



## Cape Coral Community Redevelopment Agency

4816 Chester Street  
Cape Coral, FL 33904  
(239) 549-5615

# Cape Coral CRA Matching Streetscape Incentive Program

## Overview

The Cape Coral Community Redevelopment Agency Streetscape Grant Program is an incentive program available to mixed-use, commercial or professional property owners located within the boundaries of the Core Community Redevelopment Area (CRA excluding Golf course) to integrate aesthetic improvements to the right-of-way (or streetscape) and adjacent private property.

## Purpose

- Encourage private investment to improve overall appearance and interface between public and sites within the CRA;
- Encourage quality design to assist in creating an identifiable unified sense of place;
- Partner with private individuals in making improvements to the public realm;
- To create a sense of pride in the community.

## Program Description

The Matching Streetscape Grant Program is intended to fund improvements within the right-of-way in front of the property. This program is a 75/25 matching incentive program where the developer shares 75% and the City 25% of the cost to install landscaping, brick pavers, bulb-outs, lighting, and/or streetscape amenities. Once a request is approved, the developer is credited or reimbursed 25% (up to \$50,000) of the overall cost of the improvements within the right-of-way. Funding awards are subject to appropriation in each fiscal year.

*Examples:*

<b>Total Project Cost</b>	<b>Owner's Share</b>	<b>City's Maximum Matching</b>
\$20,000	\$15,000	\$ 5,000

\$50,000	\$37,500	\$12,500
\$100,000	\$75,000	\$25,000
\$200,000	\$150,000	\$50,000
\$250,000	\$200,000	\$50,000

## **Eligibility**

Properties must be located within the boundaries of the Core Community Redevelopment Area (CRA excluding Golf course). Eligible property uses include commercial and mixed-use as long as the mixed-use development contains a commercial component. The streetscape component of the development or redevelopment projects must be completed within 180 days of approval unless a different timeline for completion is considered as part of the approval process. Single family and multi-family sites are not eligible for this program. All applications will be evaluated to ensure consistency with the goals and objectives of the CRA Plan and conformance with the City's Land Use and Development Code.

### **The following improvements within the right-of-way are eligible for consideration:**

- Removal of existing concrete sidewalks, curb, gutter, trees and/or landscape materials;
- Installation of brick pavers as part of sidewalk reconstruction;
- Installation of new curb, gutter, and bulb outs, if applicable;
- Installation of new landscape materials, including trees, shrubs, ground cover and/or turf grass;
- Removal and reconstruction of irrigation systems for the portion related to the eligible improvements;
- Installation of decorative light fixtures, including associated electrical wiring;
- Benches, trash receptacles, bollards, etc.;
- Any other associated site work and preparation for new landscape improvements (such as removing asphalt to install new bulb outs or new landscape beds)

## **Submittal Requirements**

Program applicants must submit the following documents and materials:

- Streetscape Grant Application.
- Site plan depicting the proposed improvements;

- A complete list of eligible amenities to be provided, including a detailed cost estimate for each, a breakdown of project cost to be paid by the applicant and the amount requested under this program.

### **Exclusions and Conditions**

The applicant shall be responsible for obtaining all necessary permits for the improvements to be installed. Funding requests will require CRA Board review and approval. Program funds cannot be used to pay for permit fees, routine maintenance and labor performed by a non-licensed contractor. Program funds will not be awarded if subject property has any outstanding or pending code violations or liens. All improvements must conform to the City's Land Development Code and the goals and objectives of the CRA Plan.

The CRA reserves the right to amend the program guidelines and application process from time to time as needed.

### **General Overview of Process**

1. Contact Site Development Review staff to set up meeting to review project.
2. Submit the streetscape grant application and required documentation.
3. The application will be reviewed by staff within 20 business days. The request for grant funding with staff recommendation will be forwarded to the CRA Board for final consideration.
4. Applicant will be notified of outcome of his/her request and whether special conditions of approval are in place.
5. Streetscape Funding Agreement executed between CRA and participant.
6. Project completed, inspected and approved by City.
7. Submit paid invoices for reimbursement.

Unless a different timeframe is set in the Streetscape Funding Agreement, projects not completed within 180 days from the effective date of the Program Agreement entered into by and between the Participant and the CRA shall be grounds for termination of the Funding Agreement. Funds will be paid to the applicant once all improvements are completed and all required inspections have been approved by City staff. In order to be process payments, properly paid invoices must be submitted by applicants.

## **Design Specifications**

- In addition to the Land Development Code, improvements are subject to the design specifications determined by Public Works Department and the CRA Board as part of the review and approval process.
- The submitted site plan should contain enough information to determine if improvements are in conformity with City specifications.
- Street furniture should maintain a comfortable pedestrian travel zone while providing useful, functional street furniture. Benches, bollards, trash receptacles, etc. that are to be located in the public right-of-way or within the approved streetscape area should be depicted on the submitted site plan. Benches and trash receptacles for each neighborhood of the CRA district should have a consistent style and color.
- Light fixtures should have a consistent style and color and the City will assume the maintenance and utility costs for the fixtures.

*Applications will be awarded based on availability of funds.*



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### APPLICATION FOR CRA STREETSCAPE GRANT

Property Address: \_\_\_\_\_

**APPLICANT:** (Owner or Agent) Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**PROPERTY OWNER:** Name: \_\_\_\_\_

Tax Parcel ID Number: \_\_\_\_\_

Legal Description: \_\_\_\_\_  
\_\_\_\_\_

Zoning District: \_\_\_\_\_

Are there any liens or existing code violations on the property? \_\_\_\_\_

Yes/ No: If yes, briefly explain why \_\_\_\_\_

Briefly describe the proposed improvements to the property: \_\_\_\_\_  
\_\_\_\_\_

**NOTE: Please attach minimum of two (2) photographs of property.**

Have you ever received a Grant or Loan through the CRA and/or the City of Cape Coral?

Yes / No If Yes, please explain: \_\_\_\_\_

Total Streetscape Project Cost: \$ \_\_\_\_\_ Total Funding Request: \$ \_\_\_\_\_

**Scope of Work (What work will be completed?)**

**(Check all that apply)**

Site preparation/removal existing features

Installation of brick pavers/sidewalk reconstruction

New landscaping

Irrigation system

Public amenities (benches, trash can, etc.)

Lighting:

Other: \_\_\_\_\_

**Required Documents:**

- Site plan depicting the proposed improvements on adjacent public right-of-way (streetscape).
- Complete list of amenities to be provided in the public right-of-way, or in an easement granted by the property owner to the City for purposes of streetscape improvements.
- Detailed cost estimate for improvements to the public right-of-way and/or proposed improvements to adjacent private property. Cost estimate shall include a breakdown of project costs to be paid by the applicant and the amount of the grant request.

**OWNER'S CONSENT AND DESIGNATION OF AGENCY**

I certify that I have examined the application and that all statements submitted are true and accurate to the best of my knowledge. I understand that the CRA Streetscape Grant Program benefits are contingent upon CRA approval and funding availability and are not to be construed as an entitlement or right of a property owner or applicant. I further understand that I am responsible for providing permits and/or any construction documents required for any work. Further, I understand this application; attachments and fees become part of the official records of the City of Cape Coral, Florida, and are not returnable.

\_\_\_\_\_  
(Owner's Signature) Print Name

The foregoing instrument was acknowledged before me this day of \_\_\_\_\_, 201\_\_ by, \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as Identification and who did take an oath.

\_\_\_\_\_  
(Printed Name of Notary Public)

\_\_\_\_\_  
(Signature of Notary Public)

Commission # \_\_\_\_\_

My commission expires \_\_\_\_\_

