

STAFF REPORT REGULAR MEETING

AGENDA DATE: May 19, 2026

DEPARTMENT: City Manager

TITLE:

Restrictive Covenant for 1718 S Douglas Street related to conditional grant funding obtained by For the Children, Inc.

SUMMARY:

Request approval of a Restrictive Covenant for 1718 S Douglas Street providing for use of the property as a “cultural facility” for ten (10) years as condition of grant funding obtained by For the Children, Inc.

BACKGROUND AND JUSTIFICATION:

For the Children, Inc. has a long-term lease from the City for use of 1718 S Douglas Street. For The Children has applied for a grant for the property from the Florida Department of State Division of Arts & Culture in the amount of \$1,000,000. A condition of the grant is that the property be restricted by a Restrictive Covenant, requiring that the property be used as a “cultural facility” which is defined as a building which is used primarily for the programming, production, presentation, and/or exhibition of various cultural disciplines including music, dance, theater, creative writing, literature, architecture, painting, sculpture, folk arts, photography, crafts, media arts, visual arts, programs of museums and other such allied, major art forms. The Restrictive Covenant must be approved and entered into by the City, as the owner of the property, and For the Children, as the grant recipient.

The Restrictive Covenant provides that if For the Children, as the grant recipient, violates the restrictions anytime for a period of 10 years that they are responsible for repaying the grant, or a portion thereof, back to the State. There is no such language requiring the City to pay back the grant if the facility is not used as a cultural facility. However, by approving the Restrictive Covenant, the City is agreeing that the restriction on the property for use as a “Cultural Facility” shall remain for the ten (10) year period of time and that if For the Children violates the restrictions and does not repay the amount owed, the State will have a lien on For the Children’s interest in the property, including all improvements funded in whole or party by grant funds.

Included with this item is a letter providing additional information regarding the history of the Lease between the City and For The Children for use of this property, the development of this property in accordance with the Lease, and the application for the subject grant funding. The letter refers to Exhibits that are attached and include the Lease, the Grant Agreement, Amendment to Grant Agreement, correspondence from the granting agency, letters of support, the Restrictive Covenant, Development Order, Ordinance amending the Future Land Use Map, and Ordinance amending the zoning map.

MOTION:

Move to approve/disapprove the Restrictive Covenant for 1718 S Douglas Street providing for use of the property as a “cultural facility” for ten (10) years as condition of grant funding obtained by For the Children, Inc.

ATTACHMENT(S):

Fiscal Impact Analysis – N/A
Restrictive Covenant
Letter with Exhibits