The City of PLANT CITY

EST. 1885

Preserving the Past · Embracing the Future

INCENTIVE GRANT GUIDELINES

Community Redevelopment Agency

Community Services Division

302 W. Reynolds St, 3rd Floor

P O Box C

Plant City, Florida 33564-9003

Telephone (813) 659-4209

January 27, 2025

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COMMUNITY REDEVELOPMENT AGENCY
INCENTIVE PROGRAM

OVERVIEW

It is the intent of the City of Plant City Community Redevelopment Agency (CRA), to eliminate slum and blight in the Community Redevelopment Area in accordance with the Florida Community Redevelopment Act of 1969 and Chapter 163, Part III of the Florida Statutes. The development of financial incentives is designed to address multiple goals within the Community Redevelopment Plan to improve residential livability and commercial viability in the district by providing grant funding utilizing Tax Increment Financing (TIF) Trust Fund. The City of Plant City may provide funding under the Community Development Block Grant Program to assist with this program.

Projects approved for the use of grant funding are intended to encourage the promotion of a business-friendly and a neighborhood-friendly atmosphere, incentivizing property owners to enhance and maintain their properties, therefore generating an inviting and appealing climate and a greater sense of community. Additionally, CRA funded projects are intended to create value to the Community Redevelopment Area by reducing vacancies, encouraging private investment, and improving the functionality of existing structures.

OBJECTIVES AND GOALS

The Incentive Grant Program uses the following objectives and goals to formulate a framework and general guidelines necessary in making sound decisions involving activities in the Community Redevelopment Area.

1. Identify and provide economic incentives for buildings that are deteriorating and heading into economic distress due to depreciating real property values in the area; faulty building layout in relation to size, adequacy, accessibility, usefulness, unsanitary or unsafe conditions or deterioration of site or improvements.
2. Stimulate reinvestment through historic restoration and rehabilitation of the facades of non-contributing structures to make them more compatible with the historic district.
3. Correct code deficiencies and make repairs which extend the life of the structure.
4. Encourage infill and adaptive reuse of properties.
5. Provide economic incentives for affordable housing opportunities.

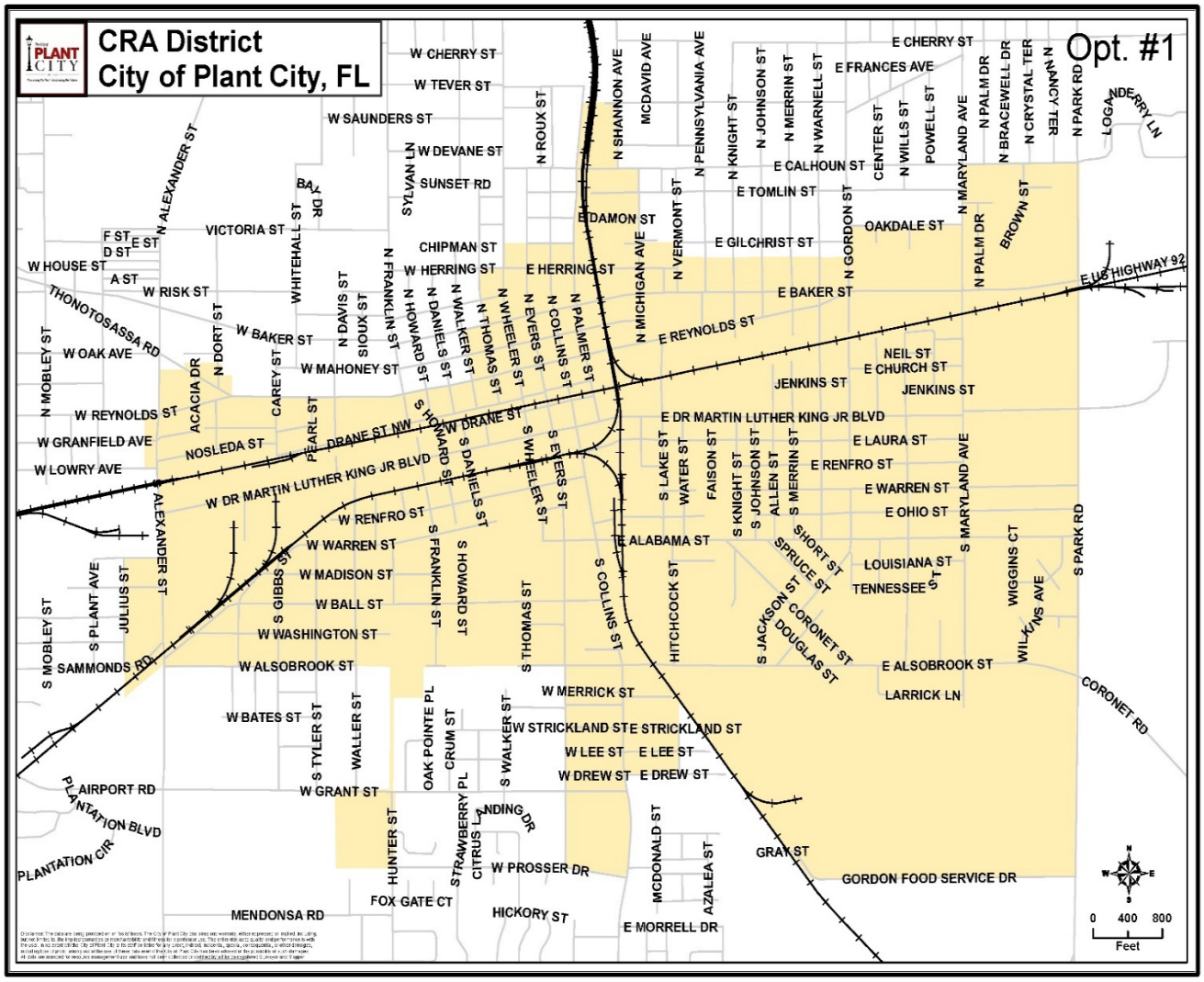
6. Enhance the image of Plant City through redevelopment, repair, and restoration activities in the Community Redevelopment Area.
7. Whenever feasible, develop public-private partnerships for rehabilitation or redevelopment of the Community Redevelopment Area.
8. Strengthen the tax base of Plant City by providing economic incentives to promote new development in the Community Redevelopment Area.
9. Focus resources to reduce slum and blight through the development of employment opportunities and diverse retail, industrial and commercial economies.
10. Encourage Community Policing initiatives that use Crime Prevention through Environmental Design (CPTED) and/or Community Oriented Policing to aid in the reduction of crime, the fear of crime, and improve the quality of life in the Community Redevelopment Area.
11. Incentivize property owners to enhance the value of their property.

FINANCIAL INCENTIVE

Financial incentives may be provided to local businesses or property owners within the Community Redevelopment Area. These incentives are designed to create job opportunities; provide for the expansion and improvements to existing businesses and commercial properties; encourage new business; improve existing housing and support new housing construction.

To accomplish the goals of the Incentive Grant Program, the Community Redevelopment Agency will provide grant funding to businesses or property owners within the Community Redevelopment Area boundaries based upon eligibility, program requirements, and funding availability.

CITY OF PLANT CITY
COMMUNITY REDEVELOPMENT AREA
DISTRICT MAP



INCENTIVE GRANTS

COMMERCIAL	MAXIMUM INDIVIDUAL GRANT
• Commercial Façade and Site Improvement Matching Grant	$20,000
• Commercial Interior Build-Out Matching Grant (Single)	$15,000
• Multi-Unit Interior Build-Out Matching Grant (Each) 3-unit max	$15,000
• Loft Apartment Conversion (Each) 3-unit max	$ 5,000
• Outdoor Café Furniture Matching Grant – Downtown Core	$ 5,000
• Restaurant and Food Service Matching Grant – Downtown Core	$25,000
• Signage Matching Grant	$ 5,000
• Roof Matching Grant (20 Year Period)	$30,000
• Crime Prevention Through Environmental Design (CPTED) o Downtown Core in the CRA o CPTED - Effective Date is June 1, 2025	$ 5,000

***$50,000 MAXIMUM ALLOWANCE PER BUILDING**

RESIDENTIAL	MAXIMUM INDIVIDUAL GRANT
• Homeowner Down Payment Assistance Subsidy (1st Time Homeowners)	$10,000
• Homeowner Façade and Site Improvement Grant	$ 3,000
• Residential Paint Grant	$ 1,000
• Residential Roof Grant (20 Year Period)	$10,000

***$10,000 MAXIMUM ALLOWANCE PER HOME**

APPLICANT AND PROJECT ELIGIBILITY

- To be considered eligible for grant funding, applicant must qualify as one of the following:
    - Commercial (owner)
    - Industrial (owner)
    - Homeowner
    - Authorized Tenant applying on behalf of the owner

  PLEASE NOTE: Nonprofit Organizations or 501 (c) (3) are not eligible.
- To be eligible for the program, the project associated with an application must be located within the Plant City Community Redevelopment Area.
- There is a maximum dollar limit on the grants per building. If a tenant applies with the consent of the owner, the grant will apply to the dollar limits on the building the same as the grant would apply to the owner. If the grant application is not initiated by the property owner, a notarized Property Owner Certification Form approving the project must be submitted with the application.
- Project must comply with federal, state, and local regulations and policies, including but not limited to: the Florida Building Code; Chapter 102, Plant City Code (Zoning); Chapter 10, Plant City Code (Alcohol Beverages); Chapter 38, Plant City Code (Historic Preservation); and, Chapter 78, Plant City Code (Building).
- Hillsborough County property taxes and City of Plant City business taxes must be current.
- The property must be current on utility bills and not subject to City liens, code or building violations. The requirements pertaining to code or building violations may be waived if the proposed project remediates all code violations.
- Labor expenses are eligible only when executed by a licensed contractor in good standing in the State of Florida and/or Hillsborough County. All applicable quotes, bills, and invoices must reflect the contractor's license number.
- The submitted application must include a detailed budget with a reasonable cost for the proposed project.
- Exterior improvements of buildings located within a designated historic district must comply with Section 38-162 of the City of Plant City Code and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Proposed work on the exterior of such buildings must be approved by the Plant

City Historic Resources Board or the City of Plant City Planning Division Staff and receive a "Certificate of Appropriateness" for the proposed work. These approvals must be submitted as part of the grant application prior to the start of construction or altering of an existing façade.

  - Planning & Zoning Contact Information
    - Email: planning@plantcitygov.com
    - Phone: (813) 659-4258

- Applicant must provide a minimum of two quotes for each project to be reviewed and approved by the Executive Director of the Community Redevelopment Agency prior to the start of work on all proposed improvements and food service grants. Submission of an application *does not in any way imply an award of grant funding.* **Improvements may only commence after the receipt of the project award letter.**
- Projects requiring permits, zoning changes or variances must receive applicable approvals before grant funding will be awarded. It is required that all code, health, and safety concerns be addressed as part of the grant funded project.
- Final inspections must be performed, and a Certificate of Occupancy or Certificate of Completion issued by the Building Division must be received prior to disbursement of grant funds.
- Recipients of funding through this program shall not discriminate based on race, creed, religion, color, age, sex, marital or family status, national origin or handicap, conditions in the sale, lease, or occupancy of any building.
- Projects must be approved by the Executive Director of the Community Redevelopment Agency (City Manager) or designee prior to commencement of work or expenditure of funds.
- Grants are not retroactive.
- Portions of the project costs not funded by the grant must be funded by the applicant.

INELIGIBLE IMPROVEMENTS

- Improvements that are completed prior to project application being approved.
- General maintenance improvements, except in the case of Residential Paint Matching Grants.
- Please refer to each grant section for improvements that are ineligible for assistance.

FUNDING

Availability of Funds

Funds are allocated annually and shall be awarded on a first come, first served basis, with preference given to applicants who have not previously received funding from the City of Plant City Incentive Grant Program.

- Five-year maximum allowance per commercial building is $50,000, excluding twenty-year for roof.
- Five-year maximum allowance per home for homeowner façade and site improvement is $4,000.
- Ten-year maximum allowance for painting is $1,000.
- The maximum allowance for a First-Time homeowner down payment is $10,000
- Twenty-year maximum allowance for a residential roof is $10,000.

Disbursement of Funds

Funds are processed for disbursement to grant recipients within 30 days of a completed and approved reimbursement request. If the actual cost for completion of the project is less than the original estimate, the grant payout will be adjusted accordingly. Grant funds will be disbursed upon project completion and the issuance of a Project Completion Notice by the Executive Director or designee.

A Project Completion Notice will be granted when the following criteria are met:

1) Applicant submits the Community Redevelopment Agency issued invoice (included in the Project Award Letter) to the Community Services Division at City Hall, 302 W. Reynolds St., Plant City, Florida, 33563.
2) Certificate of Completion or Certificate of Occupancy is issued by the Building Division.

3) Community Services representative has completed the site visit after project completion.
4) All required documentation has been provided to the Community Services Division.

Disbursement requirements include the following:

1) A complete listing of project expenditures and paid invoices.
2) Proof of payment for all expenditures related to incentive grant purchases (e.g., cancelled checks, certified checks, money orders or credit card statements). **Cash receipts will not be reimbursed.**
3) Contact information on invoices to include vendor's name, address, telephone number and the project address.
4) Detailed photographs showing completed improvements.

Limit on Allocation of Funds

If the applicant fails to open or maintain the business for a period of two years after receiving grant funds, the applicant is disqualified from participating in the incentive grant program.

Applicants may apply for multiple grant categories in a single application.

Timelines and Grant Expiration

It is the intent of the Community Redevelopment Agency to provide access to incentive grant funding and to encourage the timely completion of projects to maximize availability of funds.

Work must be completed within six months of the award date. At the discretion of the Executive Director (City Manager), an additional six (6) months may be granted for, but not limited to, delays caused as a result of the CRA, the City or a contractor hired by the CRA, a local natural disaster, or other situations not within the control of the applicant. It is the responsibility of the applicant to submit, in writing, a request to extend the project completion date at least 30 days prior to the grant expiration date.

PROGRAM ADMINISTRATION

The Community Services Division is responsible for the management of the program, subject to overall policy direction and general oversight by the City of Plant City Community Redevelopment Agency (CRA) and the Executive Director, (City Manager).

All grants shall be awarded only upon review and approval by the Executive Director of the Community Redevelopment Agency or designee and are subject to available funding.

APPLICATION PROCESS

1. Submit a completed application to the City's Community Services Division:

   By Mail: City of Plant City
   Community Services Division
   302 West Reynolds Street
   Plant City, FL 33563-9003

   In Person: City of Plant City
   City Hall
   302 West Reynolds Street
   Third Floor
   Community Service Division

2. Submittal of an application does not guarantee a grant award.
3. Incomplete applications will not be considered until all required documentation has been submitted to the Community Services Division.
4. All statements and representations made in the application must be correct.
5. The applicant (owner) must contact Community Services staff or log on to the Community Services Website (www.plantcitygov.com) to obtain a Grant Application. The owner may authorize a tenant to apply for a grant on behalf of the owner. If the applicant is a tenant, written consent of the property owner must be attached to the application.
6. A detailed outline of the proposed project must be included with the application. Please attach the following:
   a. Photographs, clearly showing existing conditions;
   b. Detailed drawing, showing proposed improvements;
   c. Written specifications outlining scope of work;
   d. Samples of façade colors to be used on façade and signs; and
   e. Total project budget, listing estimates of all grant items.
7. Staff shall review proposed projects to ensure compliance with program guidelines.
8. Community Services staff will communicate funding decisions to applicants.
9. The applicant or their contractor is responsible for presenting project plans to the Building and Planning Divisions for review.
10. Project work must commence within 30 days of obtaining a Project Award Letter and Building Permit.

11. Upon completion of the Community Redevelopment Area grant project, the City of Plant City's Building Division will review/inspect completed work associated with the building permit and issue a Certificate of Completion or Certificate of Occupancy to the applicant.
12. Applicants shall be required to obtain all necessary permits.
13. No permits are required for painting projects. However, for properties within a historic district or local historic landmarks, paint colors must comply with Section 38 of the City of Plant City Code. The applicant shall be responsible for confirming with the Planning and Zoning Division that selected paint colors meet the Code requirements.
14. Disqualified applicants will be notified by the Community Services Division detailing the reason for ineligibility.
15. Disqualified applicants may request within 30 days of the denial that the denial be reviewed by the Executive Director of the Community Redevelopment Agency. The decision of the Executive Director is final.



FAÇADE AND SITE IMPROVEMENT & SIGNAGE MATCHING GRANT PROGRAM

Community Redevelopment Agency
Community Services Division
302 W. Reynolds St, 3rd Floor
P O Box C
Plant City, Florida 33564-9003
Telephone (813) 659-4209

COMMERCIAL FAÇADE AND SITE IMPROVEMENT MATCHING GRANT PROGRAM

The Commercial Façade and Site Improvement Matching Grant Program is designed to address areas of decline by providing incentive grant funds for property owners to repair and rehabilitate commercial property located in Plant City's Community Redevelopment Area. The focus is on the visible exterior improvement of commercial properties to strengthen street and business community aesthetics. Qualified improvements, except for grants or parts of grants for Crime Prevention through Environmental Design (CPTED), roof improvements, and façade improvements must be readily visible from public streets, sidewalks and or parking lots.

The program is designed to assist applicants with up to 50% of total project costs, not to exceed $20,000 façade grant per building.

If the applicant fails to open or maintain the business for a period of two years after receiving grant funds, the applicant will be disqualified from all future grant applications.



No further Commercial Façade and Site Improvement Matching Grant will be awarded to the building owner for a period of five years after the grant was paid by the Community Redevelopment Agency. The five-year restriction would not apply to City directed requirements to comply with the Americans with Disabilities Act relating to sidewalk cafes.

ELIGIBLE PRIMARY IMPROVEMENTS

- The repair of exterior walls.
- Decorative fence (limited to front and side areas only, visible from the street).
    - Ineligible items under the program include, but are not limited to, chain link fencing, with or without slats, wooden stockade, board on board or wooden picket fencing.
- Exterior repainting.
- Exterior windows.
- Awnings or canopies over windows or walkways, inclusive of shutters.
- Doors.
- Exterior renovation.
- The installation, repair, or renovation of porches, patios, and plazas.
- The installation, repair, or renovation of pathways and sidewalks.
- The installation of general-purpose lighting, and security lighting.
- Parking area and driveway improvements.
- Bicycle racks, shade areas, benches, or other pedestrian amenities.
- The removal of deteriorated or undesirable exterior alterations.
- Americans with Disabilities Act (ADA) accessibility improvements.

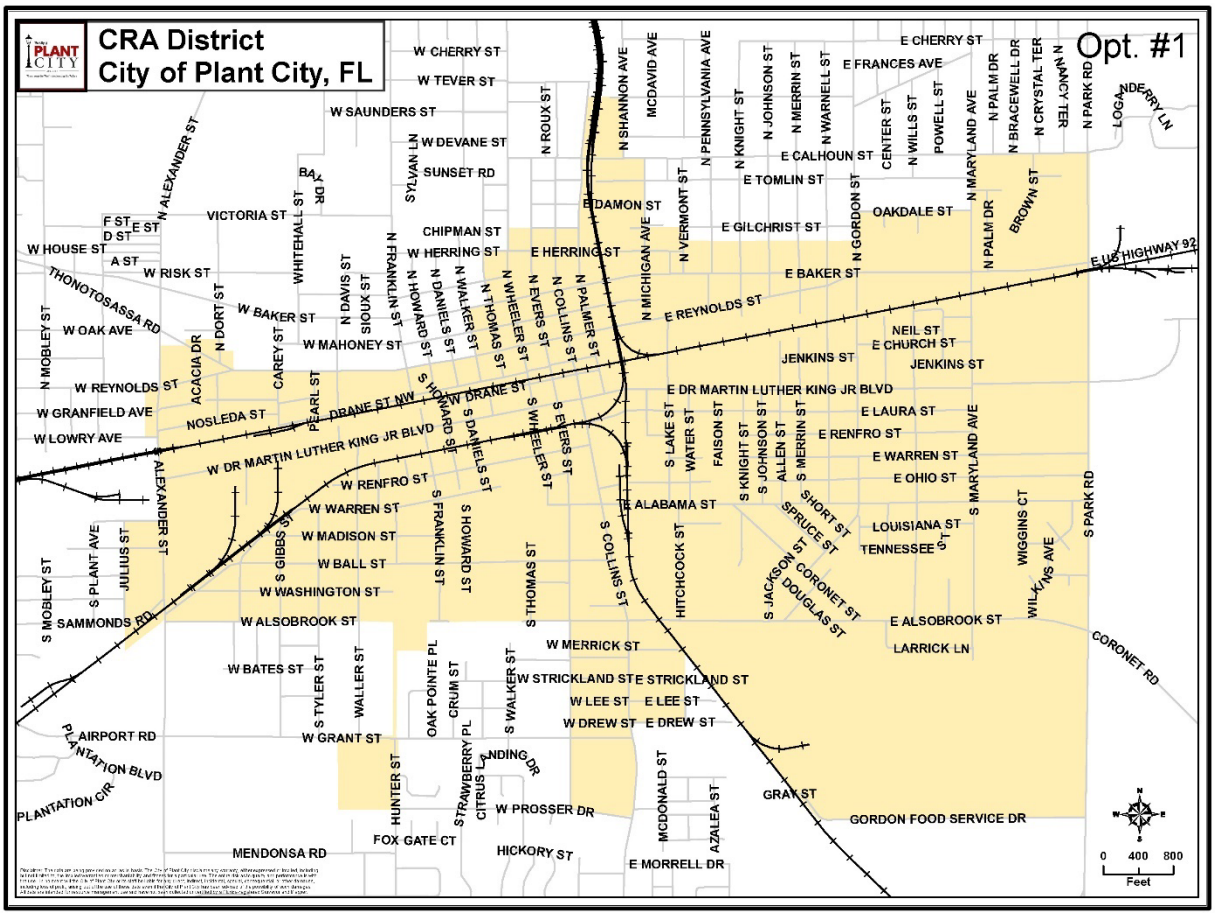
ELIGIBLE SECONDARY IMPROVEMENTS - (ONLY ELIGIBLE IF IN CONJUNCTION WITH ONE OR MORE PRIMARY IMPROVEMENTS)

- The installation of landscaping and irrigation systems, not to exceed fifty (50%) of total facade project costs.
- Tree trimming or removal (contact Planning and Zoning Division for removal requirements), not to exceed fifty (50%) of total façade project costs.
- Other permanent improvements may be considered by the Executive Director of the Community Redevelopment Agency or designee.

INELIGIBLE IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- Furnishings.
- Interior improvements and repairs.
- Pools.
- Repairs covered by insurance.
- Repairs to structures separated from building (detached shed, garage, etc.).
- Generators.
- Work improvements that failed inspections.

CITY OF PLANT CITY
COMMUNITY REDEVELOPMENT AREA
DISTRICT MAP





INTERIOR BUILD-OUT GRANT

Community Redevelopment Agency
Community Services Division
302 West Reynolds Street 3rd Floor
P O Box C
Plant City, Florida 33564-9003
Telephone (813) 659-4209

INTERIOR BUILD-OUT MATCHING GRANT

OVERVIEW

The intent of the Interior Build-Out Matching Grant is to encourage the elimination of vacant space and the renovation of under-utilized commercial property within the Community Redevelopment Area. The Grant assists property owners through matching funds to renovate the interior of a vacant property to market the space with updated improvements. Additionally, it allows for interior repair and rehabilitation of existing property.



The focus is on interior improvements, the reduction of vacant properties, encouraging new business, providing for the expansion and improvements to existing businesses and commercial properties, creating job opportunities and business-friendly environments within the Community Redevelopment Area.

A. COMMERCIAL INTERIOR BUILD-OUT MATCHING GRANT

The Commercial Interior Build-Out Matching Grant is designed to assist applicants with up to 50% of total project costs, not to exceed $15,000 per building, or up to $15,000 per unit (max three units) per building. If the applicant fails to open or maintain the business for a period of two years after receiving grant funds, the applicant will be disqualified from all future grant applications. No further Commercial Interior Build-Out Matching Grant will be awarded to the building owner for a period of five years after the grant was paid by the Community Redevelopment Agency.

ELIGIBLE PROJECTS

Eligible projects include but are not limited to: food service; grocery stores; retail stores; art galleries; and commercial offices.

ELIGIBLE IMPROVEMENTS

- Internal structural stabilization system (repair and replacement of load bearing walls and columns).
- Interior Walls (including drywall).
- Ceilings and molding.
- Wall Insulation.
- Doors.
- Electrical/plumbing upgrades.
- Utility connections.
- Installation of lighting fixtures.
- Venting, heating, air conditioning (HVAC), vent hood.
- Sprinkler/fire suppression systems.
- Solid waste and recycling management.
- Cabinetry.
- Permanent bathroom and kitchen counter tops and sinks.
- New Carpet or Tile.
- Americans with Disabilities Act (ADA) systems.
- Correct code violations and or health and safety issues.
- Interior historical restoration.

INELIGIBLE IMPROVEMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- Furnishings.
- Repairs covered by insurance.
- Repairs to structure separate from building (detached shed, garage, etc.).
- Any work improvements that failed inspections.
- Enclosing a porch.
- Installation of window or door security bars.

- Generators.
- Non-permanent improvements such as, but not limited to
    - Dishes, pots/pans, glassware, eating utensils, cooking utensils or supplies.
- Appliances.
- Furniture or window blinds.
- Security cameras and systems.

B. LOFT APARTMENT CONVERSION INTERIOR BUILD-OUT MATCHING GRANT

The intent of the Loft Apartment Conversion Interior Build-Out Matching Grant is to encourage the elimination of vacant upper-level floors and the renovation of under-utilized commercial property within the Downtown Core of the Community Redevelopment Area. The Grant is designed to incentivize property owners to convert vacant upper floors of existing commercial buildings to market rate apartments. The focus is on the reduction of vacant space and the promotion of business renovation, rehabilitation, and the creation of mixed-use environments in the Community Redevelopment Area Downtown Core.

- The Loft Apartment Conversion Interior Build-Out Matching Grant is designed to assist applicants with up to 50% of total project costs, not to exceed $\$5{,}000$ per dwelling unit, for up to three units per building.

ELIGIBLE PROJECTS

Commercial or mixed-use property with commercial establishments located on the first floor.

ELIGIBLE IMPROVEMENTS

- Internal structural stabilization system (repair and replacement of load bearing walls and columns).
- Interior Walls (including drywall).
- Ceilings and molding.
- Wall Insulation.
- Doors.
- Electrical/plumbing upgrades.

- Utility connections.
- Installation of lighting fixtures.
- Venting, heating, air conditioning (HVAC), vent hoods.
- Sprinkler/fire suppression systems.
- Internal stairwell upgrades.
- Permanent bathroom and kitchen counter tops, cabinets, and sinks.
- Americans with Disabilities Act (ADA) systems.
- Interior historical restoration.

INELIGIBLE IMPROVEMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- Improvement for hotels, temporary lodging, boarding house, or rooming houses.
- Non-permanent improvements such as, but not limited to, kitchen appliances, dishes, pots/pans, glassware, cooking or eating utensils or supplies, carpet, furniture, and window blinds.
- Security cameras and systems.
- New construction.
- Any improvements that failed inspection.
- Any other items deemed ineligible by the Executive Director of the Community Redevelopment Agency.

If the applicant fails to open or maintain the loft apartment for a period of two years after receiving grant funds, the applicant will be disqualified from all future grant applications. No further Loft Apartment Conversion Interior Build-Out Matching Grant will be awarded to the building owner for a period of five years after the grant was paid by the Community Redevelopment Agency.



OUTDOOR CAFÉ FURNITURE GRANT

Community Redevelopment Agency
Community Services Division
302 West Reynolds Street 3rd Floor
P O Box C
Plant City, Florida 33564-9003
Telephone (813) 659-4209

OUTDOOR CAFE FURNITURE MATCHING GRANT

OVERVIEW

The intent of the Outdoor Cafe Furniture Matching Grant is to promote outdoor seating in the Downtown Core of the Community Redevelopment Area. Diversification of restaurant or cafe seating expands dining options to residents and visitors, and aids in promoting Plant City as a vibrant business and dining destination. The Grant provides assistance to property owners through matching funds to furnish approved outdoor, side-yard, or sidewalk areas within the Community Redevelopment Area with outdoor dining furniture.

The Outdoor Furniture Matching Grant is designed to assist applicants with up to 50% of total project costs, not to exceed $5,000 per building. If the applicant fails to open or maintain the Outdoor Café for a period of two years after receiving grant funds, the applicant will be disqualified from all future grant applications. No further Outdoor Café Furniture Matching Grant will be awarded to the building owner for a period of five years after the grant was paid by the Community Redevelopment Agency.

ELIGIBLE PROJECTS IN THE DOWNTOWN CORE

Including, but are not limited to, downtown restaurants, coffeehouses, cafes, and bistros.

ELIGIBLE IMPROVEMENTS

- Tables
- Chairs
- Outdoor lighting

The applicant will comply with all applicable City Sidewalk Café rules and regulations. City of Plant City Code, Chapter 102, Article VII-Sec 1131-1136.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) GRANT

Effective Date June 1, 2025

Community Redevelopment Agency
Community Services Division
302 West Reynolds Street 3rd Floor
P O Box C
Plant City, Florida 33564-9003
Telephone (813) 659-4209

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) MATCHING GRANT

OVERVIEW

The Crime Prevention Through Environmental Design (CPTED) Matching Grant is designed to enhance public safety, reduce crime, and support the revitalization of commercial properties within the Downtown Core of the Community Redevelopment Area. By implementing CPTED principles, this initiative aims to improve the physical environment through strategic design and modifications. Key objectives include increasing natural surveillance, defining clear property boundaries, fostering a sense of ownership, creating inviting spaces that promote positive social interactions, and reducing opportunities for criminal activity. In turn, these measures will contribute to the overall well-being and security of the community.

The CPTED Matching Grant offers up to 50% of the total project costs, with a maximum award of $5,000 per building. If the applicant fails to open or maintain the business for a period of two years after receiving grant funds, the applicant will be disqualified from all future grant applications. No further Crime Prevention Through Environmental Design Matching Grant will be awarded to the building owner for a period of five years following the receipt of grant funds paid by the Community Redevelopment Agency.

By applying for this grant, the applicant agrees to provide the City of Plant City Police Department access to any video or recording created by a surveillance system on the subject property, should it be required for a criminal investigation. This agreement shall be binding upon the applicant, their successors, and assigns for the life of the surveillance system and is intended to support community safety and the continued success of the project.

ELIGIBLE PROJECTS IN THE DOWNTOWN CORE

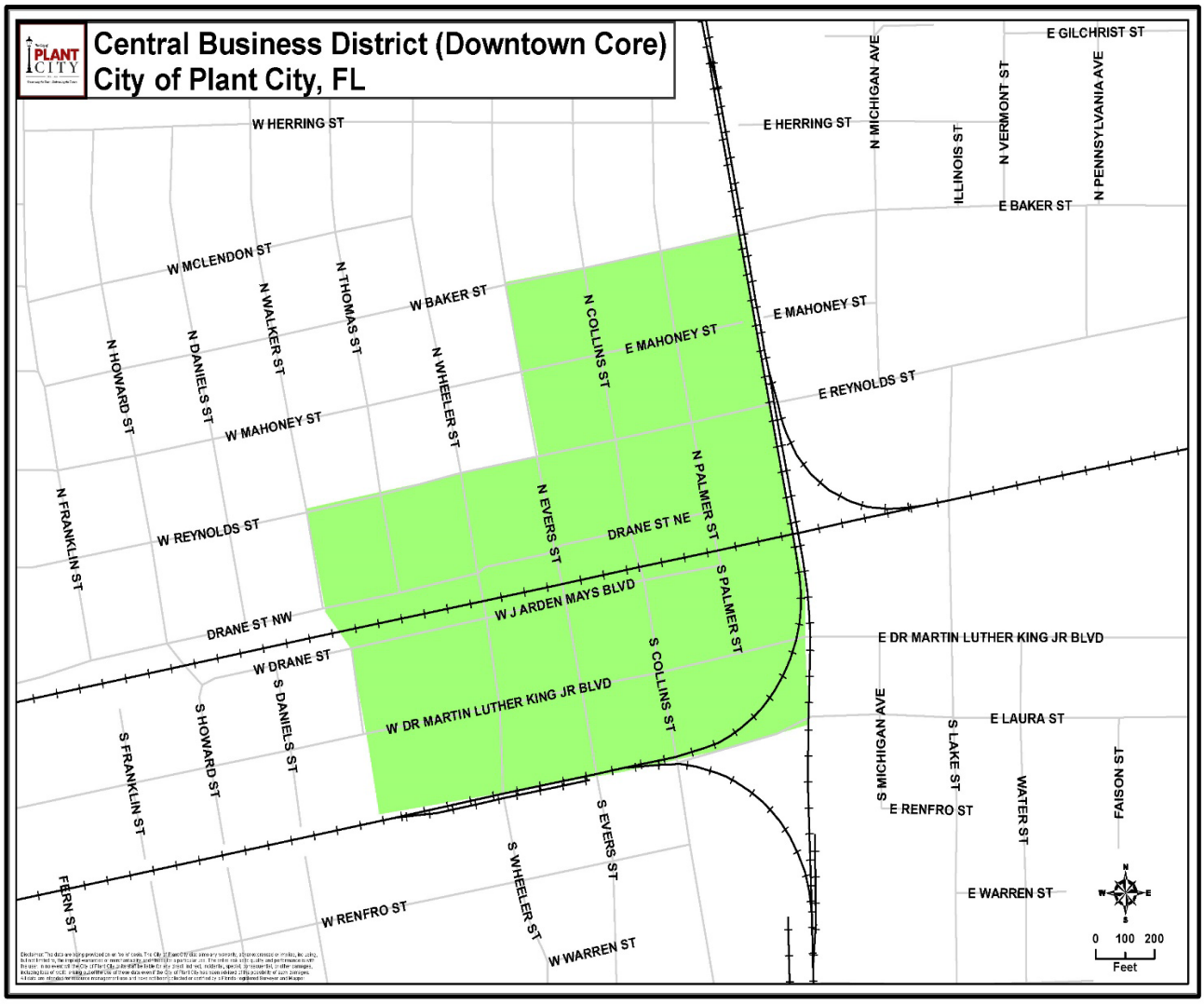
Commercial properties located in the Downtown Core of the Community Redevelopment Area.

ELIGIBLE IMPROVEMENTS

- Video surveillance
- Outdoor Lighting
- Landscaping

Effective Date June 1, 2025

CITY OF PLANT CITY
COMMUNITY REDEVELOPMENT AREA
MAP OF THE DOWNTOWN CORE



- The railroad tracks to the east
- Beginning at E. Baker Street, south to E. Laura Street
- West to mid-block between S. Daniels and S. Thomas Streets
- North to W. Drane Street
- North on N. Walker Street to W. Reynolds Street
- East on W. Reynolds Street to N. Evers Street
- North on N. Evers Street to W. Baker Street



RESTAURANT AND FOOD SERVICE GRANT

Community Redevelopment Agency
Community Services Division
302 West Reynolds Street 3rd Floor
P O Box C
Plant City, Florida 33564-9003
Telephone (813) 659-4209

RESTAURANT AND FOOD SERVICE MATCHING GRANT

OVERVIEW

The Restaurant and Food Service Matching Grant is designed to attract diverse businesses into the Downtown Core of the Community Redevelopment Area, by expanding the food and dining options to residents and visitors. The focus is on interior improvements, encouraging new business, providing for expansion and improvements to existing businesses and commercial properties, and creating job opportunities. In addition to strengthening the area's competitiveness and promoting Plant City as a vibrant business, dining, and entertainment destination.

Grant funds will provide financial assistance for conversion of building spaces to eligible food-related establishments.

The Restaurant and Food Service Grant is designed to assist applicants with up to 50% of total project costs, not to exceed $25,000 per building.



If the applicant fails to open or maintain the business for a period of two years after receiving grant funds, the applicant will be disqualified from all future grant applications. No further Restaurant and Food Service Matching Grant will be awarded to the building owner for a period of five years after the grant was paid by the Community Redevelopment Agency.

ELIGIBLE PROJECTS

These include, but are not limited to, full-service sit-down restaurants, buffet or cafeteria restaurants, coffeehouse shops with food components, cafes, bistros, delicatessens, bakeries, and grocery stores.

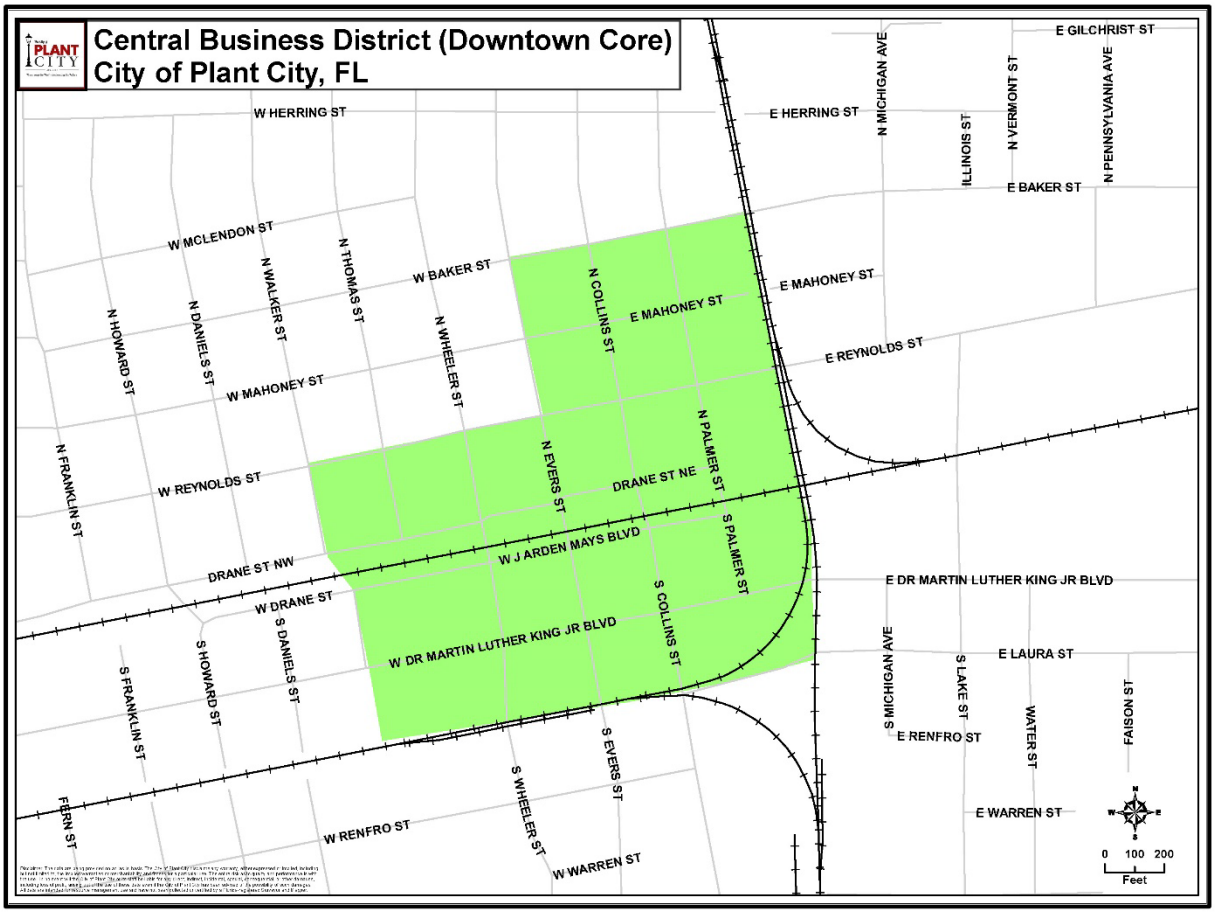
ELIGIBLE IMPROVEMENTS

- Electrical/plumbing upgrades and utility connections.
- Grease traps/interceptors.
- Venting and Vent Hoods.
- Sprinkler/fire suppression systems.
- Solid waste and recycling management.
- Stove, freezer, and or dishwasher.
- Americans with Disabilities Act (ADA) systems.
- Correct code violations and or health and safety issues.

INELIGIBLE IMPROVEMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- Furnishings.
- Repairs covered by insurance.
- Repairs to structure separate from building (detached shed, garage, etc.).
- Any work improvements that failed inspections.
- Enclosing a porch.
- Installation of window or door security bars.
- Generators.
- Exterior building improvements (except for grease interceptors).
- Non-permanent improvements such as, but not limited to:
    - Dishes, pots, pans, glassware, eating utensils, cooking utensils, etc.
- Supplies.
- Furniture or window blinds.
- Security cameras and systems.

CITY OF PLANT CITY
COMMUNITY REDEVELOPMENT AREA
MAP OF THE DOWNTOWN CORE



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- East on W. Reynolds Street to N. Evers Street
- North on N. Evers Street to W. Baker Street

SIGNAGE MATCHING GRANT PROGRAM

The Signage Matching Grant Program is designed to incentivize commercial property owners to install appropriately sized signage in accordance with the architectural character within Plant City's Community Redevelopment Area. The focus is on the exterior improvement of commercial properties to strengthen street and business community aesthetics and identify the business to existing and potential customers.

New signage or revisions must meet the City of Plant City's Sign Regulations. The Signage Matching Grant is designed to assist applicants with up to 50% of total project costs, not to exceed $5,000.00.

If the applicant fails to open or maintain the business for a period of two years after receiving grant funds, the applicant will be disqualified from all future grant applications.

No further Signage Matching Grant will be provided to the building owner for a period of five years after the grant was paid by the Community Redevelopment Agency.





COMMERCIAL ROOF MATCHING GRANT PROGRAM

Community Redevelopment Agency
Community Services Division
302 West Reynolds Street 3rd Floor
P O Box C
Plant City, Florida 33564-9003
Telephone (813) 659-4209

COMMERCIAL ROOF MATCHING GRANT PROGRAM

The Roof Matching Grant Program is designed to assist commercial property owners with roof repair or replacement within Plant City's Community Redevelopment Area. The focus is on the safety and structural stability of the building.

The roof repair or replacement must meet the City of Plant City's Roofing Regulations. The Commercial Roof Matching Grant is designed to assist applicants with up to 50% of total project costs, not to exceed the maximum of $30,000.00 for commercial buildings.

If the applicant fails to open or maintain the business for a period of two years after receiving grant funds, the applicant will be disqualified from all future grant applications.

No further Roof Matching Grant will be provided to the building owner for a period of twenty years after the grant was paid by the Community Redevelopment Agency.





RESIDENTIAL IMPROVEMENT GRANT AND FIRST TIME HOMEOWNER DOWNPAYMENT PROGRAM

Community Redevelopment Agency
Community Services Division
302 West Reynolds Street 3rd Floor
P O Box C
Plant City, Florida 33564-9003
Telephone (813) 659-4209

AFFORDABLE HOUSING PROGRAM
Homeowner Down Payment Assistance Subsidy

The intent of the Homeowner Down Payment Assistance Subsidy is to promote the development of vacant lots and support the purchase of existing single-family homes for owner-occupied housing. It provides a subsidy for eligible first-time homeowners whose income is up to 120% of the area median income. The subsidy is on a sliding scale up to $10,000.

Area Median Income Table: http://www.plantcitygov.com/comm-services

Area Median Income (AMI)%	Minimum Applicant Contribution	Minimum Applicant Dollar Contribution
0-30%	5%	$ 500
31%- 50%	10%	$1,000
51%- 80%	30%	$3,000
81%- 120%	50%	$5,000

Note: This table is subject to periodic updates.

- The subsidy would be available for conventional single-family detached homes within the Community Redevelopment Area.
- The subsidy would only be available to write down the closing cost or down payment for purchasers qualified through a conventional lending source.
- Also, the applicant could be a participant in a program offered or administered by a non-profit affordable housing organization or government agency.
- The applicant would be required to show proof of pre-qualification through the lender. Funds would be distributed only at closing for the approved purpose.
- This assistance shall be subordinate to the primary lenders.
- Assistance shall be provided as a Deferred Payment Loan that is forgiven over a ten-year period at the rate of 10% per year. If the homeowner sells the property prior to that time, the remaining balance will become due at the time of sale and payable to the Community Redevelopment Agency.

HOMEOWNER FAÇADE AND SITE IMPROVEMENT GRANT PROGRAM

OVERVIEW

The Homeowner Facade and Site Improvement Grant Program is designed to address certain areas of decline through the use of incentive grant funds for homeowners to repair and rehabilitate property located in the Community Redevelopment Area. The focus is on the visible exterior improvement of residential properties to enhance curb appeal by strengthening street and neighborhood aesthetics.

The program is designed to assist applicants with façade and site improvement projects by providing up to $3,000 in matching grant funds for homeowners whose income is up to 120% of the area median income. Assistance is based on a sliding scale and adjusted according to family size and income limits.

Area Median Income Table: http://www.plantcitygov.com/comm-services

Area Median Income (AMI)%	Minimum Applicant Contribution	Minimum Applicant Dollar Contribution
0-30%	5%	$150
31%- 50%	10%	$300
51%- 80%	30%	$900
81%-120%	50%	$1,500

Note: This table is subject to periodic updates.

Eligible homes must be conventional, single-family detached and owner-occupied residences. Homeowners must have qualified for homestead exemption and occupied the home for a minimum of two years. Property taxes and mortgages must be current.

No further Homeowner Façade and Site Improvement Grant will be provided to homeowner for a period of five years after the grant was paid by the Community Redevelopment Agency.

ELIGIBLE PRIMARY IMPROVEMENTS

- The repair of exterior walls.
- Decorative fence (limited to front and side areas only, visible from the street).
    - Projects ineligible for the program include but are not limited to chain link fencing, with or without slats, wooden stockade, board on board, and wooden picket fencing.
- Exterior windows and doors.
- Window or door awnings and shutters.
- Doors.
- Exterior weatherization improvements.
- The installation, repair, or renovation of porches.
- The installation of lighting.
- Walkways, sidewalk, and driveway improvements.
- Americans with Disabilities Act (ADA) accessibility improvements.
- Heating, ventilation, and air conditioning (HVAC) systems.

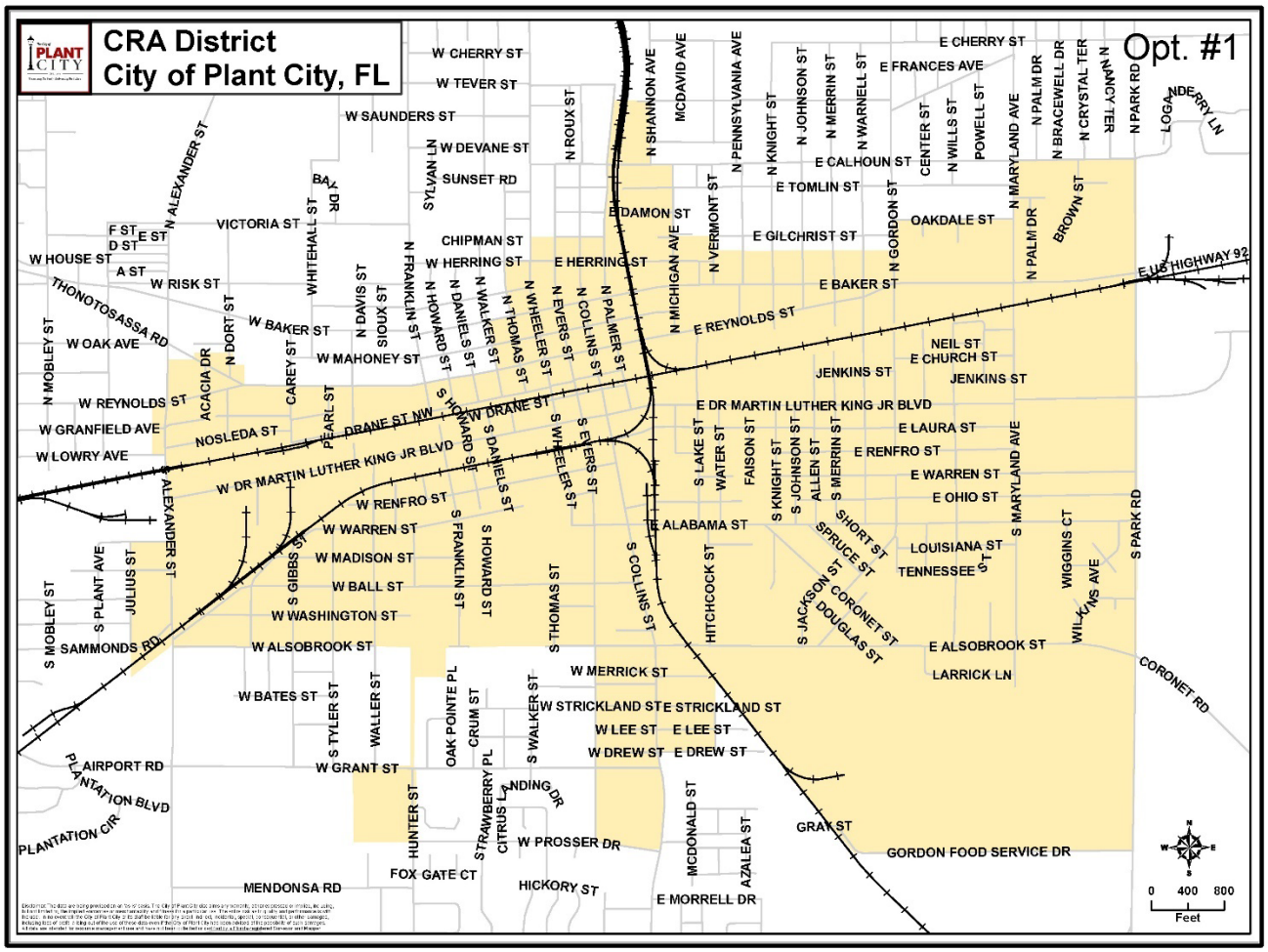
ELIGIBLE SECONDARY IMPROVEMENTS - (ONLY ELIGIBLE IF IN CONJUNCTION WITH ONE OR MORE PRIMARY IMPROVEMENTS)

- The installation of landscaping and irrigation systems, not to exceed thirty (50%) of total project costs.
- Tree trimming or removal (contact Planning and Zoning Division for removal requirements), not to exceed fifty (50%) of total project costs.

INELIGIBLE IMPROVEMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- Furnishings.
- Interior improvements and repairs.
- Pools.
- Repairs covered by insurance.
- Repairs to structure separate from building (detached shed, garage, etc.).
- Single family attached.
- Multi-unit properties.
- Rooming house.
- Properties that do not quality for homestead exemption.
- Any work improvements that failed inspections.
- Enclosing a porch.
- Installation of window or door security bars.
- Generators.

CITY OF PLANT CITY
COMMUNITY REDEVELOPMENT
AREA DISTRICT MAP



RESIDENTIAL PAINT GRANT PROGRAM

OVERVIEW

The Residential Paint Grant Program is designed to address certain areas of decline by providing incentive grants to property owners to be used towards the purchase of exterior paint and paint supplies for houses located within the Community Redevelopment Area. The focus is on the visible exterior improvement of residential properties to enhance curb appeal by strengthening street and neighborhood aesthetics.

The Grant provides up to $1,000 to the applicant whose income is up to 120% of the area median income. Assistance is based on a sliding scale and adjusted according to family size and income limits.

Area Median Income Table: http://www.plantcitygov.com/comm-services

Area Median Income (AMI)%	Minimum Applicant Contribution	Minimum Applicant Dollar Contribution
0-30%	5%	$ 50.00
31%- 50%	10%	$ 100.00
51%- 80%	30%	$ 300.00
81%-120%	50%	$ 500.00

Note: This table is subject to periodic updates.

Work completed by the owner or tenant will require an estimate of paint cost and color selection. Painting contractors are required to submit a written quote, which includes paint cost and color selection.

IMPROVEMENT

Exterior painting.

One grant per residential property. No further Residential Paint Grant will be provided to the homeowner or tenant for a period of ten years after the grant was paid by the Community Redevelopment Agency.



RESIDENTIAL ROOF GRANT PROGRAM

Community Redevelopment Agency
Community Services Division
302 West Reynolds Street 3rd Floor
P O Box C
Plant City, Florida 33564-9003
Telephone (813) 659-4209

RESIDENTIAL ROOF GRANT PROGRAM

The Residential Roof Grant Program is designed to assist residential property owners with roof repair or replacement within Plant City's Community Redevelopment Area. The focus is on the safety and structural stability of the building and to offer applicants whose income does not exceed 120% of the area median income a grant up to $10,000 per home. Grant amounts are adjusted based on a sliding scale according to family size and income limits.

The roof repair or replacement must meet the City of Plant City's Roofing Regulations. The applicant must have a homestead tax exemption and reside on premises as primary residence. If the applicant fails to maintain or reside in the home for a period of two years after receiving grant funds, the applicant will be disqualified from all future grant applications.

No further Roof Grant will be provided to the homeowner for a period of twenty years after the grant was paid by the Community Redevelopment Agency.

Area Median Income Table: http://www.plantcitygov.com/comm-services

Area Median Income (AMI)%	Minimum Applicant Contribution	Minimum Applicant Dollar Contribution
0-30%	5%	$ 500.00
31%- 50%	10%	$ 1000.00
51%- 80%	30%	$ 3000.00
81%-120%	50%	$ 5000.00

Note: This table is subject to periodic updates.



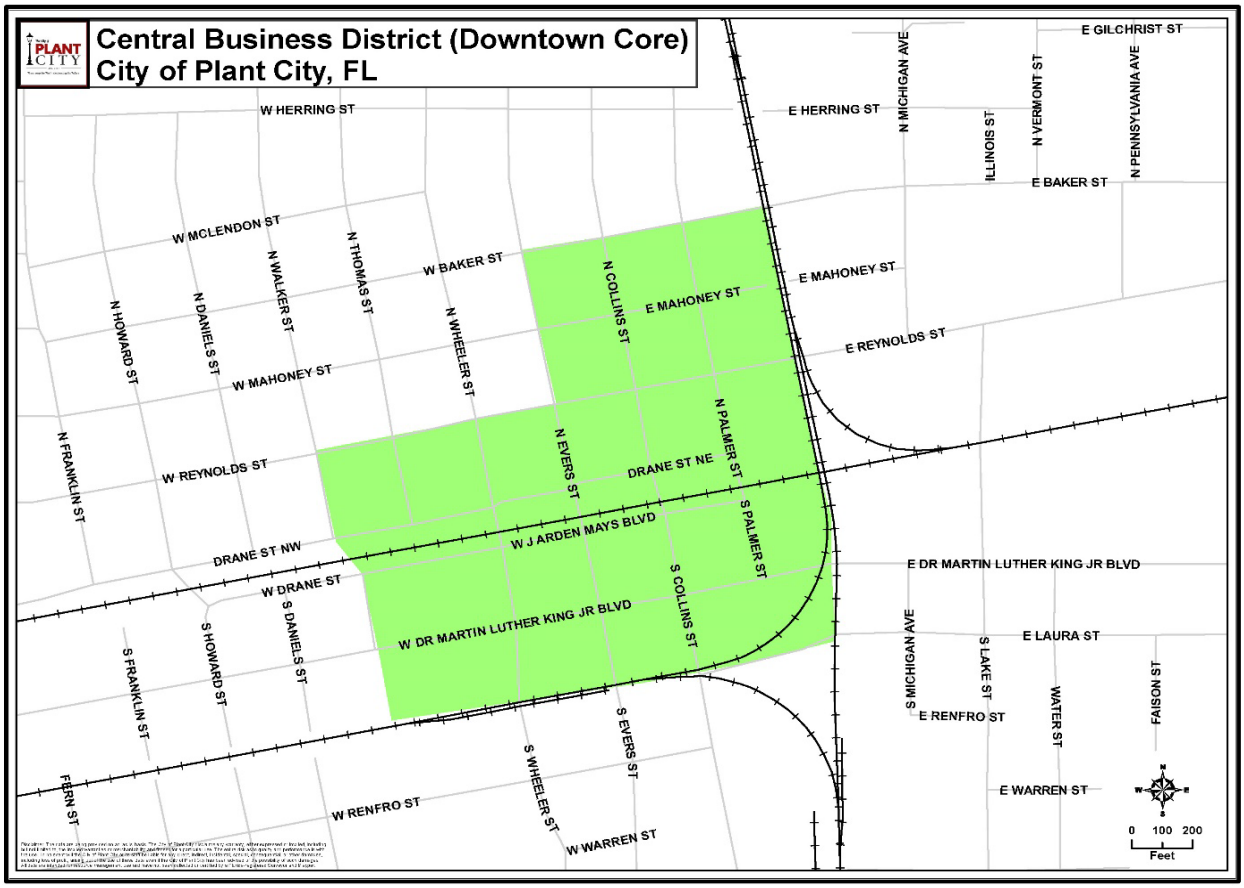


APPLICATION FORM

Community Redevelopment Agency
Community Services Division
302 West Reynolds Street 3rd Floor
P O Box C
Plant City, Florida 33564-9003
Telephone (813) 659-4209

CITY MAPS

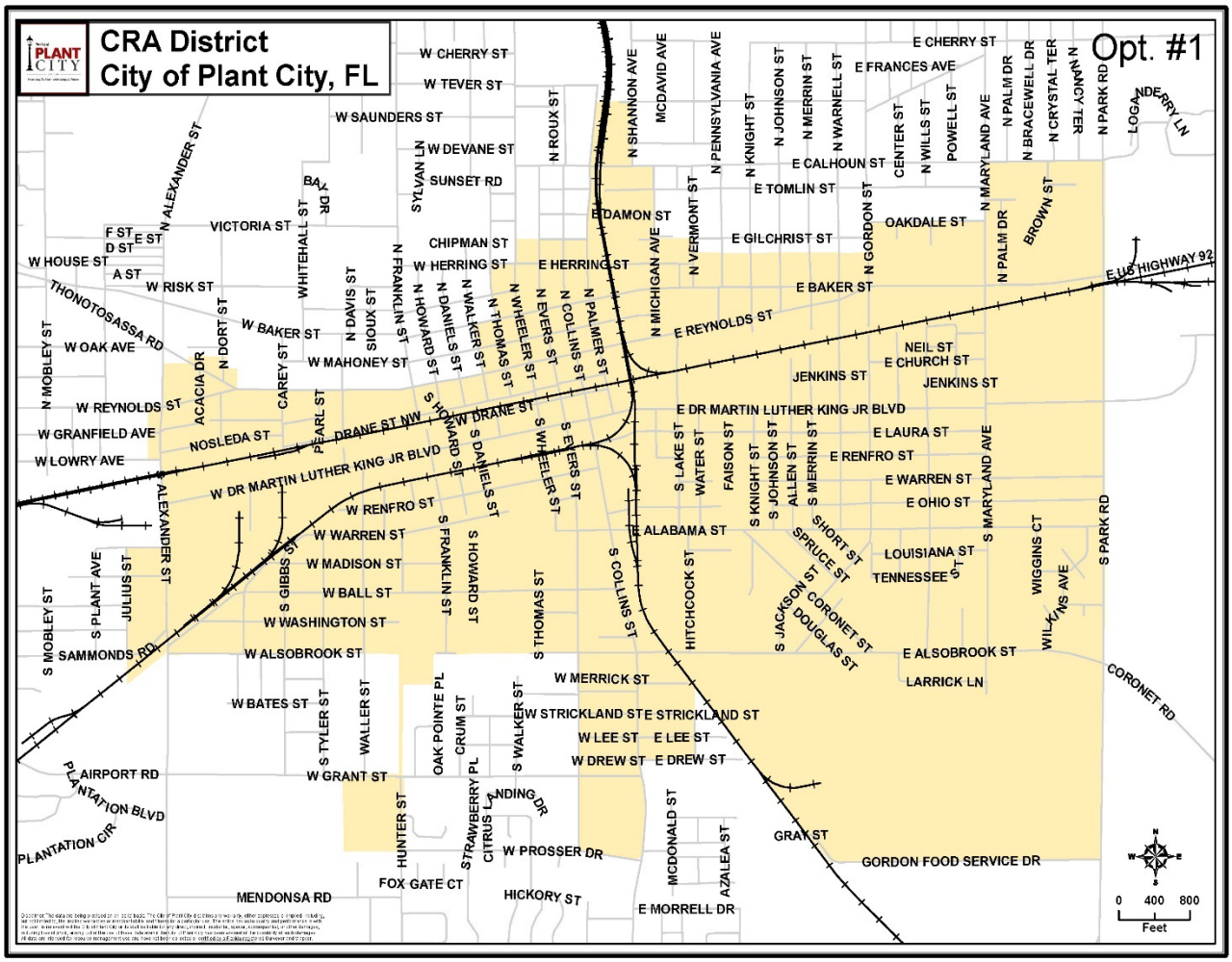
Central Business District (Downtown Core)



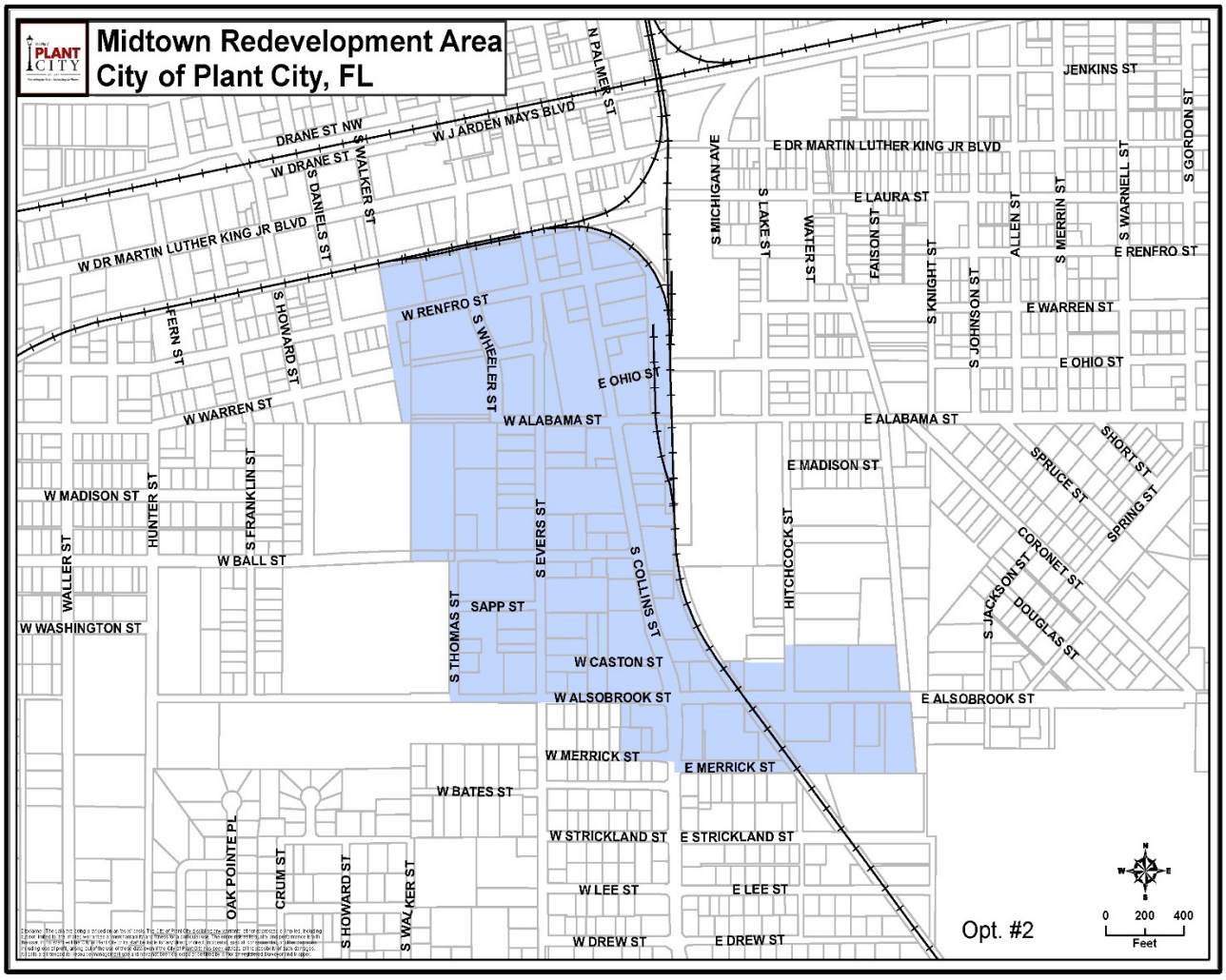
Downtown Core Targeted Area:

- The railroad tracks to the east
- Beginning at E. Baker Street, south to E. Laura Street
- West to mid-block between S. Daniels and S. Thomas Streets
- North to W. Drane Street
- North on N. Walker Street to W. Reynolds Street
- East on W. Reynolds Street to N. Evers Street
- North on N. Evers Street to W. Baker Street
- East on W. Baker Street to the railroad tracks

CRA District Map



Midtown Redevelopment Area Map



GLOSSARY

Area Median Income (AMI): The middle-income value for a specific area, used to determine eligibility for various housing and financial assistance programs.

Authorized Tenant: A person who has legal permission to occupy a property, typically under a lease or rental agreement.

Building: A structure under a single roof. Portions of a building separated by a code compliant firewall shall be considered a separate building.

Building Permit: Official authorization issued by a local government allowing construction or renovation to occur on a property.

Certificate of Appropriateness: A document issued by a local government agency confirming that proposed changes to a building are in line with preservation guidelines, especially in historic districts.

Certificate of Completion: A document issued by a regulatory authority that confirms that construction or renovation work has been completed in accordance with the approved plans and codes.

Certificate of Occupancy: A legal document issued by local authorities certifying that a building is safe for occupancy and complies with building codes and zoning regulations.

Commercial: Refers to businesses or activities that are for profit, such as retail, office, or industrial use.

Community Development Block Grant (CDBG): The Community Development Block Grant (CDBG) Program provides annual grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended 42 U.S.C. 5301 et seq.

Community Oriented Policing: Promotes organizational strategies that support the systematic use of partnerships and problem-solving techniques to proactively address the immediate conditions that give rise to public safety issues such as crime, social disorder, and fear of crime.

Conventional: The traditional method of constructions using common techniques and materials.

Crime Prevention Through Environmental Design (CPTED): A multi-disciplinary approach to crime prevention that uses urban and architectural design and the management of built and natural environments. CPTED strategies aim to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among inhabitants. The three most common built environment strategies are natural surveillance, natural access control and natural territorial reinforcement.

Designated Historic District: An area recognized by local or national authorities as having historical or architectural significance, subject to special preservation regulations.

Downtown Core: Means the "Downtown Core" as designated in the future land use map of the City's Comprehensive Plan.

Façade: The exterior face or front of a building, especially the principal or most decorative side.

Homeowner: An individual or entity that owns a home or property.

Industrial: Relating to businesses or activities that are for profit, such as retail, office, or industrial use.

Lease: Refers to a contract where one party grants a right to use a property or land to another party in return for consideration and for a specific period.

Licensed Contractor: A professional or company authorized by a local government or regulatory body to perform construction or renovation work.

Loft Apt: A type of apartment, typically in a former industrial building, with an open floor plan, high ceilings, and large windows.

Max Allowance: The maximum permissible amount of money or resources that can be allocated, granted, or spent for a project or activity.

Multi-Unit: A building or property designed to accommodate multiple separate living units, typically for residential or commercial purposes.

Nonprofit Organization: Organization that operates for purposes other than generating profit, such as religious and charitable activities, scientific, social, literary, educational, or other specified purposes.

Occupant: Is someone living in or using a premise or property as a tenant or owner, or someone which has occupancy of a premise or property.

Outdoor Café: A café or restaurant that offers seating and service outdoors, often in public spaces or on sidewalks.

Owner: Owner means a holder of any legal or equitable estate in the premises, whether alone or jointly with others and whether in possession or not shall include all individuals, associations, partnerships, corporations, limited liability companies and others who have interest in a structure and any who are in possession or control thereof as agent of the owner, as executor, administrator, trustee, or guardian of the estate of the owner.

Plan: A detailed proposal or design for a project, including objectives, actions, timelines, and resources.

Project: An undertaking involving multiple tasks and goals aimed at achieving a specific result, such as construction, development, or improvement of a property.

Project Award Letter: A document issued to a party selected to undertake a project, confirming the award of the contract or funding.

Project Completion Notice: A document that specifies the completion date for a grant project after required documentation has been received.

Property Owner Certification Form: A declaration or statement from the owner of a property verifying certain facts, such as ownership or compliance with regulations.

Redevelopment: Undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly. This includes slum clearance and redevelopment in a community redevelopment area or rehabilitation, conservation, and revitalization, in accordance with a community redevelopment plan.

Single-Family Detached: A free-standing residential building designed to accommodate a single household, not sharing walls with other units.

Slum and Blight Areas: Objectives propose to upgrade areas where the prevailing conditions of decay in a predominant number of structures or vacant parcels make it impractical to reclaim the area by conservation or rehabilitation, or where the following factors exist:

a) Unsanitary or unsafe conditions.
b) A lack of correlation between the area and other areas of the county or municipality by streets and modern traffic requirements.

c) A predominance of vacant land in a state of economic disuse.
d) Deterioration of the site or improvements.
e) Faulty lot layout in relation to usefulness, accessibility, adequacy, or size of parcels.
f) Diversity of ownership, or defective or unusual conditions of title which prevent the free alienability of land within the redevelopment area.
g) Taxation conditions fall far below the fair value or marketability of the land.

Tenant: A tenant is a person or entity who temporarily occupies or possesses real estate that belongs to a landlord.

Tax Increment Financing (TIF): A public funding mechanism that is used as a subsidy for redevelopment, infrastructure, and other community-improvement projects. Annually the Community Redevelopment Agency is allowed to capture and spend a portion of the incremental increase in ad valorem tax revenues resulting from redevelopment. The tax increment, an increase in real property taxes, is generated from the difference between the taxes before and after the investment in real property.