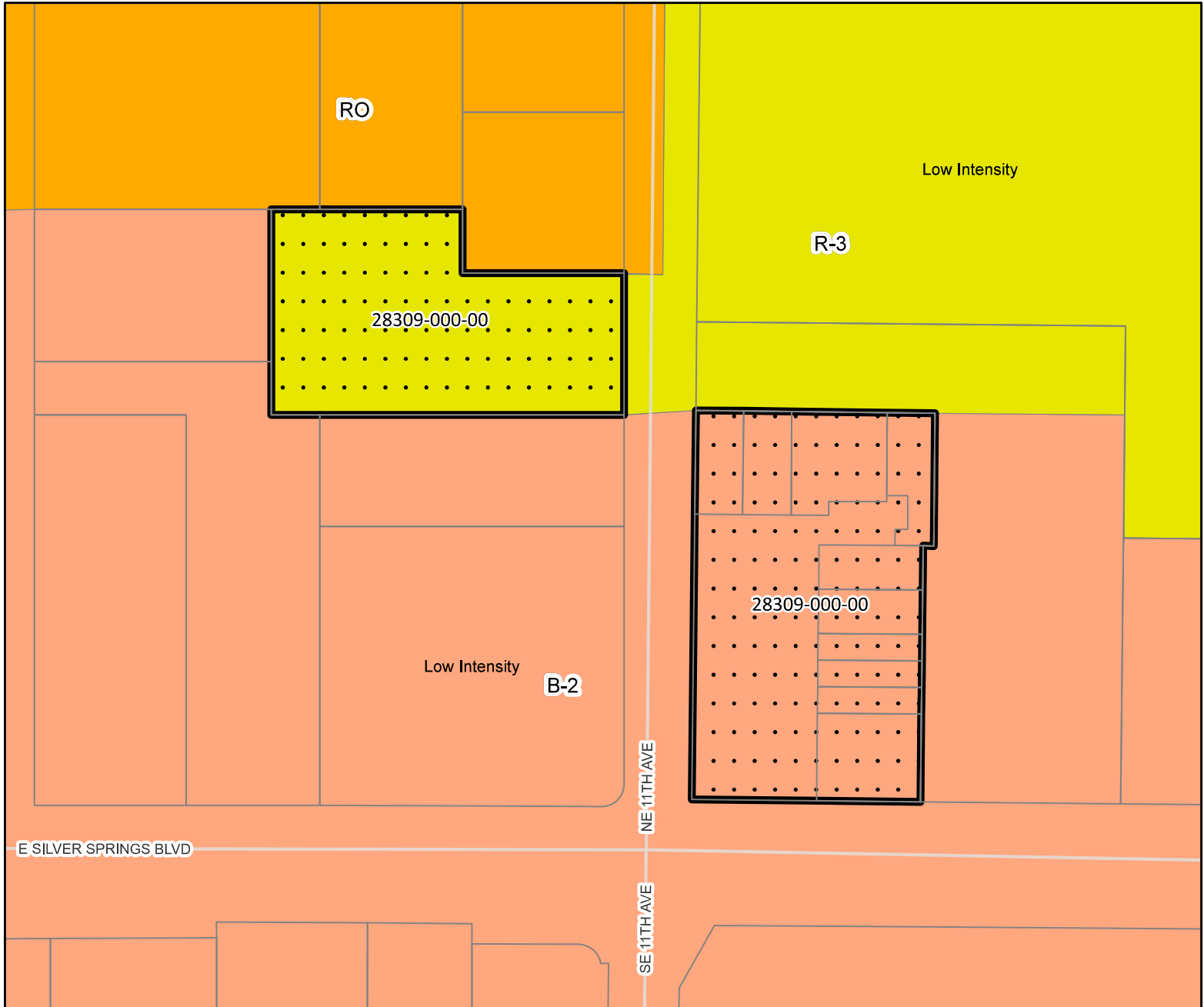
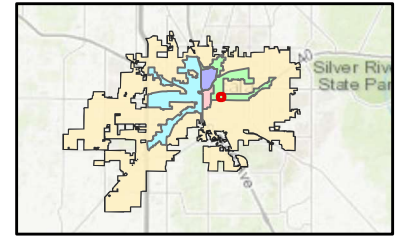
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Location Map



-  Subject Property
-  Parcels
-  B-2:Community Business
-  R-3:Multi-Family Residential
-  RO:Residential Office

0 125 Feet



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**CITY OF OCALA EAST OCALA REDEVELOPMENT AREA
COMMERCIAL BUILDING IMPROVEMENT GRANT
APPLICATION**

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Business / Project Name: Boulevard Office Center Condo Association (BOCCA)
Project Address: 1107 East Silver Springs Blvd, Ocala, FL 34470
Parcel Number: 28309-000-00

APPLICANT INFORMATION

Applicant's Name: Boulevard Office Center Condo Association / Dale Camillo - President
Name of person to receive all correspondence if different from applicant:
Dale Camillo - President / Rusty Juergens - Vice President / Nathan Gibbonney - Secretary
Applicant's Business Name (if applicable): Boulevard Office Center Condo Association (BOCCA)
Type of business: Office / Retail
Applicant's Mailing Address: 1107 East Silver Springs Blvd. Suite #8
City: Ocala State: FL Zip: 34470
Phone number: 352-286-7699 Fax: 888-229-8327
E-mail address: DALECAMILLO@GMAIL.COM
Applicant is the Property Owner Business Owner/Tenant
How long has the business been at the current location? 12 Years
If renter, when does your current lease expire? N/A

PROPERTY OWNER INFORMATION (if different from applicant)

Property Owner's Name: SAMF
Property Owner's Business Name (if applicable): _____
Property Owner's Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone number: _____ Fax: _____
E-mail address: _____

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following

Describe the existing or proposed business. An office center comprised of 10 different local businesses fronting Silver Springs Blvd

Explain the purpose of and need for the proposed improvements. The office center is right on the Boulevard & we want to beautify & make the building more appealing & inviting from the outside to promote business growth. The landscaping has not been updated in over 15 years.

Would the proposed improvements be made without the assistance of the grant program? If not, please explain. No because the association does not have the funds because just

replaced the roof for over \$100,000 & other costs like insurance increased

Number and types of jobs being created. to be determined

What will be the business hours of operation? 9am to 5pm / Monday to Friday

For projects with residential component - number and types of units being created. N/A

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid(s). \$22,813.25

Required – Attach itemized bid sheets. _____

How much funding assistance are you requesting? \$13,687.95 (60% of estimate)

Anticipated start date: 10/1/2024

Anticipated completion date: 10/30/2024

SCOPE OF WORK CHECKLIST

(Check all that apply)

East Ocala CRA

- Vacant building being converted to active use;
- New signs following design guidelines; including removal of existing inappropriate signs
- New landscape area – reimbursement to be made 90 days after installation
- Exterior painting – colors must be approved by Committee
- Awnings
- Windows, doors
- Parking lot pavement sealing & striping
- Exterior security & safety lighting

Applicant

I, Dale Camillo - President of BOCCA, business owner/tenant of the building at 1107 East Silver Springs Blvd, Ocala, FL 34470, 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.

Signature Dale Camillo Date 8/22/2024

Owner Approval for Tenant Applicant

I, Dale Camillo - President of BOCCA, owner of the building at 1107 East Silver Springs Blvd, Ocala, FL 34470, 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 Dale Camillo Date 8/22/2024

Property Information - For staff use only

- 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 City code enforcement case on the property? Y / N
- Is the building on the National Register of Historic Places Y / N



2755 SE 62nd Street
 Ocala, FL 34480
 PH. (352) 368-1881
 FAX (352) 369-4747

Submitted To:
 BLVD Office Center -
 Condo Association, Inc.
 1107 NE Silver Springs BLVD
 Ocala, FL 34470

		Proposal No.	
		7856	
Job Name / Location: Same		DESIGNER / SALESMAN Matt Goldey	
PHONE 352-209-0113		FAX / EMAIL RWJuergens@gmail.com	

QTY	DESCRIPTION	SIZE	UNIT PRICE	TOTAL
83	Liriope 'Super Blue'	#1	9.75	809.25
63	Society Garlic	#1	10.00	630.00
11	Iris 'Apostle'	#3	23.00	253.00
67	Podocarpus 'Pringles'	#3	23.00	1,541.00
5	Stromanthe	#3	23.00	115.00
1	Pindo Palm	B&B	985.00	985.00
20	Pine Bark Mulch	cy.	60.00	1,200.00
350	4" Metal Edging for Landscape Beds	LF	9.00	3,150.00
	Site Preparation		7,200.00	7,200.00
	• Removal of Large Cedar Trees			
	• Removal of all Existing Landscape Material			
	• Excluding Palms			
	• Excluding Parking Lot Hedge			
	• Bed Prep, Edging and Clean Up			
3	Disposal of Debris	load	150.00	450.00
	Allowance for converting irrigation to drip and ensuring coverage to all landscape trees & plants		5,700.00	5,700.00
1	Bahia Sod - Installed	pallet	780.00	780.00

REPLACEMENT POLICY:

i. Plants purchased & installed by O.L.M., Inc:

- A. Shrubs will be replaced for 90 days at no charge (Except those items marked 'No Warranty')
- B. Sabal palms will be replaced at half the original price for one year from date of installment.
- C. Trees: (not including Sabals) will be replaced for 90 days at no charge.

ii. Sod and Annuals:

- A. There are no guarantees on sod or annuals other than to be in good condition at the time of installation or delivery.
- There are no guarantees against insects, disease, or weed infestation in sod after installation.

iii. Irrigation:

- A. Automatic Irrigation Systems will be guaranteed for one (1) year from date of installation against manufacturer defects. Adjustments, settings, etc. that are requested after installation are NOT covered by this warranty.

Ocala Landscape Management, Inc. assumes no responsibility for damage to underground pipes, cables, etc.

O.L.M., Inc. will NOT replace or give refunds for plant material adversely affected by Freeze Damage, Acts of Nature &/or inadequate watering of plant material (including drought conditions). There is NO Guarantee on any plant material which is not watered by an automatic irrigation system. ***There are NO Guarantees on transplanted material***

TERMS:

Accounts are due & payable upon completion. If necessary to collect this account through an attorney or collection agency, the buyer agrees to pay for cost of collecting, including attorneys fee and/or collection agency fee. Unpaid balance is subject to a finance charge of 1 1/2 percent monthly which is an 18 percent annual rate. Minimum charge .50¢.

Total	\$22,813.25
NOTE:	Prices are only guaranteed for 30 days from the Proposal date unless otherwise stated in writing by O.L.M.

Proposal Accepted By: _____, who by signing this agrees to make full payment upon completion & agrees to the terms above.

Green Hammock Landscape Co. PO BOX 6571 Ocala, FL 34478 (352)840-9570 (352)427-5947
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Landscape Estimate

To: BLVD Office center
From:
Date: 9/27/2024
Re:

		<u>Size</u>	<u>PR per</u>	<u>QTY</u>	
Plants	Liriope Super Blue	#1	\$7.75	83	\$643.25
	Society garlic	#1	\$8.00	63	\$504.00
	Apostle Iris	#3	\$28.00	11	\$308.00
	Stromanthe	#3	\$28.00	5	\$140.00
	Podocarpus Pringle	#3	\$22.50	67	\$1,507.50
	Pindo Palm	B & B	\$1,800.00	1	\$1,800.00
Materials	Pine bark nuggets on new plants	yard	\$68.00	22	\$1,496.00
	Topsoil #2	yard	\$75.00	8	\$600.00
	Bahia	pallet	\$375.00	1	\$375.00
	Edging product and stakes	flat	\$1,225.00	1	\$1,225.00
Labor	Removal and site prep	flat	\$6,500.00	1	\$6,500.00
Other	Delivery fees	flat	\$250.00	1	\$250.00
	Disposal fees	flat	\$750.00	1	\$750.00
	Directional boring and sleeves	flat	\$1,350.00	1	\$1,350.00
	Irrigation system	flat	\$6,950.00	1	\$6,950.00
				Total	<u>\$24,398.75</u>

All plants are grade #1 or better. Prices include delivery and installation. All material installed using FNGLA standards and practices. Upon daily completion areas will be left in a neat and clean manor.
 Thank you for the opportunity to bid your landscape needs.