



East U.S. Highway  
192 CRA  
Facade Improvement  
Matching Grant

*Osceola County Board of County Commissioners*

1/14/2026

## **Purpose**

This grant program is an incentive to owners of buildings and businesses to improve building façades located on East U.S. Highway 192 within the Community Redevelopment Area (CRA). The purpose of the grant program is to use Tax Increment Financing to leverage private investment in making improvements to building facades that return public benefits such as enhanced corridor aesthetics, pedestrian comfort and public safety.

## **Eligibility**

1. The applicant must be the owner of the building(s). Tenant may qualify upon receipt of written consent by the owner of the building(s).
2. The building(s) must be structurally sound.
3. The building(s) must be in the East 192 CRA area and front East US Highway 192.
4. No vacant properties are eligible for grants, unless the renovation will lead to occupancy.
5. If code actions on the property are part of the application, they cannot exceed 50% of the total project cost.
6. The applicant shall be current on all County taxes.

## **Improvements:**

Eligible improvements are those improvements located on or around the building façade. No interior improvements or maintenance activities will be funded, and will not be used in calculation of grant match.

Grant funds may be used for the following types of improvements:

- Replacement of windows and doors
- Exterior painting or siding
- Exterior wall signage
- Awnings and/or canopies
- Landscaping
- Hardscaping (sidewalks, walkways, driveway, parking lot)
- Exterior furniture (benches, trashcans, planters, bicycle racks, etc.)
- Exterior architectural amenities (balconies, porches, etc.)
- Exterior lighting
- Shutters
- Other exterior façade improvements (considered by the Economic Development department on a case by case basis)
- Architectural, engineering or landscape architectural services to design improvements to be funded through this program (maximum of 10% of total improvements)

***\*Maintenance activities are not eligible for funding. Activities that may be deemed maintenance items are power washing, landscape maintenance and other maintenance-type activity. Work being done by business or building owner will not be funded for labor.***

### **Grant Application Process:**

Grants will be evaluated on a first come first served basis

1. Applicant and Christina Morris shall meet to discuss the project.
2. Submit grant application to the Economic Development department for review. (only completed applications including all supporting documentation shall be processed) Applications containing the following items shall be deemed complete:
  - a. Completed application form
  - b. Photograph(s) of the existing building conditions.
  - c. Sketches and/or digital illustrations of proposed improvements.
  - d. Description of materials to be used, the construction procedure and proposed colors.
  - e. Cost estimates from three licensed contractor(s).
  - f. Evidence of agreement with program requirements by building owner, for tenant applicants.
  - g. Selected contractor's general liability insurance certificate and contractor's license.
  - h. Business's occupational license.
3. Final approval of the grant will be determined by the Economic Development Director.
4. The Economic Development staff will notify applicant of approval or denial and amount awarded.
  - a. No work can commence prior to receiving written notification to proceed (letter or email) from the Economic Development Director.
5. Upon notice to precede the grantee has six(6) months to complete all work and request final inspection by the Economic Development staff.
6. Upon completion of the improvements, and issuance of a certificate as occupancy (if applicable), the applicant submits a request for funding and backup material.
  - a. Copies of all applicable invoices and receipts
  - b. Proof of payment for improvements (must be at least as much as the amount indicated in the application)
  - c. Photos of improvements (before and after)

5. Economic Development staff inspects the project to verify completion of work as proposed in the application.
6. Economic Development department disburses funds to grant recipient within 30 days of approval of the completed project by the Economic Development department, unless otherwise notified.
7. Grant funds will terminate if the grant recipient fails to complete the project in the six month period. Unless an extension is approved by the Economic Development Director.

Osceola County reserves the right to reject grant applications that don't meet the East 192 CRA design standards. Grants are awarded on a first come first served basis with award amounts based on available funding.

### **Application Submittal**

For questions on this application please call 407-742-4200 or  
Email: [Economicdevelopment@osceola.org](mailto:Economicdevelopment@osceola.org).

Please submit completed applications to the above email.

## **Grant Program Guidelines**

- Funds shall be allocated on a first come first serve basis.
- Only one grant award shall be awarded per site per five (5) year period.
- Tenants may qualify upon receipt of written consent from the owner of the building.
- No grants will be awarded for projects started before the grant award.
- Grant awards shall not exceed \$30,000.00 or 50% of total project cost.
- Improvements shall be consistent with the East 192 CRA design guidelines and the Osceola County Land Development Code.
- Grantee is responsible for obtaining any necessary permits for the project.
- Any unapproved changes will void the grant.
- No work for which a grant is sought shall begin until authorized by the Economic Development department.
- Applicants must agree to a completion schedule up to six months in duration from the day after the grant approval.
- The Economic Development department shall disburse funds to the grant recipient only upon demonstration that the work has been completed.
- Grant extensions may be granted by the Economic Development Director on a very limited, case-by-case basis where the contractor is having difficulty meeting the deadline due to weather delay, scheduling conflicts or supply issues.
- Osceola County should not be liable for workmanship, design, or construction related to the project receiving grant funds under this program.
- Grant Recipient agrees to allow the Economic Development department to photograph the project for use in future publications.
- Change orders will not be funded.

**East 192 CRA Façade Grant Application**

**Applicant Name:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Telephone:** (\_\_\_\_) \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Business Name:** \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

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

**Total Cost of Project:** \_\_\_\_\_

**Proposed Match:** \_\_\_\_\_ (not to exceed 50% of the project cost or \$30,000)

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

**Please attach:**

**1. Project Description (Attach additional pages if necessary):**

\_\_\_\_\_  
\_\_\_\_\_

**Please attach:**

- **Project rendering and/or before and after photos**
- **At least three (3) professional estimates**

I hereby submit the attached plan, specifications, and/or color samples for the proposed project and understand that the East 192 Economic Development Director or designee must approve the project prior to commencement of work. I understand that this grant does not constitute a permit and permits must be obtained in order for work to be allowed. I also understand that the Economic Development department is responsible only for the approved grant amount and no more. No funding is committed until a completed application is approved. Grant monies shall not be paid until the project is completed as approved and proof of payment has been provided. I have read and understand the East 192 CRA Façade Improvement Grant guidelines. The project must be completed within six (6) months of grant approval.

\_\_\_\_\_  
Date

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

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

Application must include all of the following:

1. Proof of building ownership or letter of consent from the owner. Copies of deeds and county tax records will be accepted as proof.
2. Photograph of the existing building showing exterior conditions.
3. Sketches and/or elevations of proposed improvements, including colors.
4. Description of materials to be used and improvements to be made.
5. Cost estimate(s). Scopes of service from each contractor must be identical.
  
7. Copy of applicant's occupational license.

# **FOR ECONOMIC DEVELOPMENT USE ONLY: DO NOT WRITE ON THIS PAGE**

**Date Application Received:**

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**Received by (print name):**

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**Review by Date:**

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- Proof of ownership attached
- Photographs attached before and after.
- Description of materials and improvements attached
- Contractor estimates attached (3)
- Reviewed Debt status, lean & code violation
- Copy of Business License attached