



**Community Redevelopment Agency**  
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## Façade Grant Program

**Matching Grant**

**Max incentive: \$10,000**

### Overview

The Fort Walton Beach Community Redevelopment Agency (CRA) Façade Grant Program is an incentive available to property owners located within the boundaries of the CRA District for aesthetic improvements to the exterior of existing buildings and property. Application for this incentive could be a request from the business/property owner or in response to a Notice of Violation from the Code Enforcement Division. This assistance grant is in compliance with the CRA Master Plan Land Use and Urban Design (Objective 1.2) and the overall goal of eliminating blight within CRA Districts [FL statutes Chapter 163 Part III (163.335)] through enhancing the appearance and condition of structures and properties. Project must conform to the City of Fort Walton Beach Land Development Code Process.

### Purpose

The purpose of the program is to contribute to the overall goal of eliminating blight in the CRA, encourage additional private investment, and provide an attractive environment for business, activity, and growth. This CRA incentive is specifically designed to assist business/property owners in establishing and maintaining a visually pleasing exterior for their property to include right-of-way. The removal of unsafe and/or unsightly conditions through this funding mechanism will assist code enforcement efforts to bring properties that are in violation into compliance. Awarded CRA Grant funds must only be used towards pre-approved expenses listed within the grant application.

### Awarded Funding

The Façade Grant Program is a matching grant with awards up to, but not in excess of, \$10,000 and is subject to application approval and funding availability. Funds are provided on a reimbursement basis.

Examples:	<u>Total Project Cost</u>	<u>Owner's Share</u>	<u>CRA Grant Share</u>
	\$50,000	\$40,000	\$10,000
	\$10,000	\$ 5,000	\$ 5,000
	\$ 3,000	\$ 1,500	\$ 1,500



## Eligibility

This grant is available for exterior improvement, restoration, or rehabilitation of existing buildings and cannot be used for new construction. Only building sides that are visible from the public right-of-way are eligible. Applications will be evaluated to ensure consistency with the goals and objectives of the CRA Plan and conformance with the City's Land Development Code..

### Eligible Properties

- Properties located within the boundaries of the CRA District
- Multi-family Residential, Commercial (multiple tenants can be considered as separate projects)
- Mixed-use (property must contain a commercial component)
- Light Manufacturing/Industrial
- Technology and Service industry buildings
- Vacant lots and Parking lots

### Ineligible Properties

- Properties located outside the CRA District boundaries
- Properties that have been previously awarded a CRA Façade Grant within five (5) years
- Platted lots to be developed or redeveloped individually as market demand arises
- Tax-exempt businesses/organizations
- New construction
- Government-owned properties or tenant in government owned properties

### Eligible Grant Expenses

- Painting (color must be pre-approved), Stucco and Masonry work
- Doors & Awnings (commercial properties only)
- Landscaping
- Decorative light fixtures on buildings, including associated electrical wiring (commercial properties only)
- Labor performed by a licensed contractor

### Ineligible Grant Expenses

- Interior building improvements
- Painting (not associated with eligible expenses)
- Business or personal signs
- Security systems
- Building removal or demolition
- Windows
- Permitting fees
- Routine maintenance
- Removal of architecturally important features (such as historic facades)
- Labor performed by a non-licensed contractor
- Improvements completed prior to the final grant agreement with the CRA

## Continued Compliance Requirements

To insure the CRA investment regarding any façade grant incentives, the City of Fort Walton Beach will place a five (5) year lien on any property that receives these funds. During this period, the property must not receive any code violations from city code enforcement officers or reimbursement of awarded funds will be required and blight fees will incur annually. The lien will expire after this five (5) year term in conjunction with date on award letter. If property is sold within this five (5) year term, full reimbursement of awarded funds will be required.