



Community Redevelopment Agency
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CPTED Grant

Crime Prevention Through Environmental Design

Non-matching Grant

Max incentive: \$10,000

Overview

The Fort Walton Beach Community Redevelopment Agency Crime Prevention Through Environmental Design (CPTED) Grant Program is an incentive available to property owners located within the boundaries of the Community Redevelopment Agency (CRA) district. CPTED is an internationally recognized tool to help promote growth in communities and encourage safe activities for residents and visitors. When implemented, CPTED has shown to increase revenue, clarify property ownership, deter criminal activity, reduce the fear of crime, and increase the perception of safety. Implementing these measures can help reduce property insurance rates by as much as 20% (depending on insurance company policies).

Purpose

CPTED is a crime prevention philosophy based on the theory that proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, as well as an improvement in the quality of life.

This CRA incentive is to encourage property owners to implement the following CPTED key concepts:

1. Natural Surveillance—the placement of physical features, activities, and people in a way that minimizes visibility.
2. Access Control—People are physically guided through a space by the strategic design of streets, sidewalks, building entrances, and landscaping.
3. Territorial Reinforcement—The use of physical attributes that express ownership such as walls and fencing.
4. Maintenance—The repair and upgrade of physical features supporting natural surveillance, access control and territorial reinforcement.



Awarded Funding

The CPTED Grant is a non-matching grant with awards up to, but not in excess of \$10,000 and is subject to application approval and funding availability. Funds are provided on a reimbursement basis only.

Examples:	<u>Total Project Cost</u>	<u>Owner's Share</u>	<u>CRA Grant Share</u>
	\$ 20,000	\$ 10,000	\$ 10,000
	\$ 10,000	\$ 0	\$ 10,000
	\$ 5,500	\$ 0	\$ 5,500

Eligibility

Properties must be located within the boundaries of the Community Redevelopment Area. Only property owners or tenant with property owner approval may apply for this CRA grant. Government, tenant in government, and non-profit owned properties are ineligible properties.

Eligible Properties

- Properties located within the boundaries of the CRA District
- Multi-family residential housing
- Mixed-use (property must contain a commercial component)
- Light manufacturing/industrial
- Technology and service industry buildings
- Vacant lots and Parking lots

Eligible Expenses

- Upgrading property features to comply with CPTED standards:
 - ⇒ Installment or upgrade to lighting as required by the IES standards
 - ⇒ Landscaping clearing and design upgrades
 - ⇒ Additional site features as needed
- Removal of property and fixtures that support negative and/or criminal activity.
- Additional improvements deemed necessary through CPTED analysis conducted by the FWB CPTED Practitioner.

Compliance Requirements

A CPTED analysis must be conducted by the FWB CPTED Practitioner to determine eligibility and requires a fee as determined in the FWB Fee Schedule. Applicant can complete grant application and scheduled analysis through the Growth Management permitting portal (www.mgoconnect.org).

During a five (5) year period, from date of award letter, the improvement must remain well maintained and operational and the property must not receive any code violations from the city code enforcement officers. If violation of either of these requirements occurs, a reimbursement of awarded funds will be required.

This assistance grant is in compliance with the CRA Master Plan under Land Use and Urban Design (Objective 1.3) and the overall goal of eliminating blight within CRA Districts [FL Statues Chapter 163 Part III (163.335)] through enhancing the appearance and condition of structures and properties.