



# CITY OF MIAMI GARDENS

## Facade Improvement Grant Program Outline

### Fiscal Year 2005

#### **Overview**

The City of Miami Gardens Facade Improvement Program, funded through a Community Development Block Grant from Miami-Dade County, provides grants to tenants and property owners for the improvement of commercial structures within the City's commercial and industrial areas. Funding can be used for the three program components as mentioned in this outline that addresses improvements for paint, landscaping, signage, awnings, outdoor lighting, and sidewalks. The proposed project must include an entire building or facade, i.e., the funds cannot be utilized to rehabilitate a single storefront in a strip center.

#### **Location on Main Thoroughfare**

In order to achieve significant impact for the intent and purpose of the facade program, the proposed property should be located along NW 27<sup>th</sup> Avenue and NW 183<sup>rd</sup> Street/Miami Gardens Drive within the city limits.

#### **Program Components**

Architectural Assistance: This assistance can be used for architectural design services for exterior commercial building facade and sign improvements. Such architectural assistance must be in conjunction with one of the other program components noted below.

Commercial Property Improvement Assistance: This assistance can be used for the construction of commercial building exterior facade improvements, including painting, commercial signs, awnings, parapet modifications and other types of changes to existing materials and to windows and doors. Landscape improvements are also eligible.

Awning/Sign/Paint Assistance: This assistance can be used for painting building exteriors, adding or repairing business signs, installing awnings, and installing landscape and sidewalks in the public right-of-way.

Eligibility: Applicants must own the commercial property to be improved, be tenants of a commercial property or hold a master lease for commercial property within the City. All grants are subject to approval of the City.

Building Permits and Regulations: The applicant/recipient will be responsible for permitting. Modifications to buildings, signage, parking or other facilities must meet current code requirements. Other requirements may be imposed and required by the City.

## **Tenants**

If a tenant applies, they must include a copy of their lease agreement and an affidavit from the property owner allowing the tenant to make the proposed building and site modifications. Tenants will be required to verify that they have at least a five-year lease on the property. If a tenant is accepted to the program, the property owner will be required to co-sign a participation agreement. For the ASAP program, the tenant will be required to verify that they have at least a two-year lease on the property.

## **Selection Criteria and Process**

The City will establish a Selection Committee that will review projects based on the following criteria:

- Degree of improvement to appearance of street and property;
- Need of building or property for improvement;
- Participation by business/property owner;
- Completeness of application

## **Equal Opportunity**

The City of Miami Gardens is dedicated to the concept of equal opportunity. The city will not discriminate on the basis of race, color, religion, sex, age, national origin, or marital status, or against any qualified individual with disabilities in its employment practices or distribution grant funding.

## **Contact Information**

The Facade Grant Program is administered by the Planning and Zoning Division of Miami Gardens Development Services Department. Contact information is as follows:

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Development Services Department  
City of Miami Gardens  
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