

**Title: Small Business Façade, Site Improvement and Adaptive Reuse Program Agreement between 906 N Orange Avenue, LLC and the City of Orlando - 906 N Orange Avenue****Meeting Date:** February 9, 2026**Section:** Economic Development**Contact:** Kim King-Maysonet**District:** 3**Fiscal Impact:** Fiscal Impact Statement Attached

**Summary:** 906 N Orange Avenue, LLC (906 N Orange) has applied for assistance through the City of Orlando Small Business Façade, Site Improvement and Adaptive Reuse Program for a multitenant property it owns at 906 North Orange Avenue. The proposed improvements are new exterior lighting, removal of a non-contributing façade (mansard roof) and building painting. The property is in the Ivanhoe Village Main Street district. The applicant has also applied for the DTO Façade program for additional exterior improvements. The project includes interior improvements, with a total investment of \$1.2 million.

The FSARP is an interest free deferred loan for façade, site, life safety and mechanical, electrical and plumbing improvements, related to changes of use, available to new and existing commercial property and business owners in the City of Orlando. The program, which was approved by the City Council on November 13, 2006, provides assistance with costs related to exterior physical and site improvements as well as life safety and mechanical, electrical and/or plumbing improvements related to changes of use.

The FSARP offers matching loan funds to off-set the costs of design and façade/ site improvement expenses such as painting, wall repair or cleaning; window repair or replacement; awnings; new or replacement signage; lighting; door repair or replacement; parking lot upgrades; fencing; and life safety and mechanical, electrical and/or plumbing improvements, related to changes of use, such as fire walls, sprinklers and alarms. Under the program, the City will loan 50% to 80% of the total project cost. Total loan assistance from the City shall not exceed \$20,000 for façade and site improvements, \$40,000 for mechanical, electrical or plumbing improvements only for changes of use or \$50,000 for a combination of façade, site and life safety/and or MEP improvements related to changes of use.

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*"Enhance the quality of life in the City by delivering public services in a knowledgeable, responsive and financially responsible manner."*

Total eligible project costs for 906 N Orange Avenue, LLC under the FSARP are \$50,076.97.

The Small Business Façade Review Committee recommended approval funding in the amount of \$40,000. The Small Business Façade Review Committee Meeting was held January 15, 2026.

**Recommended Action:** Approve the Small Business Façade Review Committee Recommendation and Funding Agreement between 906 N Orange Avenue, LLC and the City of Orlando and authorize Mayor or Mayor Pro Tem and City Clerk to execute the same, subject to review and approval by the City Attorney's Office.