



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

#21-1146

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

FROM: Chris Lagerbloom, ICMA-CM, Executive Director

DATE: December 7, 2021

TITLE: Resolution Approving Funding for the CRA Residential Façade and Landscaping Program - \$300,000 - (**Commission District 3**)

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners adopt a Resolution to continue funding of the Northwest-Progresso-Flagler Heights Community Redevelopment Agency's (NPF-CRA) Residential Façade and Landscaping Program in the amount of \$300,000 for Fiscal Year (FY) 2022.

Background

On February 5, 2019, the CRA Board approved a modification to the Northwest-Progresso-Flagler Heights Community Redevelopment Area Incentive Programs by adding the "Residential Façade and Landscaping Program" (RFL), (CAM#19-0056). The RFL program is designed to provide funding for the beautification of single-family residential homes and includes external painting and landscaping.

The objective of the RFL program is to improve the visual landscape of the NPF-CRA area, to enhance the pride of ownership, and to improve property values by providing homeowners with a means to beautify their homes and landscapes. The program is also designed to complement NPF-CRA efforts to provide infill housing by first targeting areas where infill housing will be constructed. A copy of the Location Map; the CRA Residential Paint and Landscaping Brochure; Program Agreement; the NPF-CRA Advisory Board Minutes of November 10, 2020; CAM #21-0046; and the Resolution are attached as Exhibits 1 through 6.

Properties eligible for improvements under this program are single-family residential homes, either owner-occupied or tenant-occupied. Under the program, the NPF-CRA provides up to \$5,000 per property for external painting and landscaping. This includes patching, pressure cleaning, exterior painting and xeriscape landscaping.

Staff recommends funding in the amount of \$300,000 to continue providing the RFL program in the Durrs and Home Beautiful Park communities. Staff recommends to continue the program due to the large number of applications and to complement the

construction of new infill housing planned in both areas.

Program Guidelines

Single-family homes, either owner-occupied or single-family tenant-occupied, with a need for exterior improvements are eligible for this program. The Executive Director or his designee may waive the eligibility requirements in order to allow multi-family properties, consisting of two (2) to four (4) units, to participate in the program.

Once approved, property owners must submit a completed application and right of entry and liability waiver agreement (Exhibit 3). Three estimates from licensed and insured contractors are also required. The application and right of entry and liability waiver agreement is reviewed by NPF-CRA staff and approved by the Executive Director prior to the commencement of any exterior improvements.

Upon completion, the improvements are inspected by NPF-CRA staff to assure that the completed work is satisfactory prior to approving payments. The maintenance of all homes participating in the RFL program is subject to normal City of Fort Lauderdale code policies.

Consistency with the NPF-CRA Community Redevelopment Plan

Section 8.C., titled "Other City and CRA Government Functions – CRA Incentives and Programming," provides that the CRA will establish incentive programs as deemed appropriate to address redevelopment obstacles and these incentive programs may be modified, expanded, eliminated, or added as a new program at any time.

A major component of the redevelopment strategy for the NPF-CRA is the revitalization of the residential neighborhoods. The Residential Façade and Landscaping 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. The program is consistent with the NPF-CRA Community Redevelopment Plan which provides for physical improvements to enhance the overall environment and to improve the quality of life in the area.

Resource Impact

There is a fiscal impact to the CRA in the amount of \$300,000 in Fiscal Year 2022 in the account listed below.

Funds available as of November 17, 2021					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB- OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
119-CRA092210-4204	Residential Façade and Landscaping FY 22	Other Operating Expense/Operating Subsidies	\$300,000	\$300,000	\$300,000
TOTAL AMOUNT ►					\$300,000

Strategic Connections

This item is a *2021 (Top) Commission Priority*, advancing the Parks and Public Places initiative.

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*.

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

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

Attachments

Exhibit 1 - Location Map

Exhibit 2 - CRA Residential Paint and Landscaping Brochure

Exhibit 3 - Program Application

Exhibit 4 - NPF-CRA Advisory Board Approved Minutes of November 10, 2020

Exhibit 5 - CAM #21-0046

Exhibit 6 - Resolution

Prepared by: Eleni Ward-Jankovic, CRA Housing and Economic Development Manager
Jonelle Adderley, CRA Project Coordinator

Department Director: Chris Lagerbloom, ICMA-CM, Executive Director

ROLL CALL

Present 5 - Vice Chair Heather Moraitis, Commissioner Steven Glassman, Commissioner Robert L. McKinzie, Commissioner Ben Sorensen, and Chair Dean J. Trantalis

MOTIONS

M-1 [21-1160](#) Motion Approving Minutes for November 2, 2021 Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

APPROVED

Aye: 5 - Vice Chair Moraitis, Commissioner Glassman, Commissioner McKinzie, Commissioner Sorensen and Chair Trantalis

RESOLUTIONS

R-1 [21-1134](#) Resolution Approving Budget Amendment - Return Central City Community Redevelopment Agency (CRA) Fund Balance for Reallocation - (Commission District 2)

ADOPTED

Aye: 5 - Vice Chair Moraitis, Commissioner Glassman, Commissioner McKinzie, Commissioner Sorensen and Chair Trantalis

R-2 [21-1146](#) Resolution Approving Funding for the CRA Residential Façade and Landscaping Program - \$300,000 - (Commission District 3)

ADOPTED

Aye: 5 - Vice Chair Moraitis, Commissioner Glassman, Commissioner McKinzie, Commissioner Sorensen and Chair Trantalis

R-3 [21-1145](#) Resolution Approving a \$4,000,000 CRA Development Incentive Program Loan to 909 NW 6th St. LLC for a Mixed-Use Commercial Development Project to be Located at 909 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)

ADOPTED

Aye: 5 - Vice Chair Moraitis, Commissioner Glassman, Commissioner McKinzie, Commissioner Sorensen and Chair Trantalis

R-4 [21-1166](#) Resolution Authorizing Budget Amendment - Appropriation of Escrow Account Funds and Central Beach Wayfindings & Information



**The City of Fort Lauderdale Community Redevelopment Agency
Northwest - Progresso - Flagler Heights
Residential Facade and Landscaping Program Application & Agreement**

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) 828-4508 or 8229.

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

Name: Jackie Fernandez

Property Address: 733 NW 4 Ave, Ft Lauderdale FL 33311

Mailing Address (If different from above): _____

Home Phone: (954) 665-4005 Cell Phone: ()

E-Mail Address: fernandezjackie11@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: JL Fernandez DATE: 9/25/24

PRINT NAME: Jackie Fernandez

RIGHT OF ENTRY AND LIABILITY WAIVER AGREEMENT

This Agreement is by and between, Jackie Fernandez
(the "Owner(s)") of the property commonly identified as:

733 NW 4th Avenue

Folio No(s): 494234070030

Fort Lauderdale, Florida

City/Town

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

PROGRESSO 2-18 D LOT 6,7,8 BLK 282

And

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

RECITALS

Whereas, the NPFCRA was created in part to the improve the appearance of the Northwest, Progresso Flagler Heights Community Redevelopment Area ("CRA Area"); and

Whereas, the NPFCRA has created a program for exterior improvements for owners in the CRA Area, which may provide, at the discretion of the NPFCRA, 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 NPFCRA a right of entry and access to the Property and a waives liability against NPFCRA, 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 qualified contractor of its own choosing. Before the NPF CRA 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, and 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 NPFCRA. The NPFCRA reserves the right to reject any contractor it deems unqualified in its sole discretion. Further, if a notice of commencement is required, the NPFCRA must be listed on the Notice as an additional party to receive notice to owner. The NPFCRA shall make one disbursement to the Owner when the work is completed and inspected by the NPFCRA. Notwithstanding, the NPFCRA 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 NPFCRA. In some instances, the NPFCRA 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 NPFCRA 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 NPFCRA, 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 NPFCRA from any action against NPFCRA, 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 NPFCRA, 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. 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 25 day of September, 2024.

[SIGNATURE PAGE FOLLOWS]

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

Property Owner(s):

Jackie Fernandez

[Print Name]

[Signature]

[Signature]

[Print Name]

[Signature]

Witness:

[Signature]

[Signature]

Eric Glass

[Print Name]

**STATE OF FLORIDA
COUNTY OF BROWARD**

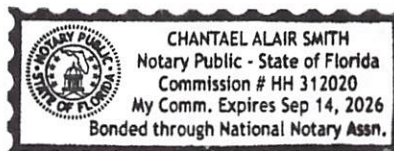
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online, this 25 day of September, 2024, by Jackie Fernandez

Chantael Alair Smith

Notary Public, State of Florida

Chantael Alair Smith

Name of Notary Typed, Printed or Stamped



Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____

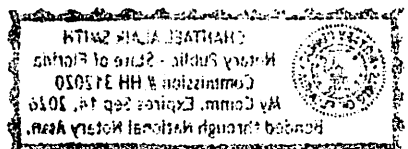
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AGENCY:

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

WITNESSES:



[Witness type or print name] Rebecca McClain

By: 

Susan Grant, Acting Executive Director



[Witness type or print name] Donna Jarvis

Approved as to form and correctness:

Thomas J. Ansbro

City Attorney / General Counsel

ATTEST:



David R. Soloman,
CRA Secretary



Lynn Solomon,
Assistant General Counsel

PCL XL error

Subsystem: IMAGE

Error: ExtraData

Operator: ReadImage

Position: 1972



Paint Color Selection Agreement

Property Owner Name (Please print): n/a

Property Address (Please print): n/a

Main (Body) Color (Please print): n/a

Trim Color (Please print): n/a

Accent Color (Please print): n/a

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

Landscaping Design Selection Agreement

Property Owner Name: Jackie Fernandez
(Please print)

Property Address: 733 NW 4 Ave, Ft Lauderdale FL 33311
(Please print)

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

JL Fernandez
Property Owner's Signature

9-25-2024
Date

Property Maintenance Agreement

Property Owner Name: Jackie Fernandez
(Please print)

Property Address: 733 NW 4 Ave, Ft Lauderdale FL 33311
(Please print)

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

JLF
Property Owner's Signature

9-25-2024
Date

PROPERTY SUMMARY

Tax Year: 2024
Property ID: 494234070030
Property Owner(s): FERNANDEZ, JACKIE
Mailing Address: 733 NW 4 AVE FORT LAUDERDALE, FL 33311
Physical Address: 733 - 735 NW 4 AVENUE FORT LAUDERDALE, 33311

Property Use: 08 - Multi-family - less than 10 units
Millage Code: 0312
Adj. Bldg. S.F.: 2009
Bldg Under Air S.F.:
Effective Year: 1958
Year Built: 1957
Units/Beds/Baths: 2 / /

Deputy Appraiser: Commercial Department
Appraisers Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning: RMM-25 - RESIDENTIAL MULTIFAMILY
 MID RISE/MEDIUM HIGH DENSITY
Abbr. Legal Des.: PROGRESSO 2-18 D LOT 6,7,8
 BLK 282

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2024	\$50,630	\$270,280	0	\$320,910	\$274,450	
2023	\$50,630	\$210,160	0	\$260,790	\$260,790	\$5,356.53
2022	\$50,630	\$189,910	0	\$240,540	\$240,540	\$5,596.73

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$320,910	\$320,910	\$320,910	\$320,910
Portability	0	0	0	0
Assessed / SOH 23	\$274,450	\$274,450	\$274,450	\$274,450
Granny Flat				
Homestead 100%, NCU=50%	\$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	\$224,450	\$269,010	\$224,450	\$224,450

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
10/28/2022	Quit Claim Deed Disqualified Sale	\$65,000	118492393
11/13/2017	Quit Claim Deed Non-Sale Title Change	\$100	114718143
09/29/2017	Warranty Deed Qualified Sale	\$216,000	114640292
11/19/2002	Warranty Deed	\$126,000	34209 / 280
12/22/1998	Warranty Deed	\$85,500	29230 / 1647

LAND CALCULATIONS

Unit Price	Units	Type
\$5.00	10,125 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494234076400	09/13/2024	Warranty Deed	Qualified Sale	\$490,000	119814065	630 NW 2 AVE FORT LAUDERDALE, FL 33311
494234078640	09/06/2024	Warranty Deed	Qualified Sale	\$530,000	119799005	612 NW 10 TER #A-C FORT LAUDERDALE, FL 33311
494234073400	08/15/2024	Warranty Deed	Qualified Sale	\$2,500,000	119745526	622 NE 14 AVE FORT LAUDERDALE, FL 33304
494234079180	07/26/2024	Rerecorded Deed Correction	Disqualified Sale	\$430,700	119706313	1633 NW 5 AVE FORT LAUDERDALE, FL 33311
494234074050	07/22/2024	Warranty Deed	Qualified Sale	\$1,540,000	119705445	604 NE 9 AVE #1-3 FORT LAUDERDALE, FL 33304

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat I (F1)		
Residential (R)						2.00		

SCHOOL

North Side Elementary School: C
 Sunrise Middle School: B
 Fort Lauderdale High School: A

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

Prepared by and
Return to:
John Ramos, Esquire
JOHN RAMOS, P.A.
2131 Hollywood Blvd., Ste 205
Hollywood, FL 33020

Property Appraisers Parcel I.D.:
4942 34 07 0030

Space Above This Line For Recording Data

THIS QUIT-CLAIM DEED, executed this 28 day of October, 2022, by JFX4 Investments, LLC, a Florida limited liability company, whose post office address is: 400 Bonaventure Blvd., Weston, FL 33326, to the "grantees:" JACKIE FERNANDEZ, a single man, whose post office address is: 733 NW 4 Ave, Ft Lauderdale FL 33311.

WITNESSETH, that the said grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, in hand paid by grantees, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said grantees forever, all the right title interest, claim and demand which the said grantor has in and to the following described real property, located, situated, lying and being in the County of Broward, State of Florida, to wit:

Lot 6, 7, 8 of Block 282, PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Broward County, Florida.

In preparing this instrument, I have not examined the title to the lands herein described, no warranty or other representations is made and no opinion (expressed or implied) is given as to the marketability or condition of the title thereto; the quantity of land included therein; the location of the boundaries thereto; or the existence of liens; unpaid taxes or encumbrances.

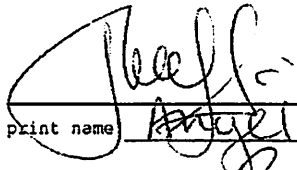
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

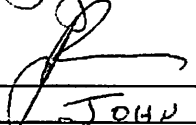
QUIT CLAIM DEED
PAGE TWO


IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:

JFX4 Investments, LLC,
a Florida limited liability company


print name: Jackie Fernandez


print name: John Ramos



L.S.
JACKIE FERNANDEZ, Manager

L.S.

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 28 day of October, 2022 by Jackie Fernandez, manager, JFX4 Investments, LLC, who [] is personally known or [X] has produced a driver's license as identification.

Notary Public, State of Florida
My Commission expires:


print name: JOHN RAMOS



JOHN RAMOS
Commission # GG 348508
Expires October 23, 2023
Bonded Thru Budget Notary Services



DOCUMENT ROUTING FORM

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

16

TODAY'S DATE: October 1, 2024DOCUMENT TITLE: Residential Facade and Landscaping Program Agreement - Jackie FernandezCOMM. MTG. DATE: 12/7/21 CAM #: 21-1146 ITEM #: RZ CAM attached: ☐ YES ☐ NORouting Origin: Jonelle Adderley Router Name/Ext: 4508 Action Summary attached: ☐ YES ☐ NOCIP 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: 1Is attached Granicus document Final? ☐ YES ☐ NO Approved as to Form: ☐ YES ☐ NODate to CCO: 10-8-24 Attorney's Name: Lynn Solomon Initials: [Signature]3) City Clerk's Office: # of originals: 1 Routed to: _____ Ext: _____ Date: 10/08/24

4) City Manager's Office: CMO LOG #: _____ Document received from: _____

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: 10/09/24

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 _____ originals to: _____ (Name/Dept/Ext)

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