

## **TIF REIMBURSEMENT PROGRAMS INFORMATION AND APPLICATION**

It is the intent of the tax increment financing programs (TIF) to incentivize development and redevelopment while encouraging enhancements that contribute positively to the community's character with significantly enhanced curb appeal, overall visual character, and elevated appearance by allowing for the reimbursement of tax increment generated as a result of property improvements. The program offers two options for TIF reimbursement: TIF Generation or Infrastructure.

TIF Generation Program will reimburse 75% of the tax increment generated and collected each year for 5 years, beginning the first full year after the project is complete.

Infrastructure Program will reimburse up to 50% of the costs associated with infrastructure requirements (PROJECT) defined in the City of Wauchula Land Development Code. Said costs will be demonstrated in the form of a bond. The TIF reimbursement will be paid each year at a rate of 50% of TIF collected until the 50% value of the bond is reached. At no time will rebate extend beyond the life of the CRA (2057). Reimbursement will begin the first full year after the PROJECT is complete.

- Infrastructure includes but not limited to roads, sidewalks, streetlights, water/sewer, and electric.

It is a goal of the Wauchula CRA to enhance the look and feel of new neighborhoods being developed and therefore this program offers opportunities to accelerate the reimbursement rate of the Infrastructure Program. See the **ACCELERATOR CRITERIA AND INFORMATION** section of this document for more information.

The Wauchula CRA Board has the authority to amend, edit, or change any program eligibility requirements and processes.

### **APPLICATION:**

1. Completed application form
2. Project plans/description
3. Current Assessed Value
4. Project Budget

### **ELIGIBILITY FOR TIF PROGRAMS**

- To be considered for incentives, a project must be located in the Wauchula CRA area shown on the attached map.
- The project must have a value of at least 50% of the current assessed value of the property.
- The project must demonstrate an architectural and landscape design quality that exceeds the basic standards of the Land Development Code.
  - Projects must include enhancements that elevate overall appearance and contribute positively to the community's character with significantly enhanced curb appeal and overall visual character.
  - Applicants must clearly identify the design enhancements and demonstrate how they exceed basic code standards.
- The development must continue to be built out according to the timeline presented and approved. If at any point the development ceases to move forward, the CRA Board reserves the right to terminate the TIF Program Agreement and stop any future payments.

- Property must be owned by a For-Profit entity that is assessed and pays property tax.
- The project must exceed
- The project must be consistent with goals described in the CRA Redevelopment Plan 2019:

#### LAND USE

- Adaptive reuse and redevelopment of buildings
- Identify and support partnerships with private properties with emphasis on historic building renovations
- Use infrastructure investments to leverage, focus, and shape the location and intensity of development
- Continue brownfield clean up and redevelopment
- Provide incentives to for both single-family and multi-family housing,
- as well as affordable and workforce housing, as needed
- Focus on infill housing developments and develop assistance/partner on
- programs for home ownership

#### ECONOMIC DEVELOPMENT

- Cooperation and continued partnership with Main Street Wauchula Inc. to promote economic development and to raise awareness of businesses in the CRA boundaries
- Keep open potential for bonding of improvements in the future
- Establish a prioritization of grant projects and assistance including ROI (TIF revenue thresholds)
- Continue to identify additional non CRA funding options including but not limited to grants and private funding

#### TRANSPORTATION & MOBILITY

- Improved traffic flow
- Monitor parking in the downtown and evaluate the need for additional parking (should the need arise)
- Explore opportunities for multimodal services, as needed
- Safer travel ways for pedestrian and bicyclists, including development of more sidewalks and general roadway improvements
- Reduced heavy vehicle impacts
- Increased traffic safety

#### CULTURAL & RECREATIONAL RESOURCES

- Unify the community through activities in City parks including fitness activities, music, and movies
- Redevelop Crews Park and begin construction of Peace River Park
- Identify new park opportunities including those at the neighborhood level
- Follow and implement park redevelopment per parks master plan where economically feasible
- Work with local partners to bring cultural activities to historic City auditorium

## PROCESS

1. Submit all required documents.
  - Completed application form
  - Project plans/description
    - Clearly identify the design enhancements and demonstrate how they exceed basic code standards
  - Current Assessed Value
  - Project Budget
  - Project Timeline
  - Infrastructure Bond (for Infrastructure Program)
2. If the property is located in HC1, the project is subject to Historic Preservation Board review and approval of the project for any exterior changes to the property.
3. A motion to approve TIF would be predicated on compliance with the conditions of the policy. The Board can make a judgement to deviate from the criteria to either approve or disapprove an application.
4. Approved applicants will enter into an agreement with the WCRA.
5. Once approved by the WCRA, a copy of the building permit stating the value of the improvements shall be provided by the Applicant for the WCRA's records.
6. A Lessee may make the application on behalf of the Property Owner in the event of a long-term net lease where the tenant pays the taxes, but the actual final agreement must be signed by the Property Owner or the Lessee. In the case of a Lessee who is responsible for payment of property taxes, the Property Owner would sign the agreement acknowledging that the Lessee would be entitled to the reimbursement.
7. In order to receive the annual reimbursement, the developer must submit a request for reimbursement along with proof of payment of property taxes each year and W-9.
8. Reimbursement will begin the first full year after the Project is complete.
9. Projects will be reviewed by WCRA Staff to ensure projects are completed as presented to and approved by the WCRA Board.
10. Once funding for any property has been awarded, businesses occupying that property or the building owner cannot reapply for another TIF Program incentive at same location for a five (5) year period unless project has pre-approved phases.

## **ACCELERATOR CRITERIA AND INFORMATION** (for TIF Infrastructure Program only)

The intent of the accelerator option for the TIF Infrastructure Program is to encourage the construction of homes that reflect architecturally distinctive design that is reflective of Wauchula's history and avoids a 'builder-grade' appearance. Exterior elevations shall incorporate varied rooflines, quality materials, and enhanced detailing (such as porches, shutters, and trim) to promote curb appeal. Ensuring a visually diverse and character-rich streetscape. Enhancements are to be reflected throughout the entire project.

Builders following the intent of the program may qualify for an increase to the 50% annual reimbursement awarded under the TIF Infrastructure Program. Whether a project meets the intent of the program is at the discretion of the Wauchula CRA Board. Each area of eligibility is reviewed independently of the others.

Accelerator Eligible Enhancements must be reviewed and approved prior to construction. The percentage increase for approved enhancements will begin after 50% of the proposed homes are constructed. Any increases will cease if construction fails to meet the intent of the accelerator option awarded.

### **Eligible Enhancements & Reimbursement Percentages**

1. **Varied Elevations** – Incorporation of multiple rooflines/roof pitches, façade treatments, architectural styles, staggered setbacks, and varying garage placements to avoid repetition and uniform appearance in an effort to provide visual diversity.  
*Reimbursement: 10%*
2. **Enhanced Exterior Detailing** – Use of features such as shutters, porches, decorative trim, or columns to improve curb appeal.  
*Reimbursement: 15%*
3. **High-Quality Materials** – Use of upgraded materials such as brick, stone, fiber cement siding, or architectural shingles.  
*Reimbursement: 10%*
4. **Distinctive Color Palettes** – Application of exterior colors that are complementary yet varied within the streetscape, ensuring no more than two identical color schemes in succession.  
*Reimbursement: 5%*
5. **Upgraded Windows & Doors** – Incorporation of enhanced window designs, transoms, sidelights, or decorative door treatments.  
*Reimbursement: 5%*
6. **Reflective of Wauchula History** – Incorporate architectural styles such as Florida Vernacular, Ranch, or Craftsman Bungalow which are most commonly seen throughout Wauchula's traditional neighborhoods:  
5%

## **GUIDING PRINCIPLES FOR THE ACCELERATOR ELIGIBLE ENHANCEMENTS**

Guiding principles are subject to the discretion of the Wauchula CRA Board.

### **General Description**

- Architecturally distinctive
- Enhanced curb appeal
- Character-driven design
- Neighborhood-compatible architecture
- Elevated residential design
- Reflective of Wauchula history

### **Detailing & Materials**

- Use of high-quality, durable materials (brick, stone, fiber cement, etc.)
- Enhanced exterior detailing (trim, shutters, porches, columns, etc.)
- Varied rooflines, façades, and elevations
- Thoughtful color palettes that complement the streetscape
- Upgraded window and door styles for added character

### **Avoiding Repetition**

- No more than two homes with the same elevation or color scheme in a row
- Variety in front façades to prevent a repetitive or “cookie-cutter” appearance
- Staggered setbacks, roof pitches, and garage placement to add visual interest

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

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

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

Property Owner Name: \_\_\_\_\_

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

Applicants Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

I hereby submit the following application for consideration by the Wauchula Community Redevelopment Agency Board. I understand that the request must be approved by the Board and that funding is not guaranteed. I also understand that award monies will be dispersed as defined in the Process section of the Information and Application packet.

I acknowledge that I have read and understand the program details and requirements.

I acknowledge the project must be completed according to the timeline submitted with this Application. Should any changes be made to the project without prior approval by the WCRA Board, I understand that the award will be void.

I acknowledge that the property to be improved does not have any delinquent ad valorem taxed and is free from all municipal and county liens, judgements, and encumbrances of any kind.

\_\_\_\_\_  
Print Name of Applicant

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name of Property Owner

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

**Staff Notes:** \_\_\_\_\_

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