

Commercial TIF Grant Ranking Criteria
South St. Petersburg CRA

Evaluation Criteria	Max Score
Aesthetics and Codes Compliance	
Project requires building permit or site plan approval and will meet applicable codes.	5
Project Type Site Improvement Only (landscape/parking/lighting)- 5 points Principal Building Only (façade and visible side elevations) – 10 points Both Site and Building – 15 points	5 to 15
Project will provide improvements on street-facing elevation of building. These can include storefront windows, painting, lighting,	5
Project will remedy code violations identified by City’s Codes Compliance Department.	10
Project will improve handicapped accessibility by adding ramp, widening entrances, and/or providing an enhanced parking space (resurfacing and striping, landscaping, or relocation).	10
Proposed work is on a locally designated historic landmark.	20
If parking lot only, project meets or exceeds City LDRs for landscaping, drive aisle widths, stormwater retention, etc. City zoning staff will provide a letter confirming proposal meets or exceeds.	10
Applicant has taken at least one class at the City’s Greenhouse.	5
Leverage and Match	
City grant support will pay for less than 33 percent of total investment	10
Extent of prior private investment by applicant in South St. Petersburg CRA within the last 5 years without City assistance. Includes investment in construction and equipment, which must be documented with submission of invoices and receipts and construction value information from Construction Services. \$10,000 to \$25,000 – 5 points \$25,00 to \$50,000 – 10 points \$50,00 to \$75,000 – 15 points +\$75,000- 20 points	5 to 20 Based on investment

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Applicant has documented the financial capacity to start the project immediately upon execution of grant agreement through a letter of credit, bank statement or other relevant document(s).	10
Location	
Project is located along a Priority Commercial Corridor selected by the CAC for the given grant cycle.	30
Project will revitalize a property identified as a perceived or actual source of contamination by the City's Brownfields Assessment Grant.	10
Project is located within Deuces Live or Grand Central Florida Main Street Districts.	5
Project is located on same block and/or block face as a project completed within the past year or with an approved building permit.	5
Project is located at the intersection of arterial and/or collector roadways as identified by the City's Official Street map.	10
Sustainability and Green Building Practices	
Project has had a free energy assessment from Duke Energy and will implement at least one recommendation.	5
Project will incorporate energy efficient practices including energy efficient interior and exterior lighting where applicable.	10
Project will use water conservation programs and practices like low flow toilets/fixtures, free water-efficient spray valves for restaurants, and other high efficiency appliances such as Energy Star.	10
Project Use	
Project will add new commercial or industrial space.	10
Project will enable the re-occupancy of previously vacant/boarded space.	5
Project will enable shared parking facilities along a Primary Commercial Corridor in the CRA. (A "shared" parking facility is one allowing employees or customers from businesses on other properties to park.)	10

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Replaces nonconforming or grandfathered use with one permissible in the City's Land Development Regulations. (Grant payment by City is contingent upon the eventual occupant being deemed a "Permitted Use".)	10
Project will enable a nonconforming use to continue.	Excluded
Project will enable a grandfathered use to continue.	Excluded
Project will adaptively reuse/redevelop old motel complexes in the CRA.	10
Applicant is an owner-occupied business within the CRA.	5
Applicant has been in business at current location for two or more years.	5
Applicant will provide a social service(s) to the CRA such as child care (other than family day care), early childhood education, and workforce development.	10
Project is for a building that serves as a live-work space in a mixed use district, where the funding for the work space cannot be clearly differentiated from the rest of the building.	Excluded
Request is for work on a new building, expansion or substantial renovation constructed within the five years prior to grant application.	-10