

CITY OF OCALA

CRA AGENCY REPORT

Meeting Date: 09/11/18

Subject: Downtown Ocala CRA Commercial Building Improvement Grant

Submitted By: Tye Chighizola

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready): Approve CRA Agenda Item (ID # 12621) applications for the Downtown Commercial Building Improvement Grant – CRA18-0014, 120 E. Fort King Street for Fiscal Year 2018 in the amount of \$25,000 and CRA18-0016 for Fiscal Year 2019 in the amount of \$25,000

OCALA'S RELEVANT STRATEGIC GOALS: Economic Hub, Quality of Place

PROOF OF PUBLICATION:

BACKGROUND:

The intention of the Downtown Commercial Building Improvement Grant program is to encourage private investment into commercial properties in the Downtown CRA area. The program addresses key statutorily defined blight conditions that currently exist in the CRA including vacant or underutilized commercial space, obsolete or substandard interior spaces, inadequate life safety and/or accessibility provisions, and deteriorating or inappropriate facades.

Priority work elements are: (1) Improvements to meet Building Codes for Accessibility; Fire Protection; and Life Safety; (2) Conversion of upper floor space to residential; (3) Removal and replacement of inappropriate or incomplete exterior restoration of original façades, including installation of appropriate store front windows; (4) Other fixed improvements related to build-out or additions. Fixed build-out improvements include: walls & structural elements; electric, plumbing, HVAC, lighting - interior & storefront, flooring & ceiling, kitchen equipment for restaurants. The maximum annual grant is \$25,000 and the required match is 50% of project cost.

The project name is 120 Patio Bar. The project involves converting an abandoned bank drive-thru to a social gathering place with food, entertainment and a bar. The work involves renovating the existing building, constructing a restroom building and site improvements. The location has the potential to seat up to 300 people. The new business will create 15 new jobs.

FINDINGS AND CONCLUSIONS: The application was reviewed and processed in accordance with the grant program guidelines and evaluation criteria. The Grant Review Committee and CRA Advisory Committee reviewed and made recommendations on the applications. The recommendation on the application are as follows.

Grant #	Address	Project Cost	Grant Request	Recommendation
CRA18-0014	120 E Fort King St.	\$371,036	\$25,000	\$25,000
CRA18-0016	120 E Fort King St	\$92,000	\$25,000	\$25,000 (1)

(1) Subject to FY 2019 CRA Budget funding for Grant Program

FISCAL IMPACT: The Downtown CRA Grant Fund balance is approximately \$112,000. There is sufficient funding in account #621-16-012-559-82010 for CRA Grants CRA18-0013, CRA18-0014and CRA18-0016.

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: N/A

ALTERNATIVES:

- Approve
- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

Application Packet and Staff Report (PDF)



City of Ocala Growth Management Dept
201 SE 3rd Street
Ocala, FL 34471

DATE: September 11, 2018
TO: Ocala CRA Agency Board
FROM: Gus Gianikas, AICP
RE: Downtown CRA Grant Applications – CRA18-0014 & CRA18-0016

CRA 18-0014 & 16 120 E Fort King Street

The project name is 120 Patio Bar. The project involves converting an abandoned bank drive-thru to a social gathering place with food, entertainment and a bar. The work involves renovating the existing building and structures and site improvements. The location has the potential to seat up to 300 people. The new business will create 15 new jobs.

PROJECT BUDGET & GRANT CALCULATIONS

Work Item	18-0014	18-0016
Building Renovation, site work	\$371,036	
Restroom Building		\$92,000
FY 17/18 50% GRANT	\$25,000	
FY 18/19 50% GRANT		\$25,000

The grant for FY 18/19 is subject to CRA budget including funding for grant program.

Attached: Application - quotes for work; proposed plans

Attachment: Application Packet and Staff Report (12621 : Downtown Ocala CRA Commercial Building Improvement Grant)

CRA 18-0014
-0016

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

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Business / Project Name: 120 Patio Bar, LLC
 Project Address: 120 SE Fort King Street
 Parcel Number: 2823-067-003

APPLICANT INFORMATION

Applicant's Name: 120 Patio Bar, LLC

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

Kirk Boone

Applicant's Business Name (if applicable): n/a

Type of business: Patio Bar

Applicant's Mailing Address: 116 SE Broadway Street

City: Ocala State: FL Zip: 34471

Phone number: 352-732-5255 Fax: 352-732-0164

E-mail address: Kirk@ocaladevelopment.com

Applicant is the ☒ Property Owner ☐ Business Owner/Tenant

How long has the business been at the current location? New business

If renter, when does your current lease expire? _____

PROPERTY OWNER INFORMATION (if different from applicant)

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

PROPERTY INFORMATION

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

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following

Describe the existing or proposed business. Social gathering place
with food trucks

Explain the purpose of and need for the proposed improvements. To take an existing
old/unused drive-thru bank location and renovate
and improve the site to a social upscale establishment.

Would the proposed improvements be made without the assistance of the grant program? If not, please explain. NO - need assistance to help the
project become successful.

Number and types of jobs being created. 15-hospitality

What will be the business hours of operation? 11am - 11pm

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

PROJECT COSTS & SCHEDULEEstimated cost of project based on attached submitted low bid(s). 500KHow much funding assistance are you requesting? 50KAnticipated start date: ASAPAnticipated completion date: end of 2018**SCOPE OF WORK CHECKLIST**

(Check all that apply)

Downtown CRA☒ Improvements to meet the requirements of the Americans with Disability Act.☒ Improvements to meet the requirements of the National Fire Protection Act.☒ Improvements to meet the life safety provisions of the Florida Building Code.☐ Conversion of upper floor space

Costs related to fixed tenant build-out improvements

☒ Flooring (tile, carpet or wood)☒ Ceiling improvements☒ Interior lighting improvements☒ Electrical improvements☒ Plumbing improvements☒ HVAC system improvements☒ Walls and structural elements☒ Other improvements to comply with life safety & accessibility codes☒ Façade improvementsDowntown Development DistrictY / ☒ N Is the grant for a new retail or restaurant business not currently located in the Downtown Development District. (See Map)☒ 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;

Reroofing and parking lot work is not eligible for the above grants.

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 City of Ocala, the Grant Review Committee (Committee) 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 City, 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 City of Ocala 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 City of Ocala materials and press releases.

If the applicant fails to perform the work approved by the Committee, the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the Committee 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, Kirk Boone, business owner/tenant of the building
at

120 SE Fort King Street, 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 Kirk Boone Date 7/18/18

Owner Approval for Tenant Applicant

I, _____, owner of the building
at

_____, 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 _____

**City of Ocala Downtown Redevelopment Area
Commercial Building Improvement Grant Application**

120 Southeast Fort King Street

Ocala, Florida 34471

July 25th, 2018



120 Patio Bar LLC - C/O Kirk Boone

16 Southeast Broadway Street

Ocala Florida 34471

352-732-5255

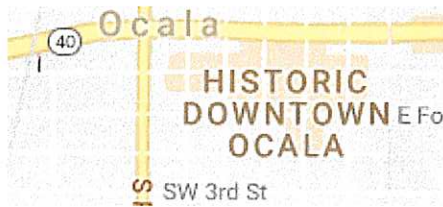
Attachment: Application Packet and Staff Report (12621 : Downtown Ocala CRA Commercial Building Improvement Grant)

Google Maps 120



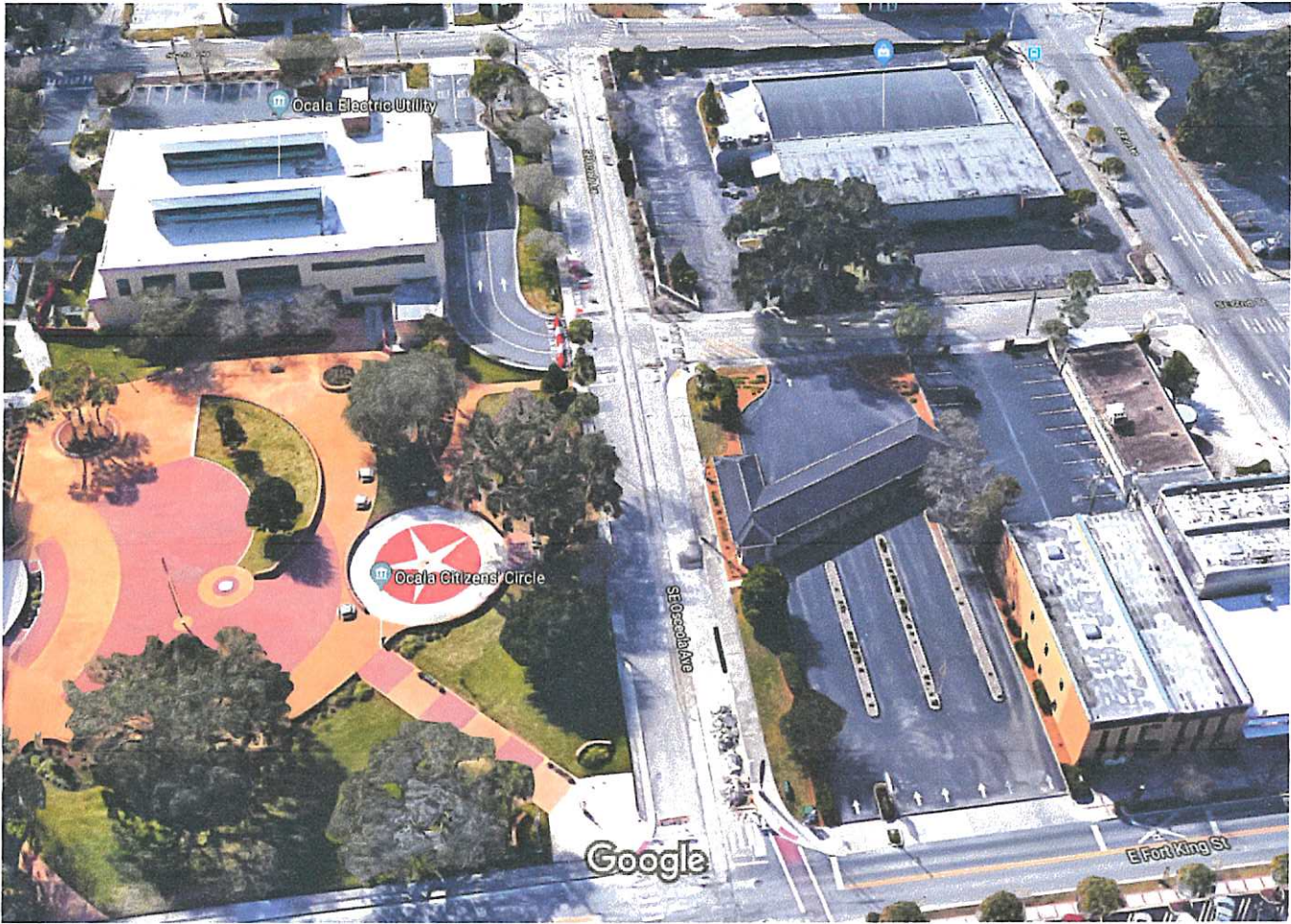
Image capture: Jun 2017 © 2018 Google

Street View



Attachment: Application Packet and Staff Report (12621 : Downtown Ocala CRA Commercial Building Improvement Grant)

Google Maps

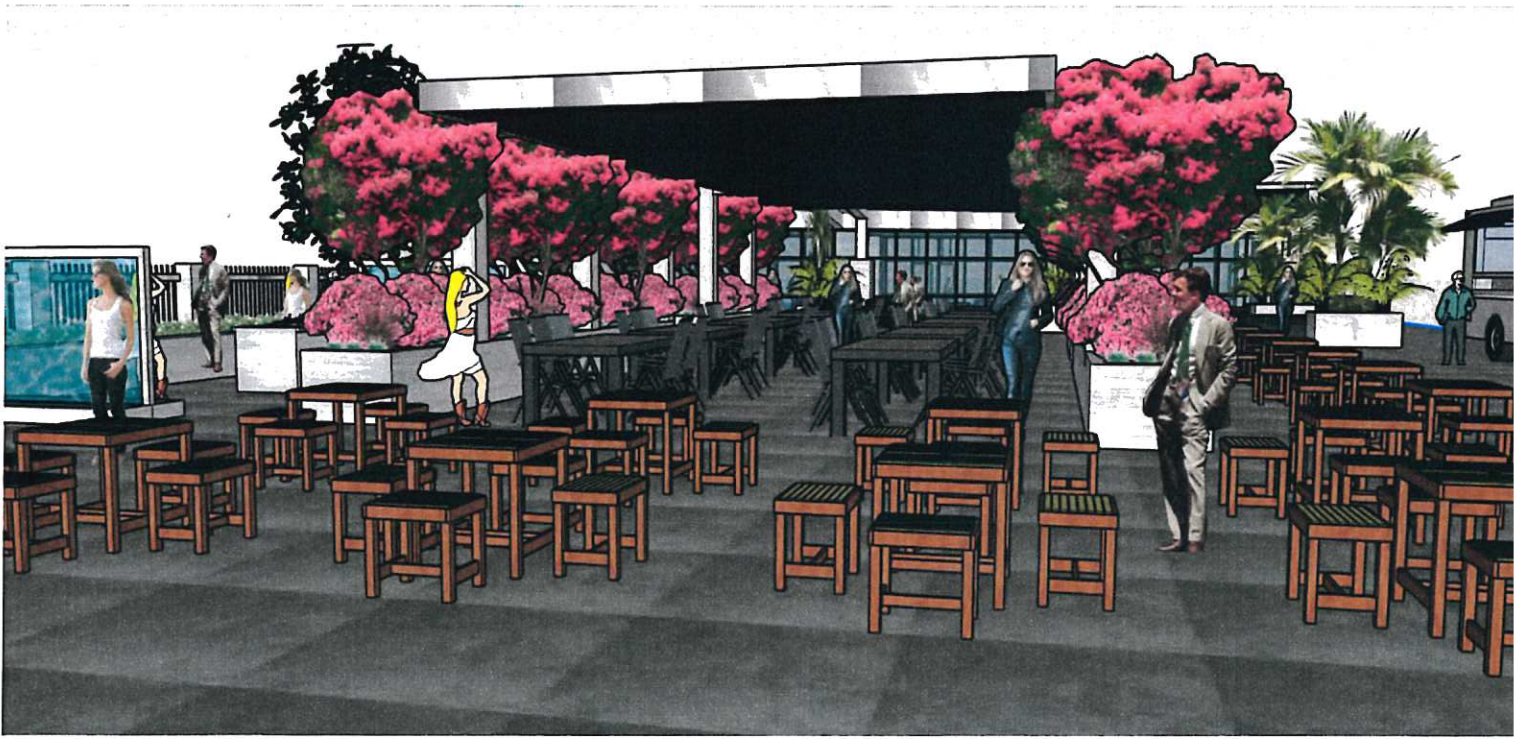


Imagery ©2018 Google, Map data ©2018 Google 50 ft

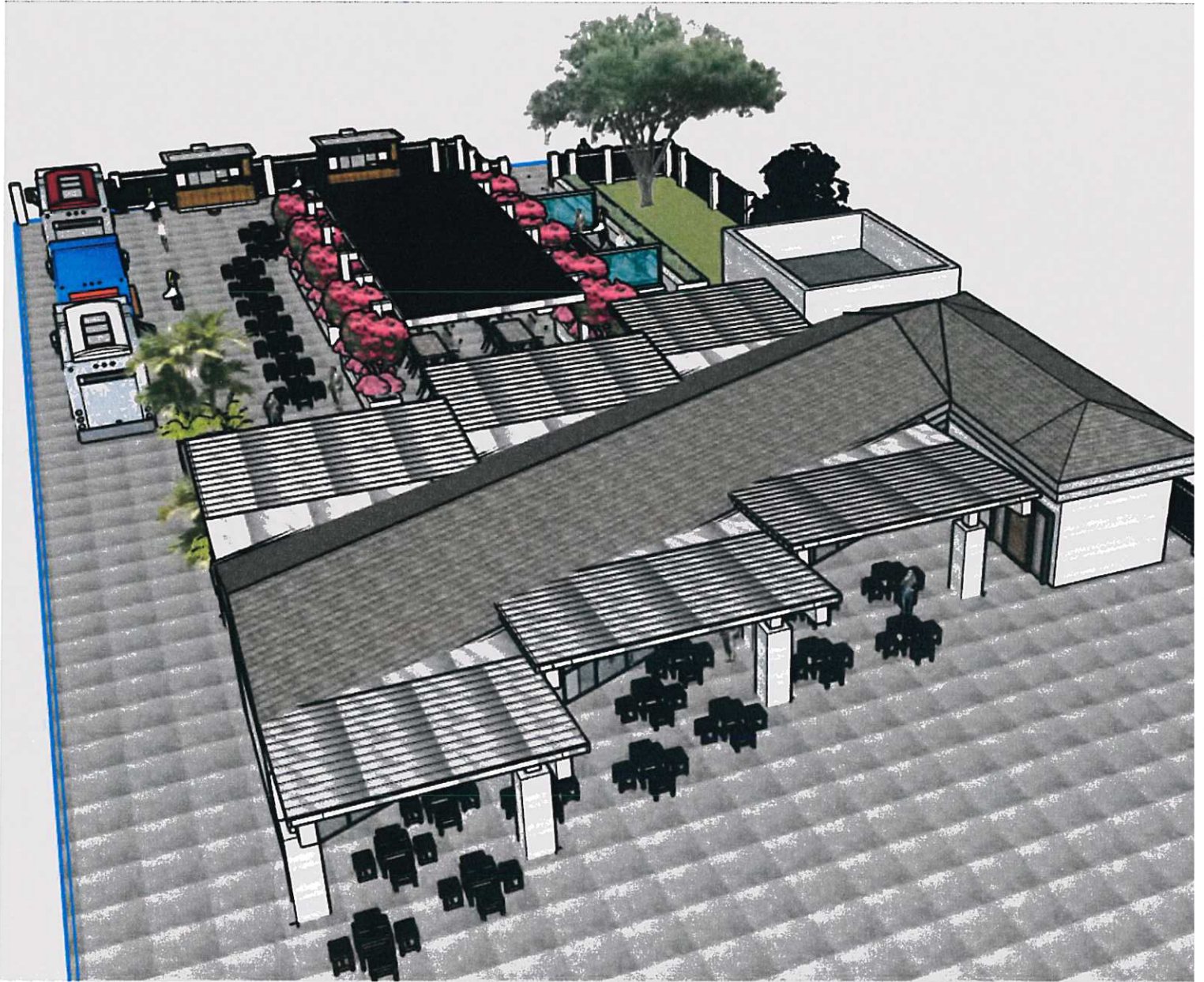
Attachment: Application Packet and Staff Report (12621 : Downtown Ocala CRA Commercial Building Improvement Grant)



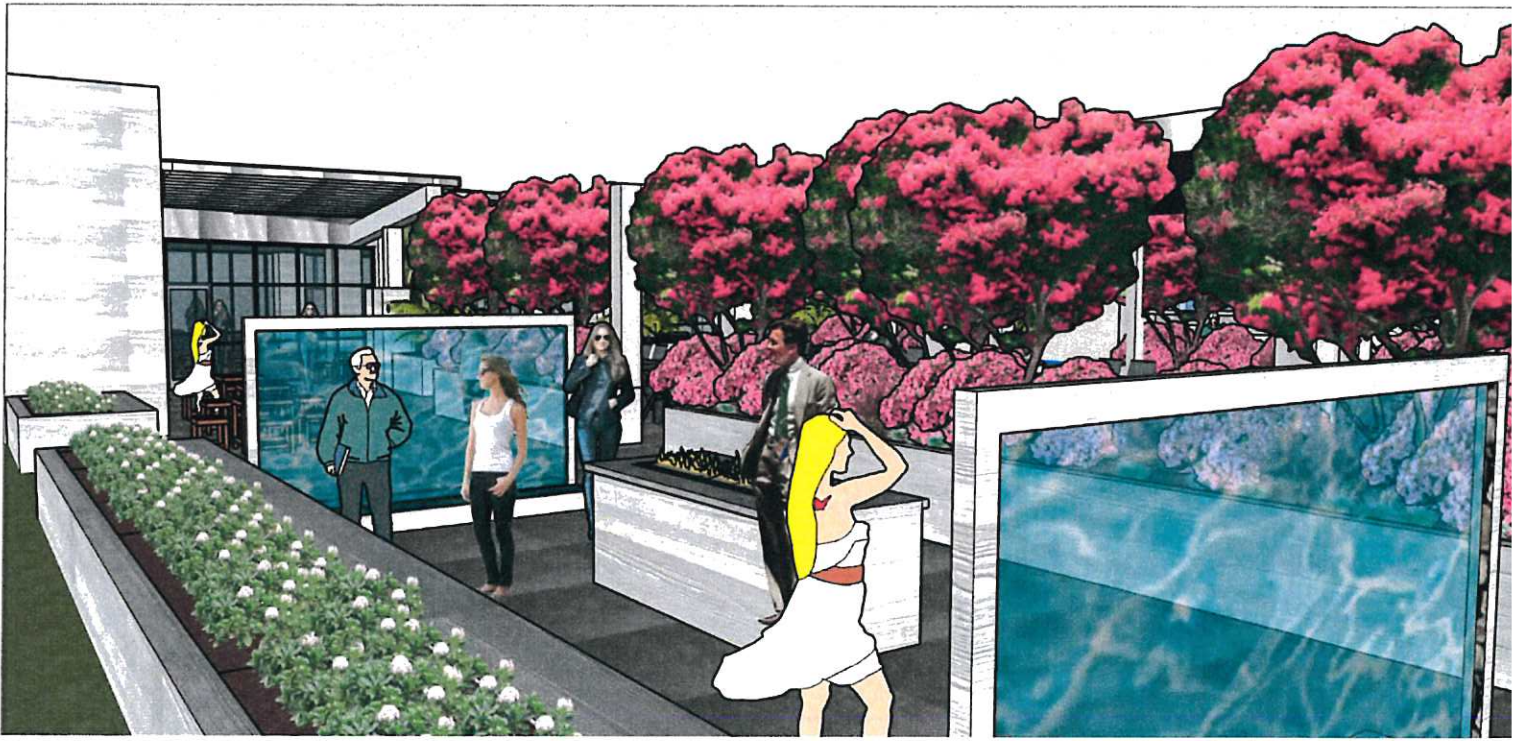






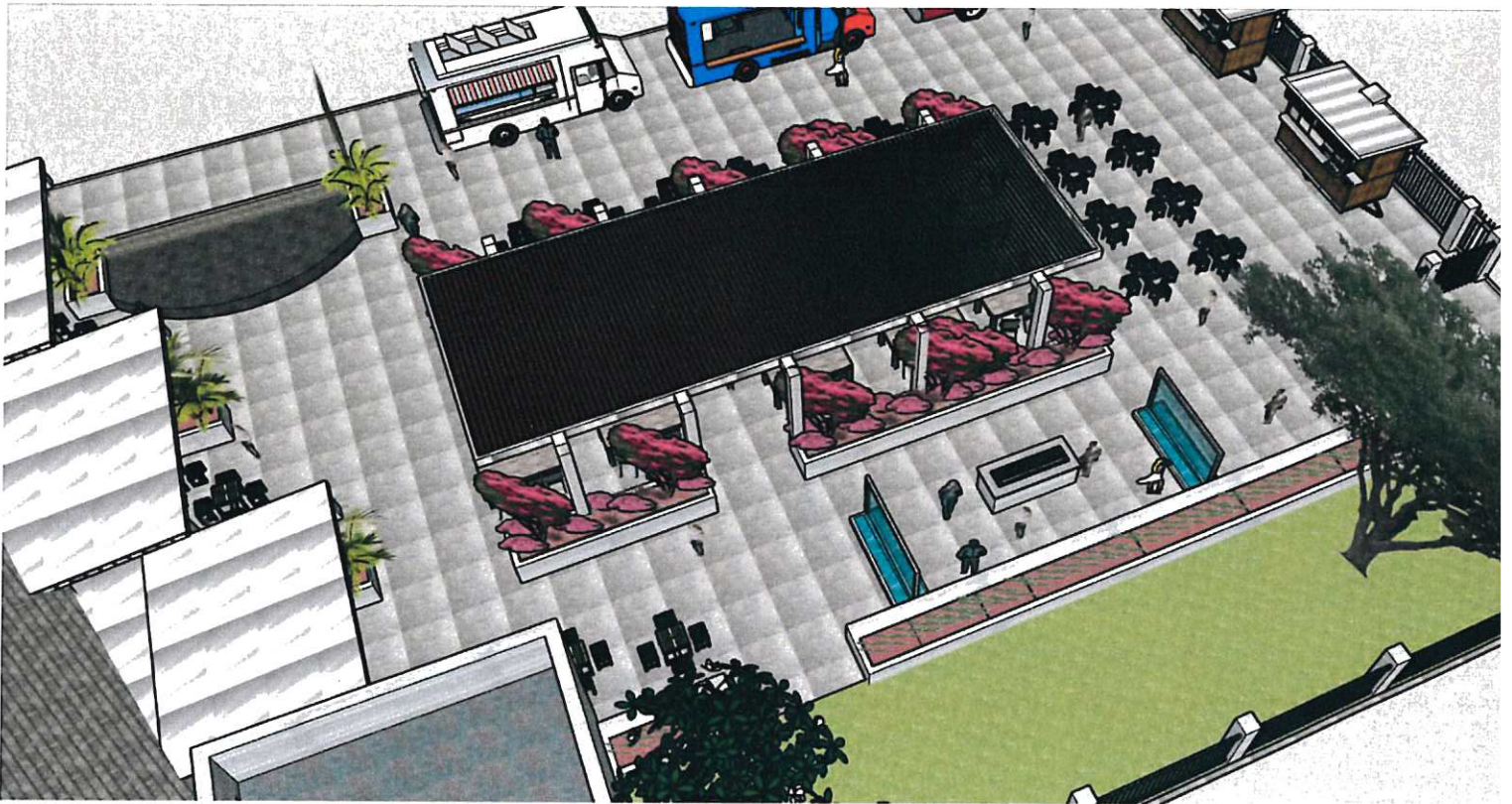








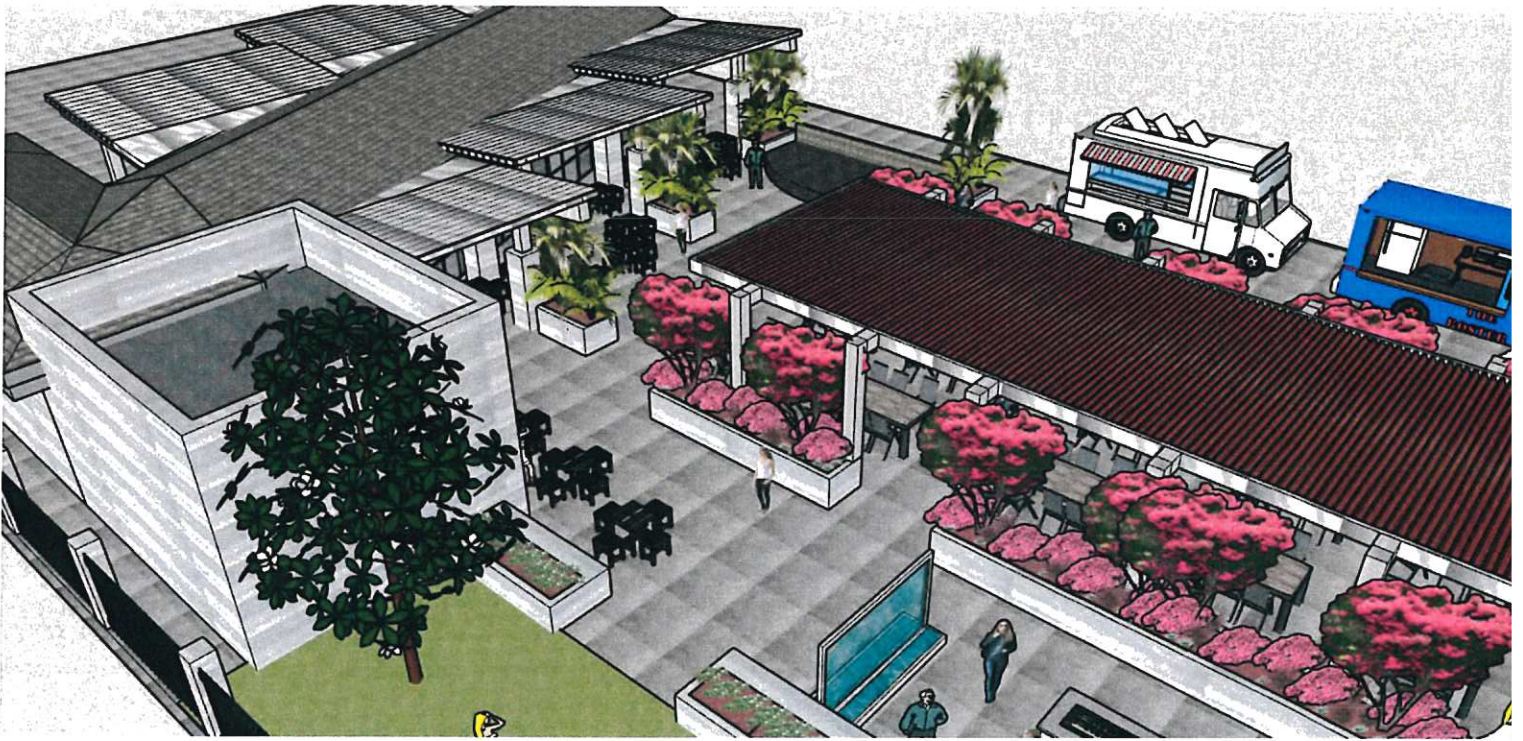








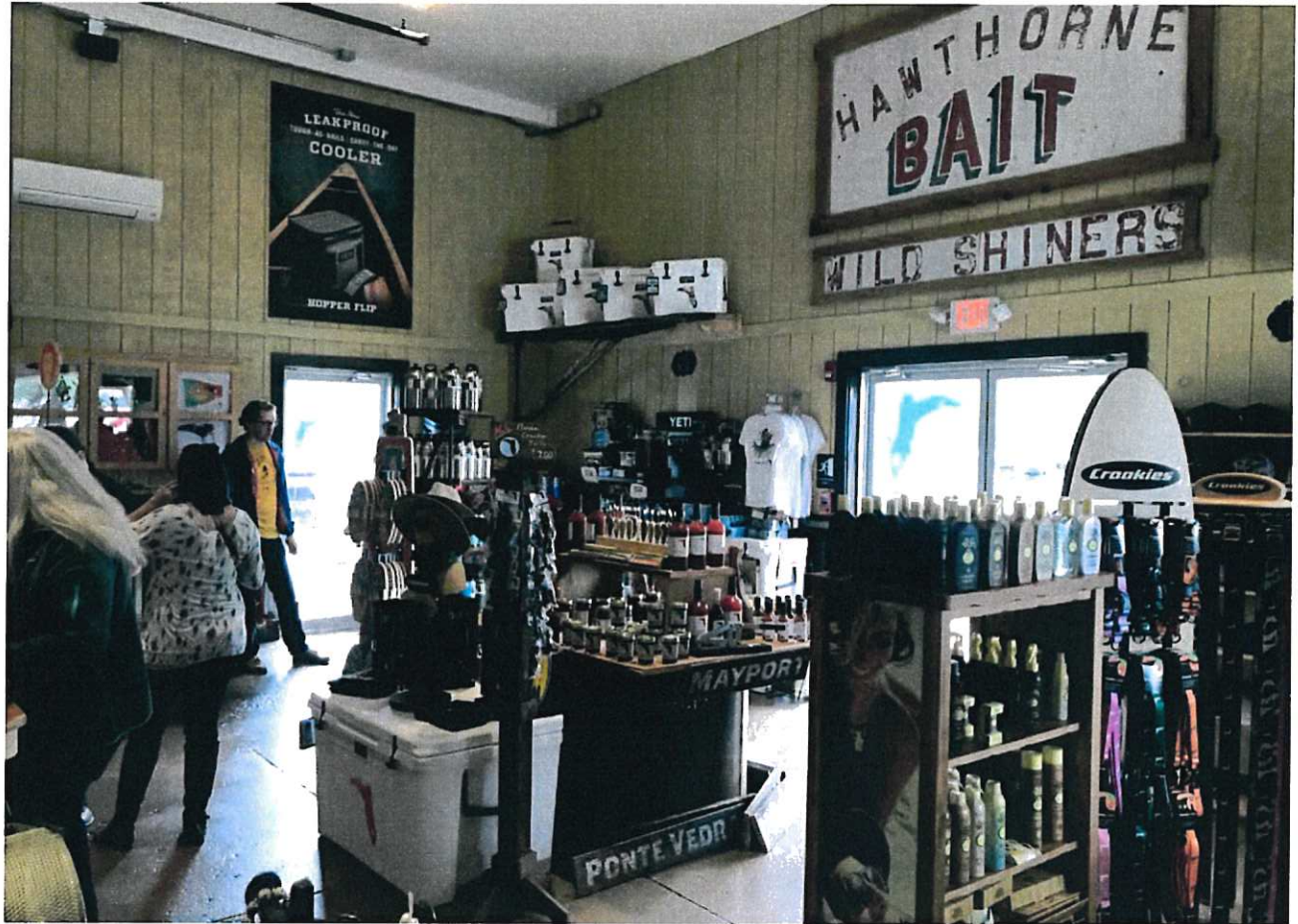






FLOORS ARE FIGURED STAINED
CONCRETE LIKE THE PICS





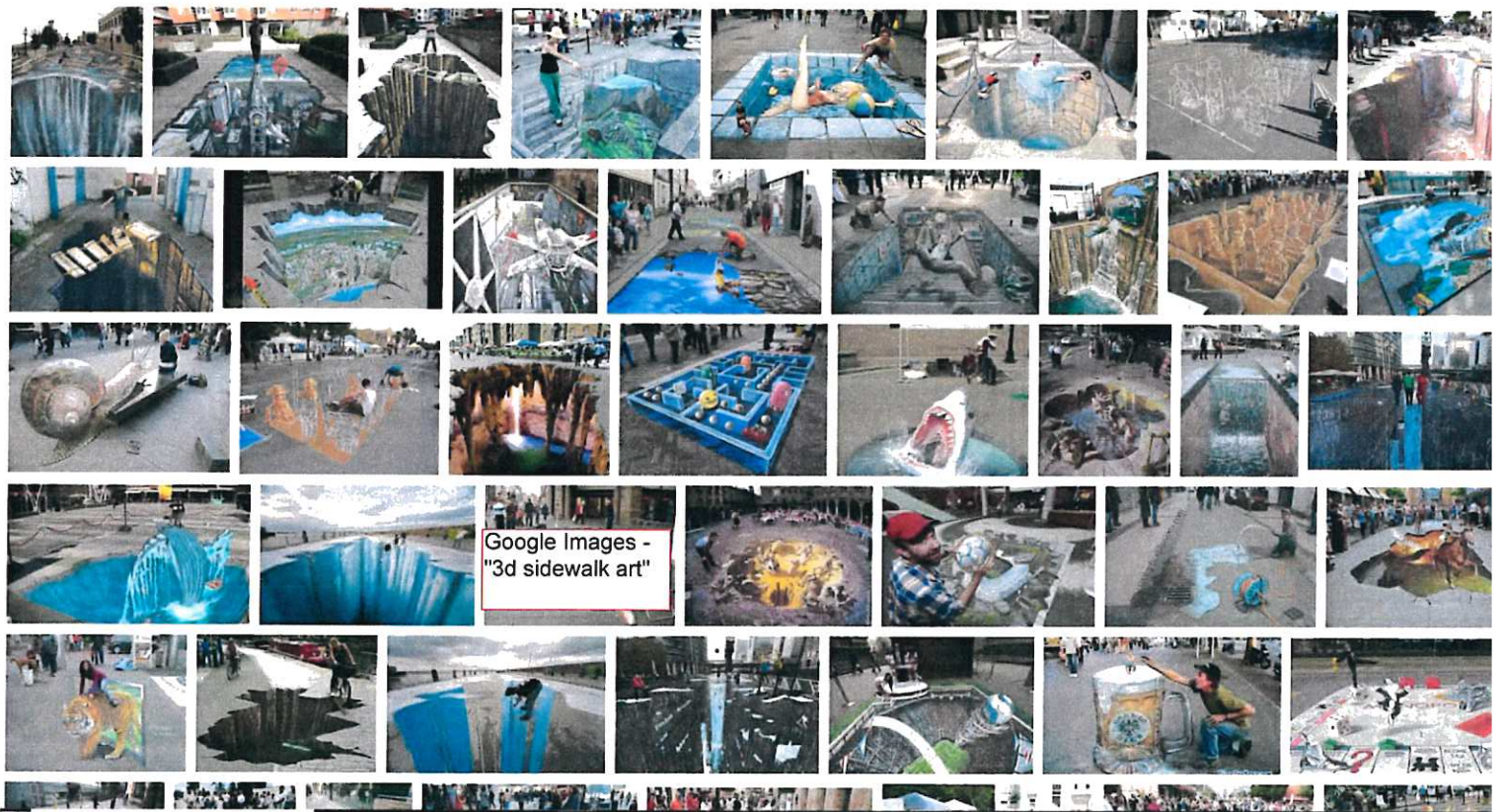


Planters will be done with timber/lumber similar to these pics



The asphalt will get a thick colored coating. One thought is having a "3D Sidewalk Art" contest over the surface. See "3D Sidewalk Art" attached.









Figured Aluminum Fence like this



Pergola Will Look
Similar to above with Columns
Every 4' hidden in planters. The
Aluminum members are below.

