



City of North Lauderdale
Community Development Department
701 S.W. 71st Avenue
North Lauderdale, Florida 33068
Telephone: (954) 722-724-7069

COMMERCIAL REVITALIZATION PROGRAM

The City of North Lauderdale has matching funds available to assist business owners to improve the facades of eligible commercially zoned properties in North Lauderdale as a pilot project. By enhancing the appearance of business/building facades, the program serves to improve economic viability of its business community. Better aesthetics improve the marketability of the businesses, and draw business and residents to the area and increase property values. Funding for this program is provided by the City of North Lauderdale.

FUNDING AND MATCH REQUIREMENTS

Funding may be provided to business owners of commercially zoned properties within the City. Participants must provide a match greater than or equal to fifty percent (50%) of the amount awarded through the program. This program can provide up to \$50,000 in matching funds for repair assistance. The amount received is based on a 50% match, not to exceed \$50,000 on the City's end. Assistance will be in the form of an interest-free loan requiring no repayment if program requirements are met. Owner occupancy for five (5) years after receiving assistance is required. Ownership of property must be retained for five (5) years after receiving funding; however, if you default or sell property within five (5) years, you will be subject to full repayment as this constitutes an instance of default.

ELIGIBILITY

All businesses owners willing to improve the exterior of commercially zoned properties within the City may be eligible to receive assistance. Businesses owners may receive assistance for more than one location based on funding availability. Eligible properties are commercial properties with commercial facades visible from the street. Properties will be required to be occupied in order eligible for this program. The owner must own the building for a minimum of 12 months prior to making application to the City. New construction and vacant individual storefront will not be considered for this program. Applicants will be required to demonstrate financial capacity to meet the program matching requirements and must be current on all property taxes, mortgages, insurance and city fees/taxes. The City of North Lauderdale is not responsible for code violations, liens, open permits, or illegal structures. The City of North Lauderdale will not award subsidy financing if code violations, liens, or open permits are found. Exceptions will be made at the City's discretion.

ELIGIBLE ACTIVITIES

Revitalization activities must involve the general upgrading of a building's external appearance in compliance with the guidelines and design review process. Examples of eligible activities:

- Exterior painting and stucco
- Awnings and canopies
- Exterior façade lighting
- Doors and windows
- Permanent signage –attached to building
- Storefront reconstruction
- Masonry repairs and tuck-pointing on facade

TERMS & CONDITIONS

If applicant receives an interest free loan:

- A mortgage (lien) is placed on the business owner's name as security for the loan.
- Borrowers are required to keep property taxes current and adequate property insurance for term of the loan.
- Loan becomes due in full upon transfer of ownership of the business/property or when borrower no longer occupies the business/property.

APPLICATION PROCESS

Please call (954) 724-7069 and press 3 if you need assistance. Applications are accepted by appointment only; appointments are scheduled Monday – Friday. **No walk-ins will be accepted.** Eligibility is not determined until all items requested have been submitted. If documents/information is not submitted with completed application at the time of scheduled appointment, your application will not be accepted.

NOTE: The program does not reimburse for any revitalization expenses incurred by the owner prior to being approved and completing the competitive bidding through the City and/or completed outside the program guidelines.

** STAFF WILL NOT MAKE COPIES OF REQUIRED DOCUMENTS **



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Commercial Revitalization Program Application

PLEASE PRINT CLEARLY

Date: _____

Applicant Information

Applicant Name (Property Owner(s)) _____

Applicant Mailing Address _____

Primary Contact Number _____ Secondary Contact Number _____

E-mail Address _____

Business Organization of applicant: Corporation (d/b/a) Partnership Sole proprietorship

Business Name _____

Type of Business _____

Location of Business _____

Property Information

Date of Construction _____

Dimensions Length of frontage _____ feet; Height _____ feet; # of floors _____

Revitalization Needed:

- | | | |
|--|--|--|
| <input type="checkbox"/> Exterior Painting | <input type="checkbox"/> Exterior Lighting | <input type="checkbox"/> Store Front Windows |
| <input type="checkbox"/> Exterior Signage | <input type="checkbox"/> Security/Hurricane Shutters | <input type="checkbox"/> Accessible Entrance |
| <input type="checkbox"/> Awnings/Canopies | <input type="checkbox"/> Store Front Doors | <input type="checkbox"/> Other _____ |

Please provide a brief, general description of the work to be performed.

Other Information

Are you related to a City: employee, elected official, or any Board member? Yes No

If yes, name of relative and relationship to relative _____

Please attach the following to your application:

- Proof of financial ability to execute the agreement i.e. bank statement or letter from financial institution that guarantees funding for your project via own account
- Picture identification
- Proof of Ownership
- Building Plans
- Property Survey
- Proof of Property Insurance
- Proof of Flood Insurance (if applicable)
- W9 Form
- Three estimates equal in workmanship

HOLD HARMLESS AGREEMENT

Release executed on the _____ day of _____, 20_____, by (Property Owner)

_____ and (Tenant if Applicable)

_____, of (Street

Address) _____, City of North Lauderdale, State of Florida, referred to as Releaser(s). In consideration of being granted monies for revitalization, restoration, modifications, signage, or other physical changes to the property located at the above address, the Releaser(s), waives, releases, discharges, and covenants not to sue the City of North Lauderdale, or any successors or assigns for loss or damage, and claims or damages therefore, on account of any work that has been performed in accordance with City or State guidelines. Releaser(s) agrees that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Florida and that if any portion of the agreement is held invalid, it is agreed that the balance shall, notwithstanding, continue in full legal force and effect. Releaser(s) further states that it has carefully read the above release and knows the contents of the release and signs this release as its own free act. Releaser's obligations and duties hereunder shall in not manner be limited or restricted by the maintaining of any insurance coverage related to the above referenced event. This release contains the entire agreement between the parties to this agreement and the terms of this release are contractual and not a mere recital.

Dated this _____ day of _____, 20_____.

Property Owner Signature

Property Owner Signature

Please Print

Please Print

Witness Signature

Witness Signature

Please Print

Please Print

Tenant Signature

Please Print

Notary Public Signature

Witness Signature

Stamp/Seal:

