



CITY MANAGER'S OFFICE

CITY MANAGER SIGNATURE REQUEST ROUTING FORM

Rev: 14 | Revision Date: 12/18/2025

SECTION 1 | SUMMARY INFORMATION

Date: May 14, 2026

Commission Agenda Item Letter to the Commission (LTC) Letter to External Stakeholder(s) Other Document

Document Title/Purpose: Central City Residential Enhancement Program
1108 NW 3 Avenue - Juliana Eraso Taylor; Jose Ruiz-Herrera Hernandez

Commission Meeting Date: 1/20/26 CAM #: 26-0043 Item #: R-1

CAM attached: Yes No Action Summary Attached: Yes No CIP FUNDED: Yes No

Community Investment Plan (CIP) Project defined as having a life of at least 10 years and a cost of at least \$100,000 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. Term "real property" includes land, real estate, realty, or real.

SECTION 2 | REQUESTOR (CHARTER OFFICE/DEPARTMENT)

Charter Office: CAO Router Name: Erica Keiper Ext: 6088

Department: CRA Router Name: CIJA Ext: 4776

Department Approval (Director/Chief): Name VANESSA MARTIN Init vm Date: 5/15/2026

*Return Document To: CIJA Department: CRA Ext: 4776

**REMINDER: Once review and signature at the last level of government (Federal, State, County) is complete, scan the final record copy and send to the City Clerk's Office.*

Scan Date: _____ Attach Certified Resolution #: _____ Original form route to CAO: Yes No

THE FOLLOWING SECTIONS ARE FOR CHARTER OFFICE USE ONLY

SECTION 3 | CITY ATTORNEY'S OFFICE (CAO): CAO signed/routed Required Yes No

Is the attached Granicus document final? Yes No Number of Originals Attached: 1

Attorney's Name: Cynn S. Jones Approved as to Form: Yes No Initials: CS

Route to: Finance (if applicable) Date: _____ Route to: CCO Date: 5-19-26

SECTION 4 | CITY CLERK'S OFFICE (CCO)

City Clerk Office Receive and Scan Date: _____ Number of Originals: 1

Route to CMO Date: 05/19/26 Route to Mayor Date: _____

SECTION 5 | CITY MANAGER'S OFFICE (CMO)

LOG #: MA492 Date Received: 5/21/26 Received From: CCO

To CM/ACM: R. Williams C. Cooper Y. Matthews Q. Pough B. Rogers

Approved Init.: EW for continuous routing to **Rickelle Williams, City Manager/Executive Director**

Disapproved: _____ Comments: _____

CMO Executive Assistant Route to: CCO | HR | OMB | Other: _____ Date: 5/26/26 Initial: APD

RIGHT OF ENTRY AND LIABILITY WAIVER AGREEMENT

This Agreement is entered into by and between:

Owner(s)	<u>Juliana Erasó Taylor / Jose Ruiz-Herrera Hernandez</u>
Property Address	<u>1108 NW 3rd Ave.</u>
City/Town	<u>Fort Lauderdale</u>
Folio No(s)	<u>494234 038660</u>
Legal Description (attach if available)	<u>PROGRESSO 2-18 D LOT 9, 30 BLK 137</u>

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 improve the appearance of the Central City Community Redevelopment Area ("CCCRA Area"); and whereas, the CCCRA has created a program for exterior improvements for Owner(s) in the CRA Area, which may provide, at the discretion of the CCCRA,

- A) up to Ten Thousand Dollars \$10,000 for certain exterior improvements of **homestead/owner-occupied**, detached single-family homes, and homestead multi-family properties containing (2) to (4) units; or
- B) up to Five Thousand Dollars \$5,000 for certain exterior improvements of **investment properties** which include detached single-family homes and multi-family properties containing (2) to (4) units.
- C) up to Five Thousand Dollars \$5,000 for certain exterior improvements of **properties owned by returning applicants** who previously participated in the Residential Façade and Landscape Program.

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 perform only those improvements specifically selected by the Owner in the "Type of Improvement Requested" section of this Agreement (the "Work"). For purposes of this Agreement, the term "Work" shall mean only those improvements expressly selected by the Owner(s) and approved by the CCCRA.

- Painting of the exterior, in accordance with the selection made by the Owner(s)
- Landscaping, in accordance with the selections made by the Owner(s)
- Installation or repair of sprinkler/irrigation system in accordance with the selections made by the owner(s)
- Exterior lighting, in accordance with the selections made by the Owner(s)
- Superficial Fence Repair or enhancement visible from the street in accordance with the selections made by the Owner(s).
- Driveway repairs, in accordance with the selections made by the Owner(s)
- Front yard tree trimming, in accordance with the selections made by the Owner(s)

Contractor Selection and Documentation

The Owner(s) may select a qualified Contractor(s) of its own choosing to perform the Work. Prior to any disbursement by the CCCRA, the Owner(s) must provide adequate and sufficient documentation that they have obtained a least one (1) estimate from a qualified Contractors for each type of Work. The Owner(s) shall submit a signed estimate between the Owner(s) and the Contractor(s), along with a copy of the Contractor(s) license, and proof of insurance, and such other information as requested by the CCCRA. CCCRA reserves the right to reject any Contractor(s) it deems unqualified in its sole discretion.

Compliance and Permitting

The selected Contractor(s) shall comply with all applicable federal, state, and local laws, ordinances, rules, and regulations in connection with the performance of the Work, as defined in this Agreement. The selected Contractor(s) shall be responsible for securing all necessary permits and approvals required to perform the Work and shall provide proof of permit issuance to the CCCRA and the Owner(s) prior to commencement. All associated permit fees shall be the responsibility of the Owner, unless otherwise approved in writing by the CCCRA.

Disbursements and Payment Procedures

A Notice of Commencement is required and the CCCRA must be listed on the Notice as an additional party to receive notice to Owner(s). The CCCRA may, at its sole discretion, make one or more disbursements, including advance, partial, and final payments, provided that all required documentation has been submitted and verified. Notwithstanding the foregoing, the CCCRA reserves the right to issue a joint check payable to the Owner(s) and the Contractor(s) and to withhold payment to the Owner(s) and issue a check directly to a subcontractor or lienor 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.

Proof of Permits as Condition of Payment

As a condition precedent to the disbursement of any payment under this Agreement: for any advance or partial payments, the Owner(s) and/or their Selected Contractor(s) shall provide the CCCRA with satisfactory proof that all applicable permits required by the Department

of Sustainable Development (DSD) have been duly obtained. For the final payment, the Owner(s) and/or their selected Contractor(s) shall provide the CCCRA with satisfactory proof that all required permits related to the Work have been successfully closed out, including evidence of final inspection approval and permit closure by the City's inspectors. CCCRA have no obligation to authorize or release any payment until the applicable documentation is received and verified.

Advance Payment for Permits and Related Expenses

The CCCRA may, at its sole discretion, authorize an advance payment of up to thirty percent (30%) of the approved project amount to cover permit fees and related upfront expenses. To qualify for such advance, the Owner(s) and/or their selected Contractor(s) must provide supporting documentation, including but not limited to: invoices or receipts from DSD; proof of material purchase costs directly related to the approved scope of work; a copy of a signed estimate between the Owner(s) and the selected Contractor(s); and any other documentation reasonably required by the CCCRA to verify the expense. Any advance payment issued under this section shall be deducted from the CCCRA's final funding disbursement.

- In no event shall the CCCRA's total contribution exceed the maximum program award of Ten Thousand Dollars (\$10,000) for homestead properties or
- \$5,000 for investment owned properties or
- \$5,000 for returning applicants who received funding under the Residential Façade and Landscape Program.

The Owner(s) shall remain solely responsible for all costs exceeding the maximum award.

Funding Limitations

The maximum funding assistance available under this Agreement is Ten Thousand Dollars (\$10,000) for homestead/owner occupied properties. Whereas, the maximum funding assistance available under this Agreement is Five Thousand Dollars (\$5,000) for investment owned/tenant occupied properties and returning applicants who previously received funding under the Residential Façade and Landscape Program. If the total cost of improvements exceeds this amount, the Owner(s) shall be solely responsible for all additional costs. The CCCRA will disburse its contribution only after completion of the approved improvements and verification by CCCRA staff, in accordance with the disbursement procedures set forth in this Agreement. Any advance payment authorized pursuant to the *Advance Payment for Permits and Related Expenses* section shall be applied toward, and not in addition to the applicable maximum program award.

Residency/Occupancy Requirement

The Owner(s) represents and warrants that, at the time of application, the Property is a detached single-family residence that is either (i) occupied by the Owner(s) as their primary residence, or (ii) occupied by a tenant pursuant to a valid lease agreement. The Owner(s) further agrees to maintain the Property as either owner-occupied or tenant-occupied for a minimum period of five (5) years following completion of the improvements. At the sole discretion of the CRA Executive Director or CRA Manager, properties consisting of five or more residential units may also be considered for participation. If the Property is sold, transferred, or left vacant during this period, the Owner(s) may be required to repay a portion of the funds on a graduated basis. Specifically, if the sale, transfer, or vacancy occurs within one (1) year of completion, one hundred percent

(100%) of the funds may be subject to repayment; within two (2) years, eighty percent (80%); within three (3) years, sixty percent (60%); within four (4) years, forty percent (40%); and within five (5) years, twenty percent (20%). After five (5) years from the completion of the improvements, no repayment shall be required. Repayment obligations shall be at the sole discretion of the CCCRA.

Homeowners' Association (HOA Approvals)

The Owner(s) acknowledges and agrees that, for properties located within deed-restricted communities or otherwise subject to the authority of a homeowners' association, condominium association, cooperative association, or any similar governing board or architectural review committee (collectively, "HOA"), the Owner(s) shall be solely responsible for obtaining all required approvals, consents, or authorizations from the applicable HOA prior to the commencement of any Work. The Owner(s) shall provide the CCCRA with written confirmation of such approvals as a condition precedent to the disbursement of any funds under this Agreement. The CCCRA shall have no obligation to obtain HOA approval on behalf of the Owner(s) and shall not be liable for any denial of approval, enforcement action, lien, or other remedy pursued by the HOA in connection with the Work.

This right of entry and waiver of liability granted by the Owner(s) is a requirement to access the funds under the Residential Enhancement 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 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(s) to the CCCRA and its Contractors(s) and their subcontractors thereof, employees, and authorized agents, for the purpose of accomplishing the above purpose. The Owner(s) 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(s) agrees to maintain the improvements at his or her own expense. CCCRA shall have no obligation to maintain the improvements. Further, CCCRA shall have no liability for any defects in the quality of the product.


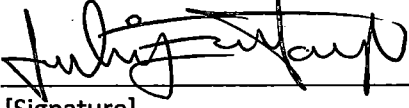
Owner(s) understands and acknowledges if he or she does not understand the legal consequence of signing this Agreement, he or she is encouraged to seek the advice and counsel of an attorney.

WHEREOF, the undersigned has caused this Right of Entry and Waiver of Liability Agreement to be executed on this 12 day of MAY, 2026.


[SIGNATURE PAGE FOLLOWS]

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

Property Owner(s):

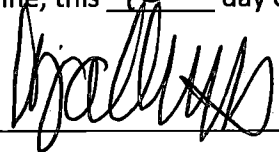
<u>JOSE RUIZ-HERREERA HERNANDEZ</u>	<u>Juliana ERASO Taylor</u>
[Print Name]	[Print Name]
<u></u>	<u></u>
[Signature]	[Signature]

Witness:

<u></u>	<u>Marie E Joseph</u>
[Signature]	[Print Name]

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence or online, this 12 day of May, 2026, by Juliana Eraso Taylor, and Jose Ruiz-Herrera Hernandez.

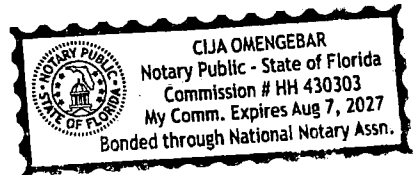


(SEAL)

Notary Public, State of Florida

CIJA OMENGEBAR

Name of Notary Typed, Printed or Stamped



Personally Known _____ OR Produced Identification ✓

Type of Identification Produced driver licenses

AGENCY:

WITNESSES:

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

Andrew Diaz
[Witness signature]

Andrew Diaz
[Witness print or type name]

Nick Butler Jr.
[Witness signature]

Nickolas Butler
[Witness print or type name]

By: *Rickelle Williams*
Rickelle Williams, Executive Director

ATTEST:

APPROVED AS TO FORM AND CORRECTNESS:
Shari L. McCartney, General Counsel

By: *D.R.S.*
David R. Soloman,
CRA Secretary



By: *Lynn Solomon*
Lynn Solomon,
Assistant General Counsel

Wm. W. ...

...

...

...

...



Improvement Selection Agreement

Owner(s) Name (Print): Johiana Eraso Taylor / Jose Ruiz-Herrera Hernandez

Property Address (Print): 1108 NW 3rd Ave. Fort Lauderdale FL 33311

The undersigned Owner(s) agrees to meet with the selected Contractor(s) to review and confirm the proposed design, layout, and/or placement for the improvements selected below. The Owner(s) understands that once a selection is made and approved, no changes may be made without prior written approval from the CCCRA.

Select the Improvements Being Requested (check all that apply):

Exterior Paint:

- Body Color: _____
- Trim Color: _____
- Accent Color: _____

Front-of-yard Landscape improvements

- Meet with landscaping contractor to review and confirm design.

Sprinkler/Irrigation system Installation or Repair

- Meet with sprinkler contractor to review and confirm layout/placement.

Superficial Fencing repair or enhancement visible from the street

- Meet with fence contractor to review and confirm layout/placement.

Exterior Lighting affixed to the property

- Meet with lighting contractor to review and confirm placement/design.

Driveway Repair or aesthetic upgrades


- Meet with driveway contractor to review and confirm design.

Front of yard tree trimming

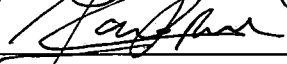
- Meet with driveway contractor to review and confirm design.

Acknowledgment

The undersigned Owner(s) confirms that the improvements selected above will be reviewed and agreed upon with the appropriate Contractor(s).

Signature: 

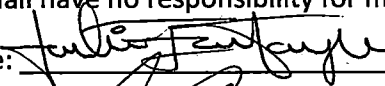
Date: 5/12/26

Signature: 

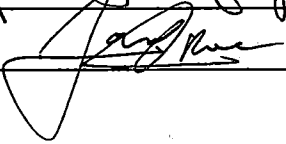
Date: 5/12/26

Property Maintenance Agreement

The undersigned Owner(s) agrees to maintain all improvements and landscaping completed under the Residential Enhancement Program in good condition and at their own expense. The CCCRA shall have no responsibility for maintenance or repair once improvements are complete.

Signature: 

Date: 5/12/26

Signature: 

Date: 5/12/26

Prepared by
Michelle G Sanchez, Esq.
Marie DC San-Roman
Sanchez Vadillo LLP.
File Number: TR-25-01230

and Return to:
Supreme Title and Escrow, Inc.
2860 West State Road 84
suite 115
Fort Lauderdale, FL 33312
File Number: 25-12-0704 M

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made on this 22 day of December, 2025 between Fidel A. De Nobrega Foj, a single man whose post office address is 125 Southwest Voltair Terrace, Port St. Lucie, FL 34984, grantor, to Juliana Eraso Taylor, and Jose Ruiz-Herrera Hernandez, wife and husband. whose post office address 1108 Northwest 3rd Avenue, Fort Lauderdale, FL 33311, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 29 and 30, Block 137, PROGRESSO, according to the map or plat thereof as recorded in Plat Book 2, Page 18, Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

**Also Known as: 1108 Northwest 3rd Avenue, Fort Lauderdale, FL 33311
Parcel ID: 49-42-34-03-8660**

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and Limitations of records, if any.

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

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 December 31st 2025.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME: MARIE DCSANROMAN
ADDRESS: 3105 NW107 AOP #103
Doral, FL 33172

Fidel A. De Nobrega Foj
Fidel A. De Nobrega Foj

WITNESS

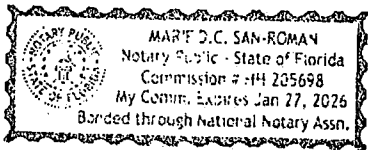
PRINT NAME: CARLOS NAUAS
ADDRESS: 2883 EXECUTIVE PARK DRIVE # 201
WESTON, FL 33331

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of December, 2025, by Fidel A. De Nobrega Foj, who is/are personally known to me or who has/have produced FL DL as identification.

Signature of Notary Public

MARIE DCSANROMAN
Print, Type/Stamp Name of Notary





Property Address	1108 NW 3 AVENUE, FORT LAUDERDALE FL 33311	ID #	4942 34 03 8660
Property Owner	ERASO TAYLOR, JULIANA RUIZ-HERRERA HERNANDEZ, JOSE	Millage	0312
Mailing Address	1108 NW 3 AVE FORT LAUDERDALE FL 33311	Use	01-01
Abbr Legal Description	PROGRESSO 2-18 D LOT 29,30 BLK 137		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$37,110	\$350,250	\$387,360	\$387,360	
2025	\$37,110	\$392,910	\$430,020	\$320,810	\$5,927.68
2024	\$37,110	\$441,490	\$478,600	\$311,770	\$5,670.43

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$387,360	\$387,360	\$387,360	\$387,360
Portability	0	0	0	0
Assessed/SOH 26	\$387,360	\$387,360	\$387,360	\$387,360
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$335,949	\$362,360	\$335,949	\$335,949

Sales History			
Date	Type	Price	Book/Page or CIN
12/22/2025	WD-Q	\$440,000	120615380
5/26/2021	WD-Q	\$314,300	117311523
5/5/2009	SWD-Q-DS	\$65,000	46213 / 775
1/22/2009	CET-T	\$100	45956 / 1624
9/21/2005	DRR		40543 / 81

Land Calculations		
Price	Factor	Type
\$5.50	6,748	SF
Adj. Bldg. S.F. (Card, Sketch)		1190
Units		1
Eff./Act. Year Built: 1952/1950		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
03						F1		
R								
1						1		



City of Fort Lauderdale
 Municipal Service Bill
 700 N.W. 19th Ave
 Fort Lauderdale Florida 33311

Municipal Services Information	
Water Billing:	954-828-5150
Customer Service:	954-828-8000
E-Mail:	customerservice@fortlauderdale.gov
Business Hours:	Monday-Friday, 8:00AM to 4:00PM
Pay Online At:	utilitybilling.fortlauderdale.gov

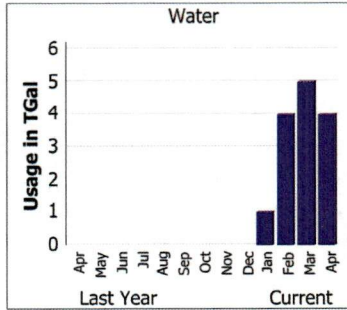
Account Number	Bill Type	Due Date	Amount Due
2193663	Regular	5/11/26	\$295.68

JOSE RUIZ-HERRERA HERNANDEZ AND JULIANA ERASO-TAYLOR
 1108 NW 3RD AVE
 FT LAUDERDALE FL 33311-6236



Customer	JOSE RUIZ-HERRERA HERNANDEZ ,
Living Units	1
Period	3/24/26 to 4/13/26
Days	21
Previous Bill	\$173.80
Payments	\$0.00
Adjustments	\$0.00
Past Due ***	\$173.80
Penalties	\$0.00
Current	\$121.88
Total Due	\$295.68

Service Address: 1108 NW 3RD AVE



Description	Meter/Dial	Reading		Usage	\$ Amount
		Previous	Current		
Water Single Family in the City	16000502-M	328	332	4	\$25.56
Water Base (5/8 inch Water meter)					\$6.27
Water Monthly Fixed Charge					\$3.20
Utility Tax					\$3.18
Sanitation SF 1 Crt Operations					\$36.74
Sewer Single Family City					\$34.34
Sewer Base City					\$9.95
Sewer Monthly Fixed Charge					\$2.64
					\$121.88

Starting March 1st, new accounts are limited to property owners, see back of the bill for more information. If service is turned off for nonpayment, service will be restored up to 24 hours after payment of the past due balance is received.

Detach and return this stub with remittance - Please make check payable in US funds to CITY of FORT LAUDERDALE - Allow 5 days for mailing

***** Scheduled termination date for past due: 5/12/2026. Call (954)828-5150 to protest termination. *****

Account Number	Address Served	Bill Date	Due Date	Amount Due
2193663	1108 NW 3RD AVE	Apr 15, 2026	May 11, 2026	\$295.68

Amount Enclosed \$

City of Fort Lauderdale
 Municipal Services
 P.O. Box 31687
 Tampa, FL 33631-3687



0000295680500021936637

Development Services Department
 700 N.W. 19th Ave.
 Fort Lauderdale, FL. 33311

Business Hours:
 Monday - Friday
 8:00AM - 4:00PM
 Closed Saturday, Sunday, and Holidays

Office Hours:
 Monday - Friday
 8:00AM - 5:00PM
 Closed Saturday, Sunday, and Holidays