

DOWNTOWN OCALA FRAMEWORK



CRA Subarea: **Downtown**

Framework Commercial Building Improvement Grant

ELIGIBLE AREA

Properties within the Downtown Ocala CRA boundary.

ELIGIBLE APPLICANT

Property owner or business owner.

ELIGIBLE BUSINESS

New & existing businesses; Retail, office. Residential on upper floors. Places of worship and residential rental properties are not considered as commercial buildings or businesses for the purpose of this grant.

ELIGIBLE PROPERTIES AND BUILDINGS

Existing buildings only; not for new construction.

Taxable & non-taxable properties; taxable properties are priority.

ELIGIBLE WORK

FACADES - For facades, the intent of this grant is to target projects that undertake a comprehensive restoration of facades that were inappropriately altered and /or renovations that make the building more in compliance with form-based code design and development requirements.

Examples of work items that would be eligible as a comprehensive project:

Painting, Doors, Windows And Signage - only as a component of major restoration or renovation project.

Metal Awnings – Eligible in any type of project.

INTERIOR RENOVATIONS - For interior renovations, the intent of this grant is to target projects that involve comprehensive renovation, such as new tenant build-out of vacant space. These projects would typically involve changes to these building components:

- Structural
- Cosmetic, material change outs – flooring, ceiling
- Fixtures, furniture, equipment
- Improvements to meet Building & Fire Codes for Accessibility, Fire Protection and Life Safety
- HVAC, plumbing, electric
- Conversion of upper floor space to residential

INELIGIBLE WORK

- Routine maintenance procedures, such as painting or minor repairs to existing materials alone, are not eligible; for a grant but may be a component of a larger project.
- Work in progress or performed before approval will not be eligible.
- Reroofing;
- Parking lot improvements



Community Redevelopment Agency (CRA)

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INELIGIBLE BUSINESSES

The following business do not fit the vision for downtown and as such are not eligible for either grant.

- Adult Oriented Businesses
- Tattoo Parlors/Shops
- Beauty Salons/Nail Shops on first floor
- Bail / Bonds
- Drug or Alcohol Treatment Facility
- Check Cashing Service
- Pawn Shops
- Used Clothing Consignment or Other Used Merchandise
- Auto Oriented Businesses – Auto repair & services; gas stations
- Dollar or Discount Stores
- Electronic or Vapor Cigarette Store

DESIGN GUIDELINES

All improvements are subject to Downtown Form Based Code

MAXIMUM GRANT

\$50,000 (Reimbursement)

REQUIRED MATCH

The City covers 50%, the applicant covers 50%.