

City of Satellite Beach Community Redevelopment Agency

Commercial Façade and Site Improvement Grant Program



Grant Purpose

Grant Requirements

Application Requirements

**Approved by the Community Redevelopment Agency
February 4, 2015**

Grant Purpose

The purpose of this grant is to address the following goal and objectives of the 2014 Community Redevelopment Plan Amendment:

GOAL #3

Provide incentives for redevelopment projects that include access-management improvements, stormwater improvements, and improvements to meet current development standards.

Objective 3.1: Provide grants of up to \$50,000 for redevelopment projects which include building and site improvements that bring non-conforming properties up to current development standards, including stormwater requirements.

Objective 3.2: Provide grants to properties along SR A1A that address access-management goals of the SR A1A Redevelopment Conceptual Engineering Plan.

Therefore, all grant applications must include improvements to address stormwater, access management (driveway and parking lot reconfigurations to reduce access points along SR A1A or improve pedestrian and driver safety), or improvements that address non-conforming code issues (including landscaping, substandard parking areas, substandard building features, etc).

Grant Requirements

ELIGIBLE PROPERTIES.

To be eligible for this grant program, properties must meet ALL of the following eligibility requirements:

- Must be located within the Redevelopment District. (See attached map for District boundaries.)
- Must be developed (i.e., have a building on the property). If the property is vacant, it must have had a building on the property within the last 10 years.
- Must have, or propose a use that will have, a conforming land-use category and zoning designation.
- Must be up-to-date on all property taxes.
- Must be clear of code enforcement liens or current actions.
- All current or proposed uses must be non-residential or mixed-use with commercial bottom floor.

IMPROVEMENTS.

1. Eligible Improvements:

- Architectural and engineering fees
- Parking lot resurfacing & striping
- Parking lot reconfigurations
- Driveway reconfigurations
- Landscaping & irrigation
- Exterior building improvements, including windows, doors, exterior paint (must be part of larger redevelopment project); improvements to comply with the Florida Accessibility Code; and exterior architectural treatments, including roof parapets.
- Stormwater improvements, including ponds, subsurface improvements, and treatment trains.

2. Ineligible Improvements:

- Roof improvements
 - Interior improvements
 - General maintenance items (with the exception of painting)
 - Attorney fees
3. All improvements must be **PROPOSED improvements**. The CRA will not accept an application for any improvements that have already been completed.
 4. All proposed improvements **MUST** meet all City **land development regulations** and **architectural requirements** of the Redevelopment District, unless granted a variance by the Board of Adjustment.

FUNDING.

1. Subject to funding available to the Community Redevelopment Agency (CRA), each property in the Redevelopment District is eligible for **up to \$50,000** and each property may receive multiple grants up to a total of \$50,000 for the property.
2. Multi-tenant buildings shall be eligible for an **additional \$15,000 for each additional unit** in the building after the first unit. *For example, a three-unit commercial building would be eligible for a grant up to \$80,000.*
3. The **CRA will provide two-thirds**, and the **applicant will provide matching funds of one-third**, of the total project cost. *For example: Applicant applies for landscaping and irrigation for a total project cost of \$25,000. The CRA would contribute \$16,667 and the applicant would contribute \$8,333.*
4. The entire grant amount (**grant + match**) **must be for eligible improvements**. The CRA will not accept an application in which grant funds are for eligible improvements and matching funds are for ineligible improvements.
5. Grant funds will be disbursed **after improvements have been completed and approved** by the CRA. The CRA will provide payment **within 30 days of final inspection approval**.
6. The CRA will allow this grant to be used in combination with regulatory incentives provided to projects that meet the requirements of the 2014 Community Redevelopment Plan Amendment's **Goal 5** (*"Attract private redevelopment projects within the District to enhance the tax base, increase the taxable value of properties throughout the City, and enable a significant millage-rate reduction by FY 2019/20"*).

APPROVAL.

In submitting this grant application, the applicant recognizes that grant funding depends on eligibility and prioritization with other applications. All grant applications will be presented at two public meetings: the CRA Advisory Board meeting for their recommendation, and then the CRA meeting for **final approval within 30 days of receiving the application**. The applicant is expected to attend both of these meetings.

Application Requirements

- **Completed application**, submitted by the **property owner** or with a completed **owner's authorization form** signed by the property owner.
- **Deed to property**.
- **Schematic** describing the work to be performed **or preliminary site and/or building plans**. If the plans are larger than 11x17 inches, 16 copies are required.
- **Proposed timeline** for the work.
- **Quotes by two licensed contractors** for all proposed improvements.

Please contact **John Stone at 321-773-4409** with any questions. **Applicants are strongly encouraged to contact Mr. Stone to schedule a meeting to review their project and application prior to submittal.** Completed applications, including all attachments, should be emailed to jstone@satellitebeach.org or mailed or delivered to:

John Stone, CRA Administrator
565 Cassia Boulevard
Satellite Beach, Florida 32937