



**Community Redevelopment Agency**  
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## Nuisance Abatement Grant

Matching Grant

Max incentive: \$10,000

### Overview

The Fort Walton Beach Community Redevelopment Agency (CRA) Nuisance Abatement Grant Program is an incentive available for properties located within the CRA district that are found to be in violation of city codes and ordinances or are designated blighted, unsafe, or a nuisance. 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.

### Purpose

The purpose of the program is to contribute to the overall goal of eliminating blight within the CRA district, encourage additional private investment, and provide an attractive environment for business, activity and growth. This CRA incentive is specifically designed to provided funding for necessary maintenance or repairs to properties that have received a code violation notice from the city or are designated blighted, unsafe, or a nuisance. Awarded CRA Grant funds must only be used towards expenses that bring the subject property into compliance and are listed within the grant application.

### Awarded Funding

The Nuisance Abatement Grant is a matching grant (75% CRA /25% Owner) 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	\$ 2,500	\$ 7,500
	\$ 2,500	\$ 625	\$ 1,875



## **Eligibility**

This grant is available for exterior improvement, restoration, or rehabilitation of existing buildings and cannot be used for new construction. Prioritization and approval of projects will be based on the extent of the nuisance in regards to the health, safety, and welfare of the community. 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
- Residential and Commercial (multiple tenants can be considered as separate projects)
- Mixed-use (property must contain a commercial component)
- Light manufacturing/Industrial
- Technology/Service Industry
- Vacant lots and Parking lots

### Ineligible Properties

- Properties located outside the CRA District boundaries
- Properties that have been previously awarded a CRA Nuisance Abatement Grant within five (5) years
- Tax-exempt businesses/organizations
- Government-owned properties or tenant in government owned properties

### Eligible Expenses

- Window glass and screens
- Stairs and railings
- Rafter, soffit and fascia repair
- Roofs
- Garbage Dumpster Enclosures
- Porches
- Derelict structure demolition
- Removal/Covering of graffiti
- Labor performed by a licensed contractor
- Any additional project approved by the CRA Administrator

### Ineligible Grant Expenses

- Interior building improvements
- Painting (interior or general façade improvements)
- Security systems
- Permitting and inspection fees
- Routine maintenance
- Removal of architecturally important features (such as historic facades)
- Projects covered under the CRA Grant Programs/Incentives
- Labor performed by a non-licensed contractor
- Improvements started prior to the final grant agreement with the CRA.

## **Continued Compliance Requirements**

To insure the CRA investment regarding any Nuisance Abatement 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.