



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING**

#23-0362

TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Greg Chavarria, CRA Executive Director

DATE: May 2, 2023

TITLE: Resolution Delegating Authority to the Executive Director to Approve Awards for Qualified Applicants and to Execute Any and All Documents Relating to Central City Residential Façade & Landscaping Program for the Central City Area - **(Commission Districts 2 and 3)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve a Resolution to delegate authority to the Executive Director to approve awards for qualified applicants to the Central City Residential Façade & Landscaping (RFL) Program.

Background

On November 1, 2022, the CRA Board approved a modified version of the Northwest-Progresso-Flagler Heights Community Redevelopment Agency Façade & Landscaping Program for Central City CRA, along with a budget of \$150,000. The RFL is designed to provide funding for the beautification of single-family residential homes and includes external painting and landscaping (Exhibit 1).

On February 2, 2023, "Apply Now" information flyers were sent to 30 properties located on NW 4th Avenue between NW 13th Street and NW 11th Street, and only received 2 applications. Application approval will be contingent on CRA Board delegating authority to the Executive Director to approve the awards. Doing so will speed up the processing of applications for awards not exceeding \$5,000.

Staff plans on distributing informational door hangers on NW 4th Avenue and will allow two weeks for prospective applicants to apply. Thereafter, if funding is still available, staff intends on expanding the program to neighboring NW 3rd Avenue and NW 5th Avenue. A copy of the flyer and door hanger is provided as Exhibit 2.

Under the RFL Program, the Central City CRA will administer the program application. Eligible homesteaded properties will receive up to \$5,000, and eligible investment properties will receive 50% of the total improvement cost, not to exceed \$2,500, with applicable restrictions. The budget of \$150,000 is adequate to fund 30 homestead properties or 25 homestead and 10 tenant occupied properties. The difference between

the RFL Program in the NPF CRA and the Central City CRA RFL Program is the distinction and different level of funding between a homestead property and investment owned property. The former may receive up to the maximum benefit of \$5,000, the investment owned property may receive only 50% of the improvement cost not to exceed \$2,500. The program description and homestead and investor application and agreements are provided as Exhibit 3.

Consistency with the Central City CRA Community Redevelopment Plan

Section A., titled "Purpose", recommends several strategies and programs to address conditions of the neighborhood and needs of its residents and property owners. In particular, under "Housing Strategy", the conservation of existing homes.

The RFL program is used to improve the visual impact of the residential properties and to enhance the pride of ownership, as well as the property values, in the entire redevelopment area. This project is consistent with the Central City Community Redevelopment Plan which provides for physical improvements to enhance the overall environment and improve the quality of life.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- The Public Places Focus Area
- Goal 3: Build a healthy and engaging community.
- Objective: Enhance the City's identity through public art, well-maintained green spaces and streetscapes

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community and We Are Prosperous*.

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan*, specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Housing Element
- Goal 2: Be a community of strong, beautiful, and healthy neighborhoods.

Attachments

Exhibit 1 - CAM 22-0707 and Resolution 22-15

Exhibit 2 - Program Flyer and Door Hanger

Exhibit 3 - CRA Residential Façade and Landscaping Program

Exhibit 4 - Resolution

Prepared by: Clarence Woods, CRA Manager

CRA Executive Director: Greg Chavarria

05/02/2023

CAM #23-0362

City of Fort Lauderdale

www.youtube.com/cityoffortlauderdale



Action Summary

Tuesday, May 2, 2023

2:30 PM

OR AS SOON THEREAFTER AS POSSIBLE

The Parker - 707 Northeast 8th Street, Fort Lauderdale, FL 33304

COMMUNITY REDEVELOPMENT AGENCY BOARD

**FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY BOARD OF
COMMISSIONERS**

DEAN J. TRANTALIS - Chair

PAM BEASLEY-PITTMAN - Vice Chair

JOHN C. HERBST - Commissioner - District I

STEVEN GLASSMAN - Commissioner - District II

WARREN STURMAN - Commissioner - District IV

GREG CHAVARRIA, Executive Director

DAVID R. SOLOMAN, Secretary

D'WAYNE M. SPENCE, Interim General Counsel

PATRICK REILLY, City Auditor

PUBLIC APPEARANCES BEFORE THE CRA BOARD:

If any person wishes to address the Board, the person shall sign up in The Parker lobby. A member of the City Clerk's Office Staff will be there to assist. Speaker Cards are given to the Chair. After being recognized by the Chair, the speaker should identify the agenda item in question, indicate support, opposition, or neutrality on the agenda item, and then proceed to succinctly state the speaker's position or present information.

If an attorney, or any other person appears before the Board in a representative capacity, the attorney, or other representative the person shall sign up in The Parker lobby. A member of the City Clerk's Office Staff will be there to assist. After being recognized by the Chair, the speaker should identify the client(s) being represented, and identify the agenda item in question. The speaker shall then indicate the client's support, opposition, or neutrality on the agenda item and then proceed to succinctly state the client's position or present information on behalf of the client(s).

Pursuant to Section 3.13 of the Charter of the City of Fort Lauderdale, Florida, the Chair shall maintain order at all meetings, and the Police Department, upon instructions of the Chair, shall expel any person from the meeting who refuses to obey the order of the Chair in relation to preserving order at the meetings. Any person who interrupts or disturbs a City Board meeting, or who willfully enters or remains in a City Board meeting having been warned by the Chair to depart and who refuses to do so, may be subject to arrest.

AUXILIARY AIDS AND SERVICES: If you desire auxiliary aids or services or both to assist in viewing or hearing the City Board meetings or reading the agenda and minutes for the meeting, please contact the City Clerk's Office at 954-828-5002 at a minimum of two days prior to the meeting and arrangements will be made to provide these services to you.

NOTICE TO MEMBERS OF THE PUBLIC: If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, the person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

ROLL CALL

Present 5 - Commissioner Steven Glassman, Vice Chair Pam Beasley-Pittman, Commissioner Warren Sturman, Commissioner John C. Herbst, and Chair Dean J. Trantalis

MOTIONS

M-1 [23-0479](#) Motion Approving Minutes for April 18, 2023, Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

APPROVED

Yea: 5 - Commissioner Glassman, Vice Chair Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Chair Trantalis

RESOLUTIONS

R-1 [23-0267](#) Resolution Approving a \$2,000,000 Development Incentive Program Forgivable Loan to New Hope Development Corporation for the New Hope Affordable Housing Development Located at 1316 Sistrunk Boulevard, Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 3)

REMOVED FROM AGENDA

R-2 [23-0362](#) Resolution Delegating Authority to the Executive Director to Approve Awards for Qualified Applicants and to Execute Any and All Documents Relating to Central City Residential Façade & Landscaping Program for the Central City Area - (Commission Districts 2 and 3)

ADOPTED

Yea: 5 - Commissioner Glassman, Vice Chair Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Chair Trantalis

R-3 [23-0394](#) Resolution Authorizing Budget Amendment - Reappropriate \$20,000 for the NE 4th Avenue Complete Street Project - (Commission District 2)

ADOPTED

Yea: 4 - Commissioner Glassman, Vice Chair Beasley-Pittman, Commissioner Sturman and Chair Trantalis

Nay: 1 - Commissioner Herbst

ADJOURNMENT

RESOLUTION NO. 23- (CRA)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR TO APPROVE AWARDS FOR QUALIFIED APPLICANTS RELATING TO THE CENTRAL CITY RESIDENTIAL FAÇADE & LANDSCAPING PROGRAM; DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR TO EXECUTE ANY AND ALL AGREEMENTS RELATING TO SUCH AWARDS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Residential Façade and Landscaping ("RFL") Program is designed to provide funding for the beautification of single-family residential homes and includes for funding assistance for external painting and landscaping; and

WHEREAS, on November 1, 2022, the Fort Lauderdale Community Redevelopment Agency ("CRA") Board of Commissioners approved a modified version of the Northwest-Progresso-Flagler Heights Community Redevelopment Agency Façade & Landscaping Program for Central City CRA along with an allocation of One Hundred Fifty-Thousand and No/100 Dollars (\$150,000); and

WHEREAS, the Central City RFL Program allows for eligible homestead properties to receive up to \$5,000 and eligible investment properties to receive up to \$2,500 (with applicable restrictions) in funding assistance; and

WHEREAS, the allocation and appropriation of One Hundred Fifty-Thousand and No/100 Dollars (\$150,000) is estimated to fund 30 homestead properties or 25 homestead and 10 investment properties.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY:

SECTION 1. That the recitals set forth above are true and correct and are incorporated in this Resolution.

SECTION 2. That the Executive Director is hereby delegated authority to approve all awards under the Central City RFL Program to qualified applicants and to execute any and all agreements pertaining to the award in accordance with the RFL policy and guidelines approved by the Board of Commissioners.

SECTION 3. That this Resolution shall be in full force and effect upon final passage.

ADOPTED this _____ day of _____, 2023.

Chair
DEAN J. TRANTALIS

ATTEST:

CRA Secretary
DAVID R. SOLOMAN

APPROVED AS TO FORM:

Interim General Counsel
D'WAYNE M. SPENCE

Dean J. Trantalis _____
John C. Herbst _____
Steven Glassman _____
Pamela Beasley-Pittman _____
Warren Sturman _____

RESOLUTION NO. 22-15 (CRA)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY ADOPTING A RESIDENTIAL FAÇADE AND LANDSCAPING PROGRAM FOR THE CENTRAL CITY REDEVELOPMENT AREA; APPROVING A BUDGET OF \$150,000; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 4, 2022, and June 1, 2022, two Home Improvement Programs were presented to the Central City Redevelopment Advisory Board ("CCRAB"); the first being a Residential Façade & Landscaping Program and the second a Home Repair and Renovation Program Administered by Rebuilding Together Broward County, Inc.; and

WHEREAS, the Central City Community Redevelopment plan estimates that 32% of housing stock within the specified Central City Redevelopment Area is owner occupied, while 68% is renter occupied; and

WHEREAS, on July 6, 2022, in a 5-1 vote the CCRAB recommended approval of \$150,000 to fund the Central City Residential Façade and Landscaping Program ("RFL"); and

WHEREAS, the level of funding is dependent upon whether the property is homestead or investment owned; and

WHEREAS, homestead properties would receive a maximum of \$5,000 in assistance; and

WHEREAS, renter occupied properties would receive 50% of the total improvement cost, not to exceed \$2,500.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY:

SECTION 1. The foregoing recitals are true and correct and incorporated herein by reference.

SECTION 2. That the Board of Commissioners of the Fort Lauderdale Community Redevelopment Agency hereby adopts and approves the Central City Redevelopment Area Residential and Façade Landscaping Program.

SECTION 3. The Board of Commissioners adopt and approve the budget of \$150,000 for the RFL Program.

SECTION 4. That this Resolution shall be in full force and effect immediately upon and after its passage.

ADOPTED this 1st day of November, 2022.


Chair
DEAN J. TRANTALIS

ATTEST:


CRA Secretary
DAVID R. SOLOMAN

APPROVED AS TO FORM:


General Counsel
ALAIN E. BOILEAU

Dean J. Trantalis	<u>Nay</u>
Heather Moraitis	<u>Not Present</u>
Steven Glassman	<u>Yea</u>
Robert L. McKinzie	<u>Yea</u>
Ben Sorensen	<u>Yea</u>

City of Fort Lauderdale

<https://fortlauderdale.legistar.com/Calendar.aspx>

www.fortlauderdale.gov/fltv

www.youtube.com/cityoffortlauderdale

Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99



Action Summary

Tuesday, November 1, 2022

2:30 PM

City Hall - City Commission Chambers

OR AS SOON THEREAFTER AS POSSIBLE

100 North Andrews Avenue, Fort Lauderdale, FL 33301

COMMUNITY REDEVELOPMENT AGENCY BOARD

**FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY BOARD OF
COMMISSIONERS**

DEAN J. TRANTALIS - Chair

BEN SORENSEN - Vice Chair

HEATHER MORAITIS - Commissioner - District I

STEVEN GLASSMAN - Commissioner - District II

ROBERT L. McKINZIE - Commissioner - District III

GREG CHAVARRIA, Executive Director

DAVID R. SOLOMAN, Secretary

ALAIN E. BOILEAU, General Counsel

PATRICK REILLY, City Auditor

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ROLL CALL

Present 4 - Vice Chair Ben Sorensen, Commissioner Steven Glassman,
Commissioner Robert L. McKinzie, and Chair Dean J. Trantalis
Not Present 1 - Commissioner Heather Moraitis

MOTIONS

M-1 [22-0958](#) Motion Approving Minutes for September 22, 2022, Community
Redevelopment Agency Board Meeting - (Commission Districts 2 and
3)

APPROVED

Yea: 4 - Vice Chair Sorensen, Commissioner Glassman, Commissioner
McKinzie and Chair Trantalis
Not Present: 1 - Commissioner Moraitis

RESOLUTIONS

R-1 [22-0707](#) Resolution Adopting a Modified Version of the
Northwest-Progresso-Flagler Heights Community Redevelopment
Agency Residential Façade & Landscaping Program for the Central
City Area and Approving a Budget of \$150,000 - (Commission
Districts 2 and 3)

ADOPTED

Yea: 3 - Vice Chair Sorensen, Commissioner Glassman and Commissioner
McKinzie
Nay: 1 - Chair Trantalis
Not Present: 1 - Commissioner Moraitis

R-2 [22-0898](#) Resolution Approving a Development Incentive Program Loan in the
Amount of \$1,500,000 to Related FATVillage, LLC for the Gallery at
FAT Village Project Located at 600 Andrews Avenue, Authorizing the
Executive Director to Execute Any and All Related Instruments, and
Delegating Authority to the Executive Director to Take Certain
Actions - (Commission District 2)

ADOPTED

Yea: 3 - Vice Chair Sorensen, Commissioner Glassman and Commissioner
McKinzie
Nay: 1 - Chair Trantalis

Not Present: 1 - Commissioner Moraitis

- R-3** [22-1037](#) Resolution Approving an Increase in Property and Business Improvement Program Funding to Cravemadness, LLC in the Amount of \$347,219.89 for the Jamaican Jerk Shack Restaurant at 560 NW 7 Avenue, Waiving the Maximum Funding Limits of the Program, Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 3)

ADOPTED

Yea: 4 - Vice Chair Sorensen, Commissioner Glassman, Commissioner McKinzie and Chair Trantalis

Not Present: 1 - Commissioner Moraitis

ADJOURNMENT



**THE CITY FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
CENTRAL CITY AREA
RESIDENTIAL FACADE AND LANDSCAPING PROGRAM APPLICATION - HOMESTEAD
PROPERTY OWNER**

INSTRUCTIONS: You must be the property owner to complete this application. Only one (1) application per household will be processed. For more information or to request assistance in completing this application, please contact the Fort Lauderdale Community Redevelopment Agency at (954) 828-6130 or 4776.

SUBMIT TO: The City of Fort Lauderdale Community Redevelopment Agency, 914 Sistrunk Boulevard, Suite 200, Fort Lauderdale, FL 33311.

NAME: **ROBERT BAKER**

PROPERTY ADDRESS: **1200 NW 4TH AVE, FORT LAUDERDALE, FL 33311**

MAILING ADDRESS (IF DIFFERENT FROM ABOVE): **SAME AS ABOVE**

HOME PHONE: (**(415) RBB**) **514 518-9371** CELL PHONE: (**(415) RBB**) **514 518-9371**

E-MAIL ADDRESS: **BOBBYB@GMAIL.COM**

TYPE OF IMPROVEMENT REQUESTED: Paint _____ Landscape **X**

I HEREIN CERTIFY, REPRESENT AND WARRANT THAT I AM THE SOLE PROPERTY OWNER OF THE ADDRESS ABOVE AND NO OTHER PARTY'S SIGNATURE IS REQUIRED TO APPROVE THE IMPROVEMENTS. I FURTHER CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

APPLICANT'S SIGNATURE: **[Signature]** DATE: **2/15/23**

PRINT NAME: **ROBERT BAKER**

RIGHT OF ENTRY AND LIABILITY WAIVER AGREEMENT

HOMESTEAD PROPERTY OWNER

This Agreement is by and between, ROBERT BAKER and MAYNOR ALFONSO CORDON
(the "Owner(s)") of the property commonly identified as:
1200 NW 4 AVE (PROGRESSO 2-18 D LOT 25 TO 27 BLK 123)

Folio No(s): 4942 34 03 4440

FORT LAUDERDALE, FLORIDA

City/Town

Street (attach legal description if available) (referred to hereafter as the "Property")

And

Fort Lauderdale Community Redevelopment Agency, a community redevelopment agency organized pursuant to Chapter 163, Part III of the Florida Statutes ("CCCRA").

RECITALS

Whereas, the CCCRA was created in part to the improve the appearance of the Central City Community Redevelopment Area ("CRA Area"); and

Whereas, the CCCRA has created a program for exterior improvements for owners in the CRA Area, which may provide, at the discretion of the CCCRA, up to \$5,000 for certain exterior improvements to existing homes.

TERMS

Now therefore, in consideration of one or more of the following activities to be conducted on the Property, the Owner(s) thereof hereby grants to CCCRA a right of entry and access to the Property and a waives liability against CCCRA, its employees, agents and public officials, for activities conducted under this Agreement in order to conduct one or more activities on the Property:

 (1) painting of the exterior, in accordance with the selection made by the Owner;
 X (2) landscaping, in accordance with the selections made by the Owner.

Owner may select a contractor from a list of approved contractors created by CCCRA. Alternatively, Owner may select a qualified contractor of its own choosing. Before the CCCRA

will make any disbursements, the Owner must provide adequate and sufficient documentation that it has procured a minimum of three (3) bids from qualified contractors. Contractor quotes must be separate, independent, and non-collusive. Upon selecting one of the bids, Owner must provide a copy of the contract between the Owner and the Contractor, a copy of the contractor's license and proof of insurance and such other information as requested by the CCCRA. The CCCRA reserves the right to reject any contractor it deems unqualified in its sole discretion. Further, if a notice of commencement is required, the CCCRA must be listed on the Notice as an additional party to receive notice to owner. The CCCRA shall make one disbursement to the Owner when the work is completed and inspected by the CCCRA. Notwithstanding, the CCCRA reserves the right to issue a joint check payable to the Owner and the Contractor and to withhold payment to the Owner and issue a check directly to a subcontractor or lien or providing notice to owner to the CCCRA. In some instances, the CCCRA may require partial and/or final releases of liens in its sole discretion.

This right of entry and waiver of liability granted by the Owner(s) is a requirement in order to access the funds under the Residential and Landscaping Program (the "Program"), which was established by the Fort Lauderdale Community Redevelopment Agency Board of Commissioners. The purpose of the Program is to provide assistance to qualified home owners to landscape, paint the exterior of their homes and/or complete other improvements to the façade of their homes.

This right of entry and access to the Property is hereby granted by the Owner to the CCCRA and its contractors and their subcontractors thereof, employees, and authorized agents, for the purpose of accomplishing the above purpose. The Owner agrees and warrants to hold harmless CCCRA, its officers, agents, employees or assigns for damage of any type, whatsoever, either to the above described Property or to any persons present thereon and hereby releases, discharges and waives and releases CCCRA from any action against CCCRA, its officers, agents, employees, or assigns from all liability to Owner(s), Owner(s)'s children, relatives, guests, representatives, assigns, or heirs, for defects in the work product, bodily injury, death or property damage that Owner(s) may suffer in connection with any activities on the Property, whether caused solely or partially by the CCCRA, its officers, agents, employees, or assigns.

I/we have read this Right of Entry and Liability Waiver Agreement, or it has been read to me/us, and I/we fully understand its terms, understand that I have given up substantial rights by signing it, am aware of its legal consequences, and have signed it freely and voluntarily without any inducement, assurance, or guarantee being made to me and intend for my signature to be a complete and unconditional release of all liability to the greatest extent allowed by law.

After the improvements are completed, Owner agrees to maintain the improvements at his or her expenses. CCCRA shall have no obligation to maintain the improvements. Further, CCCRA shall have no liability for any defects in the quality of the work product.

After the improvements are completed, Owner agrees to maintain the improvements at his or her expenses. NPFCRA shall have no obligation to maintain the improvements. Further, NPFCRA shall have no liability for any defects in the quality of the work product.

Owner understands and acknowledges if it does not understand the legal consequence of signing this Agreement, it is encouraged to seek the advice and counsel of an attorney.

WHEREOF, the undersigned has caused this Right of Entry and Waiver of Liability Agreement to be executed on this 15 day of February, 2023.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement on the date first above written.

Property Owner(s):

Robert S. Baker
[Print Name]

Robert S. Baker
[Signature]

[Print Name]

[Signature]

Witness:

RY
[Signature]

Patricia Falco
[Print Name]

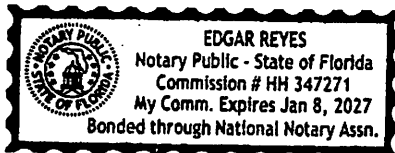
**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 15 day of February, 2023, by Robert S. Baker and _____ by means of ☒ physical presence or ☐ online notarization this ____ day of _____, 2023.

He / She is personally known to me _____ or has presented the following Drivers license as identification.

(SEAL)

[Signature]
Notary Public, State of Florida



Name of Notary Typed, Printed or Stamped

My Commission expires: 1/8/2027
Commission Number: HH 347271

1. The first part of the document is a list of the names of the members of the committee.

2. The second part of the document is a list of the names of the members of the committee.

3. The third part of the document is a list of the names of the members of the committee.

4. The fourth part of the document is a list of the names of the members of the committee.

5. The fifth part of the document is a list of the names of the members of the committee.

6. The sixth part of the document is a list of the names of the members of the committee.

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement on the date first above written.

Property Owner(s):

MAYNOR ALFONSO CORDON LOPEZ
[Print Name]

[Print Name]

[Signature]
[Signature]

[Signature]

Witness: [Signature]
[Signature]

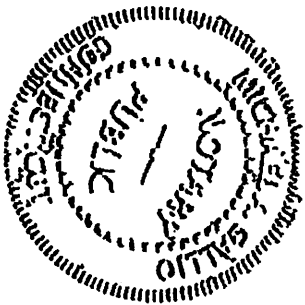
VICTOR SONTOS
[Print Name]

STATE OF ~~FLORIDA~~ Connecticut @ MC VS
COUNTY OF ~~BROWARD~~ Fairfield @ MC VS

The foregoing instrument was acknowledged before me this 23rd day of February, 2023, by Maynor A Cordon Lopez and N/A by means of ☒ physical presence or ☐ online notarization this 23rd day of February, 2023 @ MC VS

He / She is personally known to me _____ or has presented the following Drivers license NY as identification. # 843245155

(SEAL)



[Signature]
MICHAEL A GALLIO, Notary Public, State of Florida
Notary Public, State of Connecticut
My Commission Expires July 31, 2026 Michael Gallio @ MC VS

Name of Notary Typed, Printed or Stamped

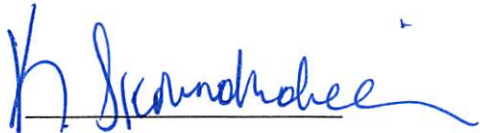
My Commission expires: 7/31/26
Commission Number: SNPC.0184248

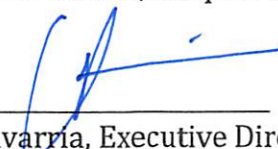
IN WITNESS WHEREOF, the Parties hereto have made and execute this Agreement on the date first above written.

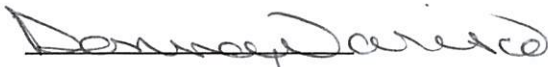
AGENCY:

WITNESSES:

**FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY**, a body corporate
and politic of the State of Florida created
pursuant to Part III, Chapter 163


Kristina Skandidakis
[Witness print or type name]

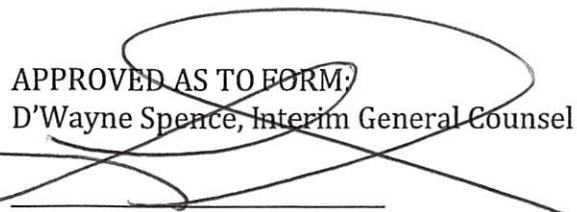
By: 
Greg Chavarria, Executive Director


Donna Varisco
[Witness print or type name]

ATTEST:

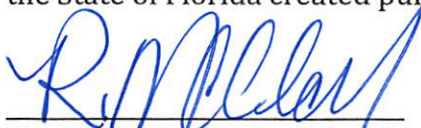

David R. Solomon,
CRA Secretary

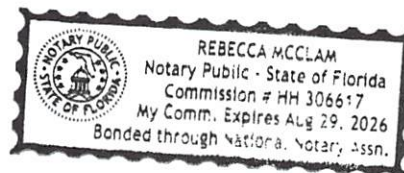


APPROVED AS TO FORM:
D'Wayne Spence, Interim General Counsel

Lynn Solomon,
Assistant General Counsel

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online, this 5th day of June, 2023, by GREG CHAVARRIA, Executive Director
of the Fort Lauderdale Community Redevelopment Agency, a body corporate and politic of
the State of Florida created pursuant to Part III, Chapter 163.


Notary Public, State of Florida
Rebecca McClam
Name of Notary Typed, Printed or Stamped



Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____

Handwritten text at the top of the page, mostly illegible due to fading.

Handwritten text in the upper left quadrant, mostly illegible.

Handwritten signature or initials in the middle left area.

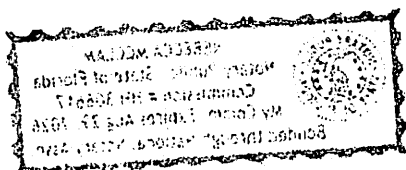
Handwritten signature or initials in the upper right area.

Handwritten text in the middle left area, possibly crossed out.



Handwritten text in the lower left area, mostly illegible.

Handwritten text in the lower right area, mostly illegible.



Large handwritten signature or initials in the bottom right corner.

Landscaping Design Selection Agreement

ROBERT BAKER

Property Owner Name: _____
(Please print)

1200 NW 4 AVE, FORT LAUDERDALE, FL 33311
Property Address: _____
(Please print)

The undersigned property owner agrees to meet with the landscaper to discuss their individual design.



Property Owner's Signature

2/15/23

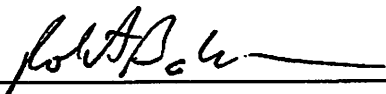
Date

Property Maintenance Agreement

Property Owner Name: **ROBERT BAKER**
(Please print)

Property Address: **1200 NW 4 AVE, FORT LAUDERDALE, FL 33311**
(Please print)

The undersigned property owner agrees to maintain the property improvements and landscaping.


Property Owner's Signature

2/15/23
Date

Paint Color Selection Agreement

NO PAINT
only landscaping

NOTE: Please pick a Main (Body) Color, Trim Color and Accent Color from the color swatch.

Property Owner Name (Please print): _____

Property Address (Please print): _____

Main (Body) Color (Please print): _____

Trim Color (Please print): _____

Accent Color (Please print): _____

The undersigned property owner hereby agrees to the paint color selection described above. I understand that once the color selection is made, colors cannot be changed.

Property Owners Signature

Date



RESIDENTIAL FAÇADE AND LANDSCAPING APPLICATION CHECKLIST FOR HOMEOWNER

- ☐ Submit Completed Residential Façade and Landscaping Program Application.

AFTER RECEIPT OF APPROVAL LETTER

- ☐ Submit three detailed estimates from licensed and insured contractors for landscaping and/or painting. Contractor quotes must be separate, independent, and non-collusive. These estimates must include the contractors name, address, phone number, license number, description of work and cost associated with each item. **Please note chosen contractor.**
- ☐ Submit a signed contract for each chosen contractor. (The contract is the estimate signed by both the contractor and the homeowner agreeing to the scope of work)
- ☐ Submit a copy of the license and the certificate of liability insurance for each chosen contractor. (The Fort Lauderdale CRA, 914 Sistrunk Boulevard, Suite 200, Fort Lauderdale, FL 33311 must be listed as additional insured)
- ☐ Provide swatch/chips of selected paint colors.
- ☐ Submit the completed Notice of Commencement. (Included with Approval Letter)

**** Once the above is received, CRA staff will set up an inspection of the home with the Contractor/s, CRA Project Manager, and Homeowner/s. After the inspection is complete, work can begin on the home. ****

AFTER WORK IS COMPLETE AT THE HOME

- ☐ Contact CRA staff to arrange a final inspection when satisfied with the completed job.
- ☐ Submit final invoice(s).

AFTER RECEIPT OF PAYMENT CHECK

- ☐ Submit photocopy or picture of payment check.
- ☐ Submit paid receipts from contractor(s).

PROPERTY SUMMARY
Tax Year: 2023

Property ID: 494234034440

Property Owner(s): BAKER, ROBERT SAMUEL

Mailing Address: 1200 NW 4 AVE FORT LAUDERDALE, FL 33311-6025

Physical Address: 1200 NW 4 AVENUE FORT LAUDERDALE, 33311-6025

Property Use: 01-02 (\$30 Base Rate) House

Guest house

Millage Code: 0312

Adj. Bldg. S.F: 1713

Bldg Under Air S.F: 1364

Effective Year: 2008

Year Built: 1953

Units/Beds/Baths: 2 / 2 / 3

Deputy Appraiser: Bret Peterson

Appraisers Number: 954-357-6831

Email: realprop@bcpa.net
Zoning: RD-15 - RESIDENTIAL SINGLE FAMILY
AND DUPLEX/MEDIUM DENSITY

Abbr. Legal Des.: PROGRESSO 2-18 D LOT 25 TO
27 BLK 123

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2023	\$55,740	\$409,800	0	\$465,540	\$465,540	
2022	\$55,740	\$409,800	0	\$465,540	\$292,820	\$7,643.20
2021	\$55,740	\$326,470	0	\$382,210	\$242,310	\$6,536.89

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$465,540	\$465,540	\$465,540	\$465,540
Portability	0	0	0	0
Assessed / SOH 23	\$465,540	\$465,540	\$465,540	\$465,540
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$415,540	\$440,540	\$415,540	\$415,540

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/12/2022	Warranty Deed	\$231,000	118109335
	Disqualified Sale		
05/29/2018	Warranty Deed	\$205,000	115113078
	Excluded Sale		
06/09/2004	Warranty Deed	\$250,000	37640 / 1912
08/23/2002	Warranty Deed	\$140,000	33701 / 661
10/19/1996	Personal Representatives Deed	\$63,000	25600 / 248

LAND CALCULATIONS

Unit Price	Units	Type
\$5.50	10,135 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494234038140	01/27/2023	Warranty Deed	Qualified Sale	\$600,000	118659687	1120 NW 5 AVE #1-2 FORT LAUDERDALE, FL 33311
494234034040	12/23/2022	Warranty Deed	Qualified Sale	\$310,000	118596300	1235 NW 2 AVE FORT LAUDERDALE, FL 33311
494234039631	12/15/2022	Warranty Deed	Qualified Sale	\$1,200,000	118578681	1121 NE 2 AVE FORT LAUDERDALE, FL 33304
494234030260	12/14/2022	Warranty Deed	Qualified Sale	\$1,099,900	118581489	1240 NE 12 AVE #1-5 FORT LAUDERDALE, FL 33304
494234033510	10/22/2022	Warranty Deed	Qualified Sale	\$570,000	118500727	1245 N ANDREWS AVE FORT LAUDERDALE, FL 33311

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						(F1)		
Residential (R)								
2						2.00		

SCHOOL

 North Side Elementary: C
 Sunrise Middle: C
 Dillard High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Robert McKinzie	20	Sheila Cherfilus-McCormick
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
99	Daryl Campbell	32	Rosalind Osgood	Sarah Leonardi

Return to:

Christopher P. Kelley, Esq.
Christopher P. Kelley, P.A.
11098 Biscayne Boulevard, Suite 205
Miami, Florida 33161

Instrument Prepared By:

Christopher P. Kelley, Esq.
Christopher P. Kelley, P.A.
11098 Biscayne Boulevard, Suite 205
Miami, Florida 33161

Folio No. 4942-34-03-4440

WARRANTY DEED

THIS INDENTURE, Made this 12th day of April, 2022, Between **BOBBY BAKER REALTY LLC**, a dissolved Florida limited liability company, GRANTOR, and **ROBERT SAMUEL BAKER**, a married man, whose post office address is 1200 NW 4 Avenue, Fort Lauderdale, Florida 33321, GRANTEE,

WITNESSETH, That said GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable considerations to said GRANTOR in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE, and GRANTEE'S heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lots 25, 26, and 27, Block 123, in PROGRESSO, according to the Plat thereof, recorded in Plat Book 2 D, at Page 18, of the Public Records of Broward County, Florida.

SUBJECT TO: Applicable zoning and/or restrictions and prohibitions imposed by governmental authority; Conditions, restrictions, limitations, reservations, easements, and other matters appearing on records, if any without reimposing the same; Utility easements of record, taxes for the year 2022 and subsequent years.

**THIS CONVEYANCE IS GIVEN AS PART
OF WINDING UP THE AFFAIRS OF THE ENTITY**

and said GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

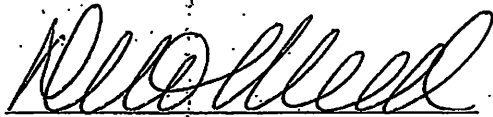
Warranty Deed
Bobby Baker Realty LLC / Baker

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

**BOBBY BAKER REALTY LLC, a
dissolved Florida limited liability
company**

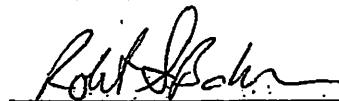


Witness signature

Dalia E. Madrid

Print

By:



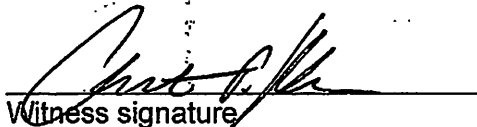
ROBERT S. BAKER

Grantor

Manager

1200 NW 4th Avenue

Fort Lauderdale, Florida 33311



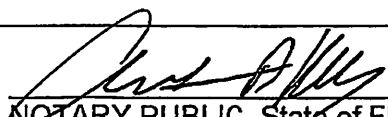
Witness signature

CHRISTOPHER P. KELLEY

Print

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT was acknowledged, subscribed and sworn to before me by means of ☒ physical presence or ☐ online notarization, this 12th day of April, 2022, by **ROBERT S. BAKER**, as Manager of **BOBBY BAKER REALTY LLC**, a dissolved Florida limited liability company, who produced Fl. Driver Lic as identification.


NOTARY PUBLIC, State of FLORIDA at Large

My commission expires:



CHRISTOPHER P. KELLEY
Commission # GG 950755
Expires May 21, 2024
Bonded Thru Budget Notary Services



CITY MANAGER'S OFFICE

DOCUMENT ROUTING FORM

Rev: 3 | Revision Date: 9/1/2022

12

TODAY'S DATE: ~~May 3, 2023~~ MAY 15, 2023

DOCUMENT TITLE: CENTRAL CITY RES. FACADE & LANDSCAPE PROGRAM APPLICATION - HOMESTEAD

1200 NW 4TH AVENUE - ROBERT BAKER

COMM. MTG. DATE: 5/2/23 CAM #: 23-0362 ITEM #: R-2 CAM attached: ☒ YES ☐ NO

Routing Origin: CRA Router Name/Ext: CIJA/4776 Action Summary attached: ☒ YES ☐ NO

CIP FUNDED: ☐ YES ☒ NO

Capital Investment / Community Improvement Projects defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include land, real estate, realty, or real.

2) City Attorney's Office: Documents to be signed/routed? ☒ YES ☐ NO # of originals attached: _____

Is attached Granicus document Final? ☐ YES ☐ NO Approved as to Form: ☐ YES ☐ NO

Date to CCO: 6-1-23 Attorney's Name: LYNN SOLOMON Initials: [Signature]

3) City Clerk's Office: # of originals: 1 Routed to: _____ Ext: _____ Date: 06/02/23

4) City Manager's Office: CMO LOG #: June 02 Document received from: CCO 6/2/23

Assigned to: GREG CHAVARRIA ☐ ANTHONY FAJARDO ☐ SUSAN GRANT ☐

GREG CHAVARRIA as CRA Executive Director ☐

☐ APPROVED FOR G. CHAVARRIA'S SIGNATURE ☐ N/A G. CHAVARRIA TO SIGN

PER ACM: A. FAJARDO _____ (Initial) S. GRANT _____ (Initial)

☐ PENDING APPROVAL (See comments below)

Comments/Questions: _____

Forward ☒ originals to ☐ Mayor ☒ CCO Date: 6/5/23

5) Mayor/CRA Chairman: Please sign as indicated.

Forward _____ originals to CCO for attestation/City seal (as applicable) Date: _____

INSTRUCTIONS TO CITY CLERK'S OFFICE

City Clerk: Retains _____ original and forwards 1 originals to: CIJA/CRA/4776 (Name/Dept/Ext)

Attach _____ certified Reso # _____ ☐ YES ☐ NO Original Route form to CAO

RECEIVED
FT. LAUDERDALE
CITY ATTORNEY'S OFFICE

2023 MAY 18 PM 2:48

m/1/9/21

201102

21.5.23.2

2017-23