



## **Commercial Façade Rehabilitation Grant Program**

### **Introduction**

Established in 1959, the City of Lauderhill has transformed from a suburban residential community to a city thriving with cultural diversity. The first commercial properties in Lauderhill were the McArthur Dairy Farms and the Lauderhill Mall, which were both, built in the 1960's. Since then a number of commercial and industrial buildings have populated the commercial corridors of Lauderhill, each reflecting the architectural style of the era in which they were built. In order to meet the standards of the today's discerning consumer, the Commercial Façade Rehabilitation Grant program seeks to provide an incentive to property owners to upgrade the appearance of commercial and industrial properties to current architectural and design standards.

### **Program Objectives**

Rehabilitation means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient, contemporary use while preserving those portions which are significant to its architectural and cultural values.

The primary objective of the Matching Façade Rehabilitation Grant Program is to encourage rehabilitation of commercial buildings by offering financial and limited technical assistance for façade rehabilitation. The goal is to continue the theme of "A Tropical Oasis" along the State Road 7 Corridor and throughout the Lauderhill commercial areas.

The Commercial Façade Rehabilitation Grant program will provide a dollar-for-dollar matching grant up to \$5,000 for landscaping, façade improvements, signage, paint and parking. The City of Lauderhill's contribution will be for landscaping improvements in the public right of way. The design of the landscaping will be provided by the property owner and can be considered as a part of the matching funds required.

### **Project Goals**

Specific goals of the Commercial Façade Rehabilitation Grant Program are as follows:

1. The elimination of slum and blighting influences and prevention of further deterioration of commercial properties in the State Road 7 Corridor, the Enterprise Zone and commercial properties within the City of Lauderhill.
2. The elimination of conditions which are detrimental to the health, safety, and welfare of the residents and users of the specified area(s).
3. The rehabilitation of properties of special value for architectural or visual reasons.
4. The provision of a pleasing and visually acceptable shopping district.



## **Program Guidelines**

1. Funds shall be allocated on a first come first served basis. Only one grant shall be awarded per business. Tenants may qualify upon receipt of written consent from the owner of the building.
2. All grant funds awarded require a matching dollar for dollar expenditure by the owner/tenant. Each new business is eligible to receive up to \$5,000 for landscaping improvements in the public right of way. The property owner/tenants matching contribution can be used for landscaping, façade improvements, painting, parking and signage.
3. Facades of commercial and industrial buildings shall be constructed to maintain a quality image consistent with the character of the area.
4. Buildings shall be designed, constructed and maintained to compliment and accept the architectural features of the building. All accessories, signs, awnings, etc. shall likewise harmonize with the overall character of the building.
5. No work for which a grant is sought shall begin until authorized by the City of Lauderhill.
6. No grant shall be rewarded to government owned properties, to tenants in government owned properties, or non-profit organizations.
7. Work done by applicant requires an estimate from an architect or license contractor to verify that costs are within reasonable parameters.
8. Grantee is responsible for obtaining any permits required for the project. Cost of permitting cannot be part of the grant funding.
9. Any unapproved changes will void the grant. If Grantee decides to change the project after approval they must contact the City of Lauderhill.

## **Designated Program Area**

The Commercial Façade Rehabilitation Grant Program will be available to commercial and industrial properties in the City of Lauderhill.



## **Eligibility Requirements**

Applicants must comply with the following criteria and submit a complete application with all required submittals prior to review. Approval is not automatic. Decisions will be based on how closely the project meets the goals of the Commercial Façade Rehabilitation Grant program.

1. The applicant must be the owner of the building. Tenants may qualify upon receipt of written consent of the owner of the building.
2. Governmental entities, tenants of government owned buildings, and non-profits are not eligible.
3. The building must be structurally sound.
4. The building must meet or have approved plans for rehabilitation to meet the minimum building and life safety codes that apply.
5. Property taxes, both city and county, must be current.

## **Relocation**

It is not the intent of the Community Redevelopment Agency to engage in any relocation

## **Nondiscrimination**

The Commercial Façade Rehabilitation Grant Program shall be available to anyone meeting the eligibility requirements, and no one shall be denied the benefits of said program because of race, color, national origin, or sex.

## **How It Works**

The Commercial Façade Rehabilitation Grant Program is intended to help offset the cost of rehabilitation of an existing façade or creation of a façade that is architecturally consistent with the area.

1. Only completed applications including all supporting documents will be accepted. Applicant will provide detailed information on proposed business including hours of operation along with an estimate from an architect or licensed contractor on proposed building improvements.
2. The loan review committee reviews applications for program compliance.
3. Upon the loan review committee's approval, a letter of commitment is provided to the applicant.



### **Ineligible Improvements**

Those improvements undertaken to rid the property of major code violations may not be funded by a façade rehabilitation grant. Ineligible improvements include such things as:

1. Interior improvements
2. Electrical work, except as related to signage or exterior lighting
3. Roof and/or chimney repairs
4. Installation of aluminum or vinyl siding



## Commercial Facade Rehabilitation Grant Program Application

**Applicant Name:**

---

**Mailing Address:**

---

---

**Business Name:**

---

**Property Owner:**

---

**Property Address:**

---

---

**Contact Person:**

---

**Applicants phone number:** \_\_\_\_\_

**Total Cost Of Project:** \_\_\_\_\_

**Estimated Start Date:** \_\_\_\_\_ **Estimated Completion Date:** \_\_\_\_\_

**Please attach the following:**

Addendum A - Project Rendering

Addendum B - Professional Estimate(s) from an architect or licensed contractor

Addendum C – Proof of project funding (i.e. bank loan commitment, project receipts)

I hereby submit the attached plans, specifications and color samples for the proposed project and understand that the City of Lauderhill must approve these. No funding is guaranteed until completed the Loan Review Committee approves application. Grant monies will not be paid until the project is completed as designed and a paid invoice (s) is provided. The project must be completed within 1 year of grant approval. I agree to leave the completed project in its approved design and colors for a period of 5 years from the date of completion.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant