



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

**#21-1146**

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**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)

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**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

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

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

**RESOLUTION NO. 21-19 (CRA)**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY APPROVING ADDITIONAL FUNDING IN THE AMOUNT OF \$300,000 FOR THE RESIDENTIAL FAÇADE AND LANDSCAPING PROGRAM FOR NORTHWEST-PROGRESSO-FLAGLER HEIGHTS AREA; DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR TO APPROVE AWARDS TO QUALIFIED APPLICANTS AND TO EXECUTE ANY AND ALL DOCUMENTS RELATING TO SUCH AWARDS; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, pursuant to Chapter 163, Part III of the Florida Statutes, the Community Redevelopment Plan for the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF-CRA") was adopted in 1995 under Resolution 95-170; and

WHEREAS, on or around 2001, the Board of Commissioners of the Fort Lauderdale Community Redevelopment Agency approved incentive programs to combat slum and blight and to stimulate economic development in the NPF-CRA; and

WHEREAS, on February 5, 2019, the Fort Lauderdale Community Redevelopment Agency ("CRA") created a new incentive for façade and landscaping improvements for the River Gardens/Sweeting Estates neighborhood; and

WHEREAS, NPF-CRA staff recommends increasing funding for the program and expanding to the Durrs and Home Beautiful Park neighborhoods; and

WHEREAS, on November 10, 2020, the NPF-CRA Redevelopment Advisory Board recommended approval of the modifications to the Residential Façade and Landscaping Program;

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 Board of Commissioners hereby approves additional funding in the amount of \$300,000 for the Residential Façade and Landscaping Program and modifications to the Program Guidelines as reflected in CAM 21-1146.

SECTION 3. That the Executive Director is hereby delegated authority to approve the awards and execute all agreements and instruments related to the program.

SECTION 4. That this Resolution shall be in full force and effect upon final passage.

ADOPTED this 7th day of December, 2021.

  
Chair  
DEAN J. TRANTALIS

ATTEST:



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CRA Secretary  
JEFFREY A. MODARELLI

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**

**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: Janice Hammonds

Property Address: 905 NW 1st Avenue, Ft. Lauderdale, FL 33311

Mailing Address (If different from above): \_\_\_\_\_

Home Phone: (\_\_\_\_) \_\_\_\_\_ Cell Phone: 954 - 347-7963

E-Mail Address: jjjham@bellsouth.net

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: Janice Hammonds DATE: 5/23/2023

PRINT NAME: Janice Hammonds

**RIGHT OF ENTRY AND LIABILITY WAIVER AGREEMENT**

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

905 NW 1st Avenue

Folio No(s): 494234 05 6100

Ft. 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 ("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:

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



Owner may select a contractor from a list of approved contractors created by NPFCRA. Alternatively, Owner may select a qualified contractor of its own choosing. Before the NPFCRA 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 23 day of May, 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):

Janice Hammonds  
[Print Name]

[Signature]  
[Signature]

Woodrow Hammonds  
[Print Name]

Woodrow Hammonds  
[Signature]

Witness:

[Signature]  
[Signature]

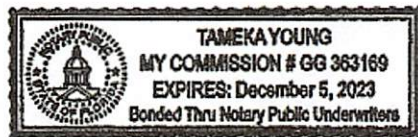
Antonette St. Rose  
[Print Name]

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 23 day of May,  
\_\_\_\_\_, by \_\_\_\_\_ and \_\_\_\_\_ by means of ☒ physical  
presence or ☐ online notarization this 23 day of May, 2023.

He ☒ She ☐ is personally known to me \_\_\_\_\_ or has presented the following  
Florida Driver Lic's as identification.

(SEAL)



[Signature]

Notary Public, State of Florida

Tameka Young

Name of Notary Typed, Printed or Stamped

My Commission expires: 12/5/2023  
Commission Number: GG363169





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

AGENCY:

WITNESSES:

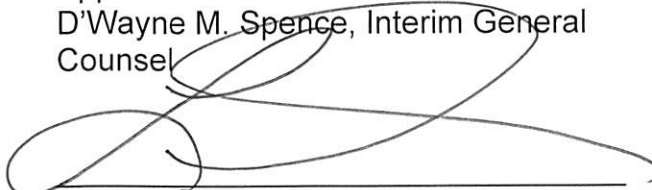
**FORT LAUDERDALE COMMUNITY  
REDEVELOPMENT AGENCY**, a body  
corporate and politic of the State of Florida  
created pursuant to Part III, Chapter 163

  
\_\_\_\_\_  
Rebecca McClam  
[Witness print or type name]

  
\_\_\_\_\_  
Donna Varisco  
[Witness print or type name]

By:   
for Greg Chavarria, Executive Director

Approved as to form and correctness:  
D'Wayne M. Spence, Interim General  
Counsel

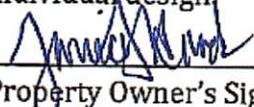
  
\_\_\_\_\_  
Lynn Solomon,  
Assistant General Counsel

**Landscaping Design Selection Agreement**

Property Owner Name: Janice Hammonds  
(Please print)

Property Address: 905 NW 1st Avenue, Ft. Lauderdale, FL 33311  
(Please print)

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

  
Property Owner's Signature

5/23/2023  
Date

**Property Maintenance Agreement**

Property Owner Name: Janice Hammonds  
(Please print)

Property Address: 905 NW 1st Avenue, Ft. Lauderdale, FL 33311  
(Please print)

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

  
Property Owner's Signature

May 23, 2023  
Date



**PROPERTY SUMMARY**

**Tax Year:** 2023  
**Property ID:** 494234056100  
**Property Owner(s):** HAMMONDS, WOODROW & JANICE J  
**Mailing Address:** 905 NW 1 AVE FORT LAUDERDALE, FL 33311  
**Physical Address:** 905 NW 1 AVENUE FORT LAUDERDALE, 33311

**Property Use:** 01-01 Single Family  
**Millage Code:** 0312  
**Adj. Bldg. S.F:** 1596  
**Bldg Under Air S.F:** 1444  
**Effective Year:** 2000  
**Year Built:** 1999  
**Units/Beds/Baths:** 1 / /

**Deputy Appraiser:** Bret Peterson  
**Appraisers Number:** 954-357-6831  
**Email:** [realprop@bcpa.net](mailto:realprop@bcpa.net)  
**Zoning:** RMM-25 - RESIDENTIAL MULTIFAMILY  
 MID RISE/MEDIUM HIGH DENSITY  
**Abbr. Legal Des.:** PROGRESSO 2-18 D LOTS 21 &  
 22 BLK 209

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2023	\$37,130	\$461,250	0	\$498,380	\$110,560	
2022	\$37,130	\$408,110	0	\$445,240	\$107,340	\$1,794.93
2021	\$37,130	\$387,040	0	\$424,170	\$104,220	\$1,736.50

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$498,380	\$498,380	\$498,380	\$498,380
Portability	0	0	0	0
Assessed / SOH 00	\$110,560	\$110,560	\$110,560	\$110,560
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	\$60,560	\$85,560	\$60,560	\$60,560

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
11/24/1999	Multi Special Warranty Deed	\$80,700	30089 / 236
08/14/1996	Multi Warranty Deed	\$24,000	25279 / 937
08/14/1996	Multi Warranty Deed	\$15,000	25279 / 935

**LAND CALCULATIONS**

Unit Price	Units	Type
\$5.50	6,750 SqFt	Square Foot

**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494234053530	05/09/2023	Warranty Deed	Qualified Sale	\$1,675,000	118869749	937 NW 8 AVE FORT LAUDERDALE, FL 33311
494234058640	05/03/2023	Warranty Deed	Qualified Sale	\$2,950,000	118837925	929 NE 17 WAY FORT LAUDERDALE, FL 33304
494234058760	04/12/2023	Warranty Deed	Qualified Sale	\$1,290,000	118791074	912 NE 17 TER FORT LAUDERDALE, FL 33304
494234050980	03/27/2023	Warranty Deed	Qualified Sale	\$380,000	118760530	1041 NW 7 AVE FORT LAUDERDALE, FL 33311
494234053180	03/21/2023	Multi Warranty Deed	Disqualified Sale	\$1,550,000	118755373	949 NW 9 AVE FORT LAUDERDALE, FL 33311

**SPECIAL ASSESSMENTS**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						(F1)		
Residential (R)								
1						1.00		

**SCHOOL**

North Side Elementary: C  
 Sunrise Middle: C  
 Fort Lauderdale High: 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
99	Daryl Campbell	32	Rosalind Osgood	Sarah Leonardi

①



## DOCUMENT ROUTING FORM

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

1L

TODAY'S DATE: June 6, 2023

Residential Facade and Landscaping Program Agreement - Janice &amp; Woodrow

DOCUMENT TITLE: Hammonds

COMM. 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 ☐ NO

Date to CCO: 6-12-23 Attorney's Name: Lynn Solomon Initials: LS

3) City Clerk's Office: # of originals: 1 Routed to: Ext: Date: 06/14/23

4) City Manager's Office: CMO LOG #: Jun 24 Document received from: CCO 6/14/23

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 1 originals to ☐ Mayor ☒ CCO Date: 6/14/23

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

Forward 1 originals to CCO for attestation/City seal (as applicable) Date:

## INSTRUCTIONS TO CITY CLERK'S OFFICE

City Clerk: Retains 1 original and forwards 1 originals to: Jonelle / 4608 (Name/Dept/Ext)

Attach 1 certified Reso # ☐ YES ☐ NO Original Route form to CAO