

RESOLUTION NO.

010-2023

A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE NORTH BEACH CRA RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM.

WHEREAS, on September 28, 2022, the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency ("North Beach CRA") adopted Resolution 007-2022, approving the North Beach CRA's Fiscal Year (FY) 2023 Final Operating Budget; and

WHEREAS, the North Beach CRA's FY 2023 budget prioritizes six (6) categories of expenditures, the largest of which is 'beautification'; and

WHEREAS, public realm improvements are a common theme for proposed North Beach CRA funded projects in the North Beach CRA Redevelopment Plan ("Redevelopment Plan") because an attractive streetscape has a positive impact on the quality of life of our residents, visitors, and businesses; and

WHEREAS, walkable environments improve the mental and physical health of residents and increased foot traffic potentially boosts the sales of businesses; and

WHEREAS, the Redevelopment Plan strongly promotes resiliency measures, specifically citing residential, commercial, and business façade improvement programs to assist property owners adapt to the region's extreme weather patterns and natural events and the Redevelopment Plan encourages the use of incentive-based programs to inspire building owners to invest in their own infrastructure through the Redevelopment Plan Business Attraction & Retention strategy; and

WHEREAS, the Normandy Fountain area serves as the community and commercial center of Normandy Isle, yet North Beach families and local businesses currently inhabit ageing buildings abutting mature and deteriorated streetscapeS; and

WHEREAS, the Redevelopment Plan reimagines this area as a vibrant pedestrian-oriented shopping district and foresees revitalizing the neighborhood with improved, well-designed streetscaping, including storefronts and building façades that enhance the identity of the district; and

WHEREAS, developing incentive programs geared to multifamily residential uses within the vicinity of Normandy Fountain will complement the City's recent Normandy Fountain streetscape improvement project, refreshes the public plaza, landscaping, lighting, and other improvements geared to encourage public use as a gathering place for community and civic purposes; and

WHEREAS, the Residential Program Improvement Program (the "Program") purpose is to substantially improve the visible appearance of residential properties and the adjacent streetscape and enhance the functionality and sustainability of businesses within this main commercial area and focus upon cultivating an improved visual experience and sense of place through external enhancements including, but not limited to, French-themed architecture and aesthetics (as appropriate and permissible) to leverage the area's history and French street names; and

WHEREAS, Program guidelines (framework, design guidelines, eligibility criteria, and application process) for the Program will dictate applicant eligibility requirements, eligible and ineligible improvement criteria, program cycle, criteria for the evaluation of applications, and procedures for the disbursement of grant awards; and

WHEREAS, the North Beach CRA's FY 2023 budget includes beautification programming for the Normandy Fountain/Rue Vendome Plaza area in the amount of \$100,000 for a Program; and

WHEREAS, the Program will be offered via a matching grant concept, requiring applicants to invest their own money into the improvement project, and the grants may increase overall project scope, allowing for more impactful improvements; and

WHEREAS, the Program will promote the creation of public-private partnerships that encourages private residential re-investment into the North Beach CRA and the North Beach CRA will fund the reimbursement of eligible expenses, matching up to 70% of the grantee's expenses, in an amount not to exceed \$20,000 per application; and

WHEREAS, on October 12, November 8, and December 13, 2022, the North Beach CRA Advisory Committee discussed a proposed commercial façade program, provided feedback, and generally expressed support for creation of a façade improvement program by the North Beach CRA Board;

WHEREAS, on December 14, 2022, at the request of the Administration, the City Commission referred to the Finance and Economic Resiliency Committee a discussion of the Programs;

WHEREAS, on May 24, 2023, the City of Miami Beach Finance and Economic Resiliency Committee recommended approval of the Program.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, that the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency hereby adopt the North Beach CRA Residential Property Improvement Program.

PASSED AND ADOPTED this 28th day of June, 2023.

ATTEST:

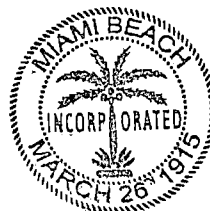


JUL - 5 2023

Rafael E. Granado, Secretary



Dan Gelber, Chairperson



**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**



City Attorney

6-20-23
Date

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Alina T. Hudak, City Manager
DATE: June 28, 2023

SUBJECT: A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS
OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY,
ADOPTING THE NORTH BEACH CRA RESIDENTIAL PROPERTY
IMPROVEMENT PROGRAM.

RECOMMENDATION

The Administration recommends approving the North Beach CRA Residential Property Improvement Program.

BACKGROUND/HISTORY

On September 28, 2022, the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency ("North Beach CRA") adopted Resolution 007-2022, approving the North Beach CRA's Fiscal Year (FY) 2023 Final Operating Budget. In preparation of the FY 2023 Budget, the Administration recommended initiatives and programs consistent with the Redevelopment Plan and the proposed FY 2023 budget priorities were supported by the Ad Hoc North Beach CRA Advisory Committee ("North Beach CRA Advisory Committee"), as reported in LTC 285-2022 dated July 14, 2022. The North Beach CRA's FY 2023 budget prioritizes six (6) categories of expenditures, the largest of which (excluding funding set-asides for future projects) is 'beautification'.

As presented in the FY 2023 Budget, the North Beach CRA is slated to implement a Residential Property Improvement Program (the "Program"). The Program's inaugural cycle will target properties located within the Normandy Isles/Rue Vendome Plaza section of the Redevelopment Area, to promote and encourage concentrated impact. (Exhibit A: Program Boundary Map).

On October 12, November 8, and December 13, 2022, the Ad Hoc North Beach CRA Advisory Committee discussed a proposed commercial façade program, provided feedback, and generally expressed support for creation of a façade improvement program by the North Beach CRA Board.

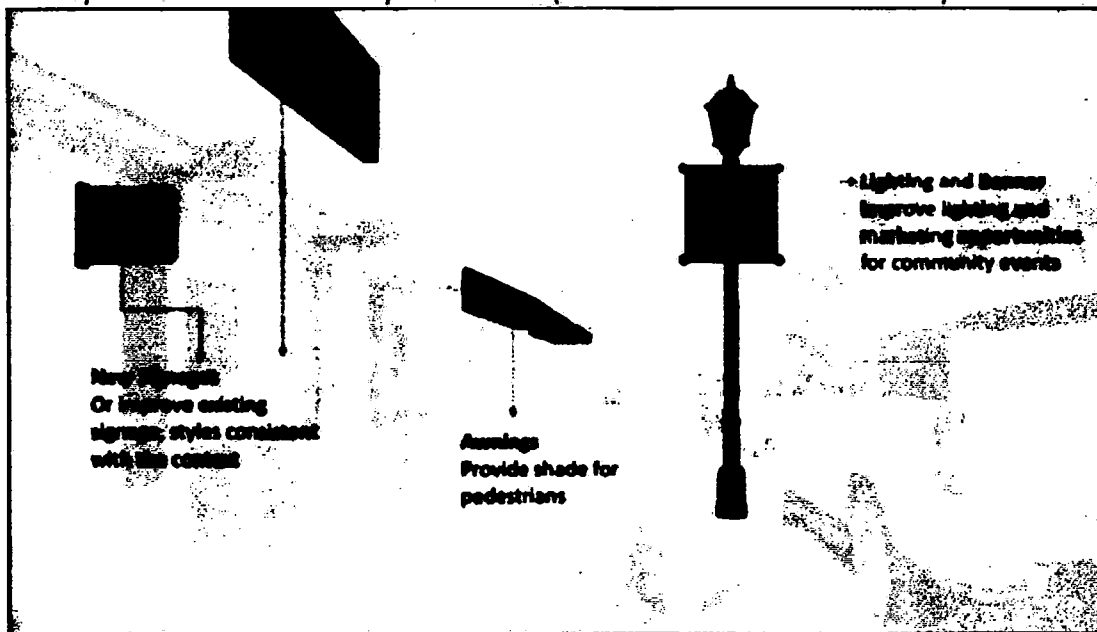
On December 14, 2022, at the request of the Administration, the City Commission referred to the Finance and Economic Resiliency Committee ("FERC" or "the Committee") a discussion of the Programs.

On April 18, 2023, the Ad Hoc North Beach Community Redevelopment Agency Advisory Committee unanimously approved a motion supporting creation of a Residential Property Improvement Program as detailed in LTC #176-2023. On May 24, 2023, the FERC recommended approval of the Program.

Redevelopment Plan Strategy

Public realm improvements are a common theme for proposed North Beach CRA funded projects in the Redevelopment Plan. See City Commission Resolution No. 2021-31709 and North Beach CRA Resolution No. 003-2021. An attractive streetscape has a positive impact on the quality of life of our residents, visitors, and businesses. Walkable environments improve the mental and physical health of residents and increased foot traffic potentially boosts the sales of businesses. In a poll conducted during the North Beach CRA Redevelopment Plan ("Redevelopment Plan") public design charrette, a majority of participants indicated interest in an expenditure of North Beach CRA funds on façade improvements. (Redevelopment Plan pgs. 14 and 43).

Conceptual Beautification Improvements (North Beach CRA Redevelopment Plan)



The Redevelopment Plan strongly promotes resiliency measures, specifically citing residential, commercial, and business façade improvement programs to assist property owners adapt to the region's extreme weather patterns and natural events. The Redevelopment Plan also encourages use of incentive-based programs to inspire building owners to invest in their own infrastructure. The Redevelopment Plan Business Attraction & Retention strategy (Redevelopment Goal #1: Provide Economic Development Opportunities for Businesses, Property Owners, and Residents) recommends the development of incentive programs to help property and business owners with aesthetics, repairs, improvements, and modifications.

Normandy Fountain Neighborhood

The Normandy Fountain area, also known as Vendome Plaza, serves as the community and commercial center of Normandy Isle, and is envisioned in the Redevelopment Plan as becoming a vibrant, pedestrian-oriented shopping district. North Beach families and local

businesses currently inhabit aging buildings, and mature streetscape defines the character of the community. The Redevelopment Plan foresees revitalizing the neighborhood with improved, well-designed streetscaping, including storefronts and building façades that enhance the identity of the district.

Developing incentive programs geared to multifamily residential uses within the vicinity of Normandy Fountain will complement the City's recent Normandy Fountain streetscape improvement project, which refreshed the public plaza, landscaping, lighting, and other improvements geared to encourage public use as a gathering place for community and civic purposes.

ANALYSIS

Façade improvement is a relatively short-term mechanism to visually upgrade the district. This potential "quick win" provides a sizable return on investment as it builds public confidence and creates a place where people want to live, work, and play. The value of such an impactful investment is not overlooked. Improvements to commercial and residential façades foster a safe, stable, and thriving community.

The purpose of the Programs is to substantially improve the visible appearance of residential properties and the adjacent streetscape and enhance the functionality and sustainability within this main commercial area. The program will focus upon cultivating an improved visual experience and sense of place through external enhancements including, but not limited to, French-themed architecture and aesthetics (as appropriate and permissible) to leverage the area's history and French street names.

FY 2023 Program Funding

The North Beach CRA's FY 2023 budget includes beautification programming for the Normandy Fountain/Rue Vendome Plaza area in the amount of \$100,000 for a Residential Property Improvement Program.

Grant Award Amount

The Program will be offered via a matching grant concept, requiring applicants to invest their own money into the improvement project. Such grants increase overall project scope, allowing for more impactful improvements. The Program serves as a public-private partnership that encourages private re-investment into the North Beach CRA. The North Beach CRA will fund the reimbursement of eligible expenses, matching up to 70% of the grantee's expenses, in an amount not to exceed \$20,000 per application.

Sample Reimbursement Award Scenarios

Total Project Cost/Budget	70% Match (Reimbursement up to \$20,000)	Final Property Owner Contribution
\$10,000	\$ 7,000	\$ 3,000
\$15,000	\$10,500	\$ 4,500
\$20,000	\$14,000	\$ 6,000
\$30,000	\$20,000	\$10,000

Eligible expenses, which are listed below and in the attached exhibits, include hard and soft

costs except for in-kind costs such as the applicant's own time and labor. Program Guidelines (framework, design guidelines, eligibility criteria, and application process) for the Program are contained in Exhibit B.

APPLICANT ELIGIBILITY - RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM:

The Residential Property Improvement Program is designed to support Miami Beach households with an annual income at or below **140% Area Median Income ("AMI")**, adjusted for family size, based on the Florida Housing Finance Corporation's (FHFC) annual income limits for Miami-Dade County.

Owners of residential properties are eligible to apply, providing the following is met:

- Applicant must be the owner of a multifamily residential property (condominium properties and single-family homes are not eligible to participate) located within Program's geographic area;
- Within the multifamily residential property, a majority (50% plus 1) of rental units must be occupied by households at or below 140% AMI at the time of application or within 90 days of project completion.
- For a period of three (3) years, following award, annual rent for rental units may not increase more than 3% each year and monthly rent may not exceed the affordability rent limits published annually by the FHFC. Rental leases are required for eligibility verification.

The following types of properties are ineligible for the Residential Property Improvement Program:

- Properties that are condominiums or single-family homes;
- Properties containing prohibited or non-conforming uses;
- Properties whose primary purpose is a place of worship;
- Properties encumbered by judgment liens, delinquent mortgage and tax obligations, and/or building or code violations; and
- Vacant, unimproved land.

RESIDENTIAL FAÇADE IMPROVEMENT TYPES

The intent of the residential grant is to facilitate visible improvements to the exterior, street-facing façade. Exterior improvements must be completed within 12 months of award, subject to administrative extensions. All improvements must comply with Miami Beach Municipal Code and Florida Building Code standards.

Eligible:

- Restoration/rehabilitation of the building's original and/or historic construction materials (and removal of false façade elements);
- Stucco and/or clapboard restoration;
- Painting (colors must be approved administratively);
- Windows (impact-rated), framing installation, glass, and/or door repair or replacement;
- Signage;
- Awnings (including the repair or removal of old awnings and canopies and/or installation of new awnings);
- Exterior lighting installation, repair, or replacement;
- Façade or masonry renovation or repair;
- Parking facility and/or driveway or installation, repair or enhancements;
- Installation of brick, textured, and/or sustainable/pervious/permeable pavement;
- Accessibility upgrades;

- Porch replacement and/or carpentry;
- Removal and/or replacement of front yard fences;
- Installation of front lawn landscaping and/or irrigation;
- Roof repair and/or replacement; and
- Soft costs such as design fees (architecture, engineering, plans), contracting services, building permits and surveys, and insurance associated with the above improvements.

Ineligible:

- Improvements performed prior to execution of final agreement;
- Interior renovations and new construction of additional floor area or habitable space;
- Any service or improvements performed by a non-licensed contractor;
- Storm water enhancements;
- Removal of architecturally significant features;
- Installation or repair of statues and fountains;
- General maintenance that should be performed as part of routine up-keep; and
- Payments for the applicant's own labor or other in-kind costs.

APPLICATION REQUIREMENTS

The City reserves the discretion to accept, reject, or request modification of any application, and expects applicants to provide the following, at a minimum:

- Submission of a completed application form;
- Color photographs of current façade from sidewalk or street;
- Conceptual design and specific scope of work;
- Proof of fire and extended insurance for property;
- Proof of insurance and necessary business licenses for selected contractor;
- Itemized project cost estimate;
- Documentation of property owner's approval and permission for improvements;
- Documentation that the subject property is up to date on all City of Miami Beach and Miami-Dade County property taxes; and
- Documentation that the business located in the subject property has an active and valid City of Miami Beach Business Tax Receipt (BTR) as may be required.

North Beach CRA staff shall verify all information, as necessary and applicable.

Once an applicant has been determined to meet eligibility requirements, an initial inspection of the property will be conducted by staff to evaluate suitability and determine if there are any code violations or life and safety issues requiring remediation. Applicant will be notified in writing regarding eligibility status, including explanation for application denial.

Grant awards may only be authorized by the CRA Board, following a recommendation by the North Beach CRA Executive Director or designee. To obtain matching grant funding, applicants must meet all property, eligibility, and program requirements in effect at the time of funding approval.

PROGRAM CYCLE TIMELINE (TENTATIVE)

- Applications to the Programs are accepted twice per year. During each grant cycle, the online application may be accessed for an application period of 4-6 weeks.
- After closing of the application period, staff will review applications and make

preliminary award recommendations over the following 3-4 weeks. If the project is not recommended for award of grant funding, the applicant will be notified.

- Grant applications will be evaluated on a first-come, first-qualified, first-served basis.
- Following preliminary recommendation for award, North Beach CRA staff will schedule a meeting with applicant to ensure clear understanding of program guidelines and obligations and responsibilities of all parties.
- Each application recommended for award, by the Executive Director or designee, must be considered and approved by the North Beach CRA Board, who authorizes awards pursuant to adoption of a resolution.
- Following North Beach CRA Board approval, the grant recipient will receive an award letter and grant agreement for execution, outlining the grant details, project deadline, and expectations.
- The grant recipient is required to provide bi-monthly updates to North Beach CRA staff throughout the project permitting and construction process.
- After the improvements are completed, within 12 months of award, the grant recipient must provide the following to the North Beach CRA for review prior to reimbursement of expenses:
 - o copies of receipts and/or paid invoices;
 - o proof of payment (copy of checks or bank statements);
 - o contractor license documentation; and
 - o photos of completed work.

APPLICATION EVALUATION CRITERIA

The North Beach CRA Board will consider, but is not limited to, the following criteria when evaluating applications:

- Properties owned by Miami Beach residents;
- Properties owned by veterans;
- Projects that support, encourage, promote, or maintain affordable or workforce housing;
- Projects that align with the design standards established for the neighborhood and, when applicable, which may include historic preservation;
- Projects with improvements of high-quality design and/or value based on recognized professional standards or best practices;
- Projects that incorporate Crime Prevention Through Environmental Design (CPTED);
- Projects with heightened vehicular and pedestrian visibility; and
- Projects that have a clear construction timeline and can be completed within six (6) to 12 months.

GRANT AWARDS

- The maximum contribution awarded per applicant or property is \$20,000.
- The Program will match, on a reimbursement basis, up to 70% of the total project costs, up to an amount not to exceed \$20,000.
- Fifty (50%) percent of the grant award is eligible to be disbursed upon satisfactory completion of fifty (50%) percent of the approved project improvements.

- Project costs incurred before application approval and/or the grant award are ineligible for reimbursement, therefore applicants are strongly discouraged from commencing construction prior to applying for the Program and receiving express approval from North Beach CRA staff and the North Beach CRA Board.
- Amendments to these guidelines may be incorporated from time to time by the North Beach CRA. Vested authority shall be granted to the Executive Director or designee to authorize minor waiver or amendment to these guidelines. All major amendments to or deviation from these guidelines shall be approved by the North Beach CRA Board.

SUPPORTING SURVEY DATA

As documented in the North Beach CRA Redevelopment Plan, during the Redevelopment Plan public design charrette process, members of the community expressed a desire for the CRA to improve the physical look of the Redevelopment Area, in the short term, with "low-hanging fruit" such as building improvements, storefront repairs, and signage upgrades.

According to 2022 data estimates from the U.S. Census Bureau, 63% of Miami Beach's 43,237 households are rented as opposed to owned, and the Redevelopment Plan shows that this number is more acute in North Beach. The Redevelopment Plan encourages incentive programs to preserve existing housing stock and to mitigate costs for building rehabilitation. Formulation of new policies and strategies to accomplish this is important, as Miami Beach residents perceive a decline in City efforts to plan for growth (32.7% vs. 45.9%) and regulate residential development (22.7% vs. 34.8%), according to data from the 2022 and 2019 Community Surveys.

FINANCIAL INFORMATION

The Program has been budgeted, in the amount of \$100,000, in the adopted FY 2023 Budget of the North Beach CRA.

CONCLUSION

To promote the Program and raise awareness, the CRA staff will building upon existing relationships to recruit program participants, and partner with community stakeholders, including but not limited to the North Beach CRA Advisory Committee and Normandy Fountain Business Association.

The guidelines are designed to ensure that the program facilitates and manages improvement projects that serve the overall district using additional funding sources external to the North Beach CRA. The foregoing guidelines and implementation strategy describe an actionable plan towards achieving measurable success.

Ultimately, strategic initiatives such as the Programs may help elevate the Normandy Fountain area into a more vibrant, pedestrian-oriented shopping area while fulfilling the Redevelopment Plan objectives of creating economic development opportunities for businesses, property owners, and residents, and protecting and enhancing neighborhood character.

Applicable Area

North Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Does this item utilize G.O. Bond Funds?

Yes

No

Strategic Connection

Prosperity - Revitalize targeted areas and increase investment.

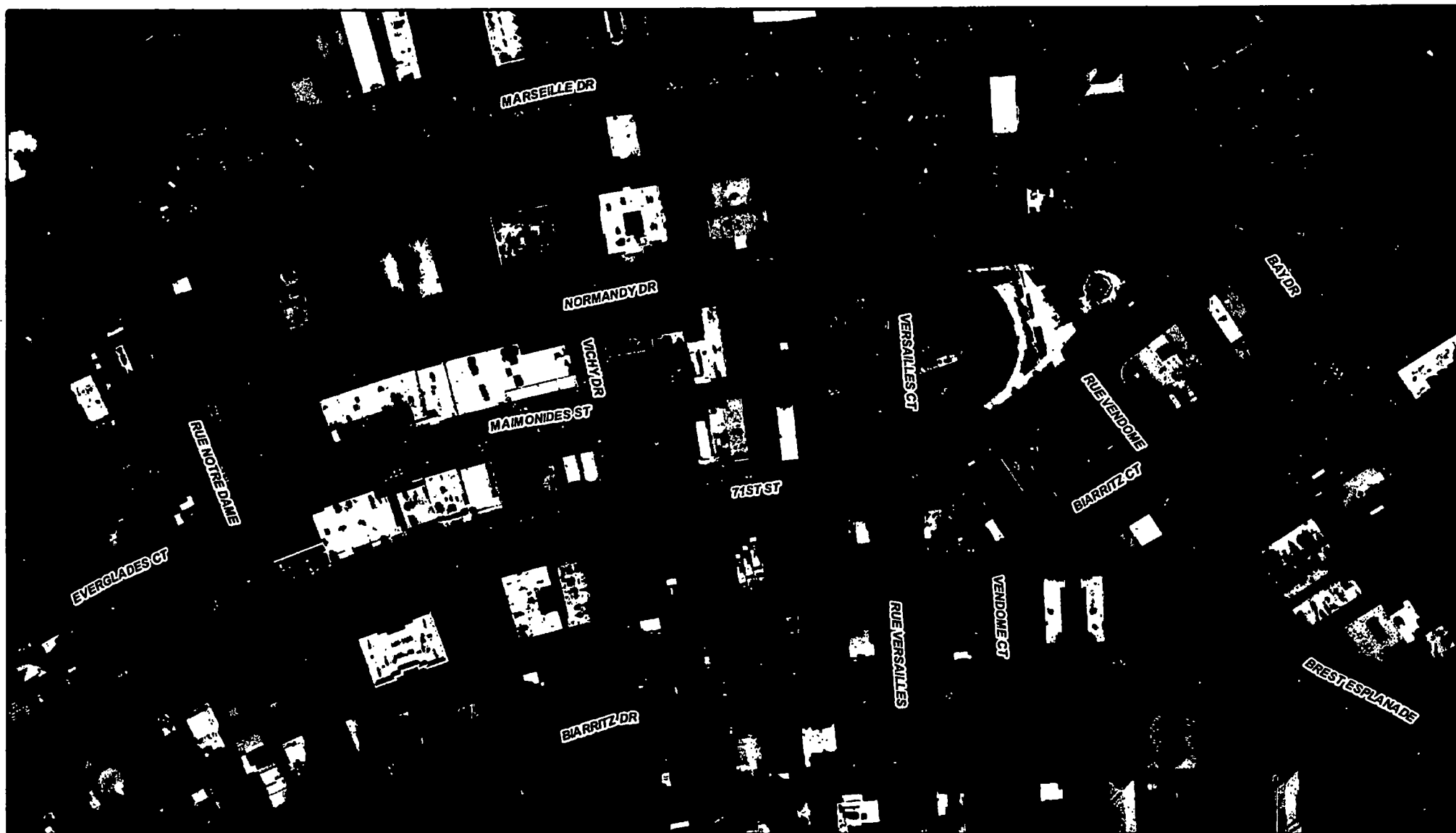
Legislative Tracking

Economic Development

ATTACHMENTS:

Description

- ☐ Exhibit A Program Map
- ☐ Exhibit B Residential Guidelines
- ☐ Resolution



Miami Beach GIS - Public Works Department • 1700 Convention Center Drive • Miami Beach, FL 33139 • 305.673.7000 • gis@miamibeachfl.gov • www.miamibeachfl.gov

Document Path: M:\CMB\GIS\Projects\119 Budget_PA_Data\ArcMap\NBCRA Facade Program.mxd

000000	1	DATE	4/17/2023
		DRAWN	WJ/Edwin
		SCALE	Not To Scale
		DESIGNED BY	Justin Ray
		PREPARED	NBCRA Facade Program



Subject Area
Miami Beach
Miami-Dade County, FL

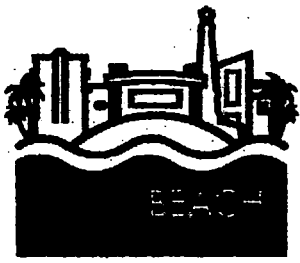


Commercial Facade Improvement Program & Residential Property Improvement Program



North Beach CRA Boundary





RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM

Program and Design Guidelines

The North Beach Community Redevelopment Agency ("North Beach CRA") Residential Property Improvement Program ("Program") is a matching grant incentive program available to residential property owners to help pay for the costs of physical improvements to their residential properties.

The Program is available to residential buildings in the vicinity of North Beach's Normandy Fountain/Vendome Plaza neighborhood, please reference the Program Boundary Map and/or contact the North Beach CRA to determine eligibility. Located within the Normandy Isles National Register Historic District, the neighborhood's architecture contributes to the area's historic character and reflects the Miami Modern (MiMo) architectural style, with notable influences by French-born urban planner Henri Levy. The Program focuses upon cultivating an improved visual experience and sense of place through external enhancements to existing buildings.

Program funding awards consist of matching grants of 70% the cost of eligible projects, up to an amount not to exceed \$20,000 per application provided on a reimbursement basis for expenses paid on completed work.

Property Improvements Benefit Everyone

- ❖ Residents and Families: improve the safety and appearance of their properties with financial assistance from the North Beach CRA
- ❖ Non-resident Residential Property Owners: attain code compliance and improve building's structural resiliency with financial assistance from the North Beach CRA
- ❖ Investment and Development in the CRA: supports economic development and rehabilitates the district's aging building stock, strengthens relationships among community stakeholders, and affirms public confidence in the role of the North Beach CRA

For additional information and access to the Program's online application, please visit the North Beach CRA website, www.miamibeachfl.gov/northbeachcra.

You may also contact the North Beach CRA by telephone at 305.673.7572 or schedule in person appointments at the North Beach CRA District Office located at 962 Normandy Drive (Tuesday and Thursday from 9:30 a.m. – 3:30 p.m.).



The following information includes important Program details including eligible and ineligible property improvement types and expenses, requirements for application submittal and eligibility criteria, the Program cycle timeline and grant selection process.

PROGRAM PURPOSE

The Program aims to (i) assist residential property owners to improve, repair, and preserve older residential buildings that provide affordable and workforce housing including for extremely low-, very low-, low-, or moderate-income persons; (ii) stimulate investment in private property that preserves and enhances the tax base; and (iii) highlight historic architecture and preserve neighborhood character.

HOUSING INCOME REQUIREMENTS

The Residential Property Improvement Program is designed to support Miami Beach households with an annual income at or below **140% Area Median Income ("AMI")**, adjusted for family size, based on the Florida Housing Finance Corporation's (FHFC) annual income limits for Miami-Dade County.

APPLICANT ELIGIBILITY

Owners of residential properties are eligible to apply (applications require the signature and approval of the building owner), providing the following is met:

- Applicant must own a multifamily residential property located within Program's geographic area;
- Within the multifamily residential property, a majority (50% plus 1) of rental units must be occupied by households at or below 140% AMI at the time of application or within 90 days of project completion.
- For a period of three (3) years following award, annual rent for eligible rental units may not increase more than 3% each year and monthly rent may not exceed the affordability rent limits published annually by the FHFC. Rental leases are required for eligibility verification.

ELIGIBLE PROPERTIES

- Buildings that appear from the street to be multifamily dwellings, townhome (or other attached dwelling), legal accessory dwelling units, and/or duplex (or variation thereof regardless of number of units).
- Mixed-use buildings (e.g., live-work) where the principal use of the building is residential. Principal use is defined as the majority of uses.
- Buildings may be occupied by the property owner (owner-occupied), renter-occupied, or vacant (subject to occupancy terms).
- All activities and uses on the Property must be permitted uses in the zoning district.

INELIGIBLE PROPERTIES

- Properties that are exclusively commercial or do not contain a majority of residential uses;
- Single-family homes and buildings under condominium ownership;
- Properties containing prohibited or non-conforming uses;
- Properties whose primary purpose is a place of worship;
- Properties encumbered by judgement liens, delinquent mortgage and tax obligations, and/or building or code violations; and
- Vacant, unimproved land.

ELIGIBLE FAÇADE IMPROVEMENTS

Only those portions of the building that are visible from a public street are eligible for the Program. To be eligible for grant reimbursement, expenses must be related to improvements made to the street-facing exterior of properties, including:

- Restoration/rehabilitation to the building's original and/or historic construction materials (and removal of false façade elements);
- Stucco and/or clapboard restoration;
- Painting (colors must be approved);
- Windows, glass, and/or door repair or replacement;
- Porch replacement and/or carpentry;
- Removal and/or replacement of front yard fences;
- Signage;
- Awnings (including the removal of old awnings and canopies and/or installation of new awnings);
- Exterior lighting installation, repair, or replacement;
- Façade or masonry renovation or repair;
- Parking facility and/or driveway or installation, repair or enhancements;
- Installation of brick, textured, and/or sustainable/pervious pavement;
- Accessibility upgrades;
- Porch replacement and/or carpentry;
- Removal and/or replacement of front yard fences;
- Installation of front lawn landscaping and/or irrigation; and
- Roof repair and/or replacement; and

Soft costs such as design fees (architecture, engineering, plans), contracting services, building permits and surveys. **INELIGIBLE FAÇADE IMPROVEMENTS**

- Improvements inconsistent with the direction of the North Beach CRA Board or application guidelines.
- Improvements performed prior to execution of final agreement with North Beach CRA.
- Interior renovations and new construction of additional floor area or habitable space.
- Storm water enhancements, and/or sewer line or septic tank repair and/or replacement.
- Removal of architecturally significant features.
- Installation or repair of statues, fountains, pools, saunas, or hot tubs.
- General maintenance that should be performed as part of routine up-keep.
- Payments for the applicant's own labor or other in-kind costs.

The following descriptions represent considerations for improvements and are not intended to be inclusive of all permissible improvement types:

Façade

- New façade elements, display windows, and exterior architectural elements.
- Removal of elements that cover original architectural design and details.
- Replacement of architectural elements that have structural deficiencies.
- Exterior painting and new lighting.
- Demolition required for the approval of the façade improvements.
- Roof improvements that are visible and contribute to the architectural aesthetics of the building. Complete roof repair or replacement is not permitted.
- Improvements that enhance access, such as handicapped ramps.

Awnings

Awnings provide shade and shelter from the elements while also embellishing the streetscape. Eligible improvements could include the removal of old awnings and the production and installation of new awnings and canopies.

Lighting

Decorative external light fixtures attached to the building or freestanding. Improved lighting enhances visual appeal and increases public safety along the entire street. Strategic use of warm, ambient lighting can contribute to an attractive, safe street front.

Framing, windows, and entrances

Materials, color, and scale should work together to create a pleasant design that enhances the commercial corridor.

Restoration of historic or original construction

Highlighting historic detail is an easy way to create a memorable building design and reinforce district identity. Restoring historic architectural details is often more unique and attractive than introducing contemporary elements. Modifications which are consistent with original building design and evidenced by a past building permit approved by the City may qualify for administrative, fast-track approval.

Miscellaneous

- Landscaping and irrigation when considered integral to the façade treatment of the building.
- Permanent site furnishing that provides a welcoming, pedestrian-friendly atmosphere, such as benches, trash cans, bike racks, etc. Improvements to the pedestrian and transportation functionality of the property.
- Improvements necessary for fire safety and/or ADA accessibility compliance.

REQUIREMENTS FOR APPLICATION SUBMITTAL

Grant funds will be allocated to projects satisfying one or more of the Program criteria. An application will be considered, where preliminary approval of the following requirements has been satisfied. The City reserves the discretion to accept, reject or request modification of any application. The following is required, at a minimum:

- Submission of a completed application form
- Color photographs of building and work area from sidewalk or street
- Conceptual design and specific scope of work
- Proof of fire and extended insurance for property
- Proof of insurance and necessary business licenses for selected contractor
- Itemized project cost estimate
- Documentation of property owner's approval and permission for tenant improvements
- Documentation that the subject property is up to date on all City of Miami Beach and Miami-Dade County property taxes
- Documentation that a condo association or other entity located at the subject property possesses an active and valid City of Miami Beach Business Tax Receipt (BTR), if required to do so.

Verification and eligibility determination

- North Beach CRA staff shall verify all information as necessary.
- Once an applicant has been determined to meet eligibility requirements, an initial inspection of the property will be conducted by staff to evaluate suitability and determine if there are any code violations or life and safety issues requiring remediation.
- Applicant will be notified in writing regarding eligibility status, including explanation for application denial, if applicable.

Approval and notifications

- Grant awards may only be authorized by the CRA Board following a recommendation by North Beach CRA staff. To obtain matching grant funding, applicants must meet all property eligibility and program requirements in effect at the time of funding approval.

PROGRAM CYCLE TIMELINE (TENTATIVE)

- Applications to the Program are accepted twice per year. During each grant cycle, the online application may be accessed for an application period of 4-6 weeks.
- After closing of the application period, staff will review applications and make preliminary award recommendations over the following 3-4 weeks. If the project is not recommended for award of grant funding, the applicant will also be notified.
- Grant applications will be evaluated on a first-come, first-qualified, first-served basis.
- Following preliminary recommendation for award, North Beach CRA staff will schedule a meeting with applicant to ensure clear understanding of program guidelines, and obligations and responsibilities of all parties.
- Each application recommended for award by staff must be considered and approved by the North Beach CRA Board, who authorizes awards pursuant to adoption of a resolution.
- Following North Beach CRA Board approval, the grant recipient will receive an award letter and grant agreement for execution outlining the grant details, project deadline, and expectations.
- The grant recipient is required to provide bi-monthly updates to North Beach CRA staff throughout the project permitting and construction process.
- After the improvements are completed, the grant recipient must provide the following to the North Beach CRA for review, prior to reimbursement of expenses: 1) copies of receipts and/or paid invoices, 2) proof of payment (copy of checks or bank statements), 3) contractor license documentation, and 4) photos of completed work.

APPLICATION EVALUATION CRITERIA

The North Beach CRA Board will consider the following criteria when evaluating applications:

- Properties owned by Miami Beach residents;
- Applicants and/or properties owned by veterans;
- Projects with heightened vehicular and pedestrian visibility;
- Projects that support, encourage, promote, or maintain affordable or workforce housing;
- Projects that incorporate Crime Prevention Through Environmental Design elements (CPTED);
- Projects with improvements of high-quality design and/or value based on recognized professional standards or best practices;
- Projects that align with the design standards established for the neighborhood and, when applicable, which may include historic preservation;
- For vacant properties, identification of occupied use and tenants secured (at a minimum); and
- Projects that have a clear construction timeline and can be completed within six (6) to twelve (12) months.

GRANT AWARDS

- The maximum contribution awarded per applicant or property is \$20,000.
- The Program will match, on a reimbursement basis, up to seventy percent (70%) of the total project costs, up to an amount not to exceed \$20,000.
- Fifty percent (50%) of the grant award is eligible to be disbursed upon satisfactory completion of fifty percent (50%) of the approved project improvements.
- Project costs incurred before application approval and/or the grant award are ineligible for reimbursement, therefore applicants are strongly discouraged from commencing construction prior to applying for the Program and receiving express approval from North Beach CRA staff and the North Beach CRA Board.
- In certain circumstances, a homeowner may choose to perform the improvement work on their own. Remember that, if you choose this option, you must meet all construction, inspection, and permit regulations and requirements required for a professional builder or contractor. Also, if such circumstances where a property owner or homeowner does not engage a third-party, the City can **only** reimburse material expenses. Your labor cannot be paid or reimbursed.
- Amendments to these guidelines may be incorporated from time to time by the North Beach CRA. Vested authority shall be granted to the North Beach CRA Executive Director or his/her designee to authorize minor waiver or amendment to these guidelines. All major amendments to or deviation from these guidelines shall be approved by the North Beach CRA Board.

COMMON FAÇADE ARCHITECTURAL ELEMENTS

*The following image depicts architectural elements commonly associated with building façades. It is provided for illustration purposes only and not intended to provide design recommendations or requirements.

