

OCALA CRA – EAST OCALA SUBAREA
COMMERICAL PROPERTY IMPROVEMENT GRANT PROGRAM
Framework

Revised April 2025

General	Following are eligibility requirements and priorities. Filing an application and meeting eligibility requirements does not guarantee grant funding.
Eligible Area	Designated Gateway Corridors (Major Roadways) in East Ocala Redevelopment Area as shown on attached map. The potentially eligible properties are color coded on the attached map.
Eligible Applicant	Property Owner, or business owner with property owner's approval
Eligible Properties	1. Taxable ad valorem properties – property taxes must be paid up to date 2. Property must be used for a business, i.e., retail, office, manufacturing 3. If property is occupied, the business must have active current Business Tax Receipt 4. Property must be in one of the following zoning districts - B–Business; O–Office; RO – Residential Office, FBC – Form Based Code, SC–Shopping Center, M–Manufacturing. 5. Existing commercial buildings only; not for new construction
Ineligible Properties	Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval. Ineligible Businesses – See list on page 2.
Priority Building Status	Vacant buildings or spaces being converted to active use are priority over occupied buildings or spaces.
Eligible & Priority work	Only work begun <u>after</u> approval by the CRA Agency Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Work elements in order of priority are:</u> 1. Replacement of pole signs with monument signs following Sign Design Guidelines. (See pages 3-5) 2. Windows, doors, awnings and façade enhancements 3. Exterior security & safety lighting 4. Exterior painting – colors must be approved by Committee 5. New wall sign (must meet sign code) 6. New landscaping areas – reimbursement to be made 90 days after installation. Irrigation must be available. 7. Parking lot pavement resurfacing or resealing and restriping

	8. Creative incorporation of public murals on one street frontage.
Ineligible work	Grant cannot be used to correct outstanding code violations in an active code enforcement case. Reroofing.
Maximum Grant	\$50,000
Required Match	City (60%) – Applicant (40%); Priority will be given to projects that provide higher level of private investment in relation to CRA investment

Ineligible Businesses

The following business do not fit the vision for the Ocala CRA subareas and as such are **not eligible** for the grant.

- Adult Oriented Businesses
- Tattoo Parlors / Shops
- Bail / Bonds
- Check Cashing Service
- Pawn Shops
- Bars; bars as part of restaurant are permissible but restaurant must be primary business
- Electronic or Vapor Cigarette Store

SCHEDULE – Grant applications are processed on a first-come, first serve basis as long as budget funding is available. The East Ocala CRA Advisory Committee makes recommendations to the CRA Board on grant applications. The process typically takes 6 - 8 weeks.