



City of Clermont Community Redevelopment Area Food-Related Services Incentive Program

Purpose:

The Restaurant Incentive Program is intended to attract food-related service providers, restaurateurs and specialty food providers to relocate or establish another location in Downtown or help an existing food related business to expand services that will result in additional products/services and extended hours of operation.

Program:

The Food-Related Services Incentive Program offers up to \$15,000 in dollar-for-dollar matching funds to assist in establishing or upgrading food-related businesses in the City of Clermont Community Redevelopment Area. Matching funds are a grant that can be used to offset the cost of eligible improvements necessary to establish and operate a food service or restaurant business.

Eligibility Requirements:

- Eligible businesses are food-related ventures such as sit-down restaurants, bakeries, commissary kitchens, health food stores, breweries, distilleries and other specialty food establishments.
- All properties within the Clermont CRA are eligible.
- Drive through facilities, convenience stores with motor vehicle fuel sales and related entertainment uses are not eligible for the food-related services incentive.
- Governmental entities and not-for-profit entities are not eligible.
- Grants are intended for rehabilitation, restoration and new construction.

Eligible work includes:

- A. It is the intent of the Food-related services incentive program to refund a cost for interior, exterior or structural improvements that will allow new users or existing restaurant operators to open or expand within the CRA district. The following are examples of eligible improvements:
- Fire Alarm systems required for safe operation of business
 - Fire walls as required by the Fire Marshall for particular type of restaurant use
 - Air system handlers- heating and air conditioning systems
 - Handicap access for entries into the building, restrooms or improving internal mobility
 - Electrical- can include rewiring, replacement and electrical portions of signage
 - Awnings, mansards or canopies over windows or walkways and other decorative improvements, including shutters; and that are in disrepair and are a threat to general health, safety and welfare. Must be for public facing sidewalk coverings.
 - Other improvements required of the property by Florida Building Code
 - Other code items as may be presented and subsequently approved by the city for inclusion
 - Refurbishing of an exterior wall, including, repairs, painting, re-siding or similar cosmetic improvements
 - Exterior windows and doors

Specifically exempt

- Business copy on signage
- All structural improvements not substantially contributing to the improvement of the property
- Building permits
- Parking lot paving or resurfacing
- Landscape or irrigation
- Grant cannot be combined with any other grant programs
- Once a grant is awarded, the property is not eligible for another grant within a 3-year period.

Applicants Name: _____

Applicants Address: _____

Applicants Phone: _____

Property Owner Name (if different): _____

Property Address: _____

What is the term of the lease for the space? Must provide signed copy of current lease and notarized consent of property owner

Has there ever been a restaurant/commercial kitchen/grocery located in the space previously? _____

What leasehold improvements are required to obtain any licenses or permits to do business as a restaurant /commercial kitchen/grocery in this location? City Building Department:

Any State Agencies:

What is the estimated cost for the leasehold improvements that are required? Please attach copies of manufacturer or contractors estimates.

What is the expected opening date?

What type of food-related business is being proposed?

What will be the business' hours of operation?

How many new full-time employment jobs will be created?

How many new part-time employment jobs will be created?

Does the establishment plan to offer any entertainment?

What is the proposed seating capacity of the restaurant?

Will there be outdoor seating at this establishment?

Is this the business' first location, 2nd location or a relocation?

Submittal Requirements Checklist:

- A completed and signed application
- Notarized letter from property owner and proof of property taxes paid in current
- Anticipated Benefits of the Future Restaurant Use
 1. Describe the financial benefit of the future use to the City of Clermont, including projected tax revenue.
 2. Detail the number and types of existing and new jobs that the future site use will create with income ranges.
 3. Please describe the potential community and non-monetary benefits the future site use contributes to the city its residents and visitors.
 4. Please describe in detail how the future site use aligns with the downtown waterfront masterplan.
- Food-related service resume
 1. Table of Organization for the restaurant team to include names, bios and organizational role.
 2. Any certifications or registrations applicable should be included.
 3. Development timing should be clearly described detailing all major milestones and when the development is expected to be completed.
- Conceptual business plan
- Proposed site plan
- Project schedule
- Three (3) cost estimates
- Permit ready drawings

Grants will be awarded based on many different variables, such as:

- Visual impact on the commercial district
- Commitment of applicants to complete project
- Contribution of project to the economic vitality of the commercial district
- Enhancement of property appearance
- Retention of historic features
- Leverage of private investment
- Availability of program funding
- Consistency with the Clermont downtown waterfront masterplan
- Targeted uses that do not exist in the downtown, which the city would like to attain

NOTE: Any cost for work previously completed prior to an approved application cannot be reimbursed under any circumstance. Do not start any work until after final approval by the City of Clermont and Completion of the Contract with the city and notice to proceed has been issued. Building permits will be required where applicable.

For more information visit:

www.clermontfl.gov

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