

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



**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: Dominique Key

Property Address: 1615 NW 5th St. Ft. Laud. FL 33311

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

Home Phone: ( ) \_\_\_\_\_ Cell Phone: ( ) 954-261-9738

E-Mail Address: DominiqueK91@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: Dominique Key

DATE: 6/30/23

PRINT NAME: Dominique Key

**RIGHT OF ENTRY AND LIABILITY WAIVER AGREEMENT**

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

1615 NW 5th St.

Folio No(s): 5042 6425 0290

Ft. Lauderdale

City/Town

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

Dorsey Park Second Add 23-10 B LOT  
And 20 RIK 8

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 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:

SA  
AD

- (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 20<sup>th</sup> day of June, 2023

[SIGNATURE PAGE FOLLOWS]



## **Paint Color Selection Agreement**

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

Property Owner Name (Please print): Dominique Key

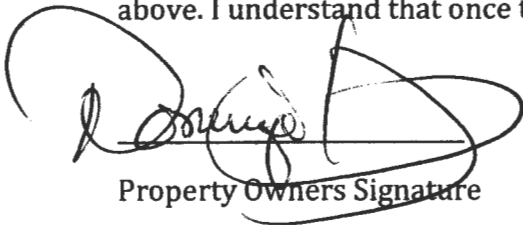
Property Address (Please print): 1615 NW 5th St !

Main (Body) Color (Please print): Blue

Trim Color (Please print): white

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

6/30/23  
Date



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

Property Owner(s):

Dominique Key  
[Print Name]

[Signature]

Dominique Key  
[Print Name]

[Signature]

Witness:

Beverly Chambers  
[Signature]

Beverly Chambers  
[Print Name]

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of March, 2023, by Dominique Key and Beverly Chambers by means of ☒ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2023.

He / She is personally known to me X or has presented the following \_\_\_\_\_ as identification.

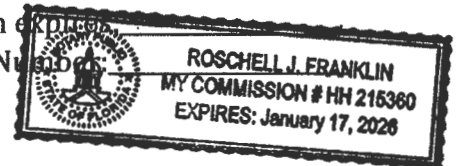
(SEAL)

Roschell J. Franklin  
Notary Public, State of Florida

Name of Notary Typed, Printed or Stamped

Roschell Franklin

My Commission Expires  
Commission Number



TO WHOM IT MAY CONCERN: I, the undersigned, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the State of New York.

\_\_\_\_\_  
Notary Public for the State of New York

\_\_\_\_\_  
Notary Public for the State of New York

\_\_\_\_\_  
Notary Public for the State of New York

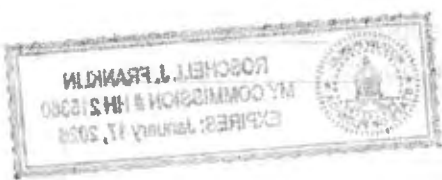
\_\_\_\_\_  
Notary Public for the State of New York

STATE OF NEW YORK  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, of the County of \_\_\_\_\_, State of New York, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the State of New York.

\_\_\_\_\_  
Notary Public for the State of New York

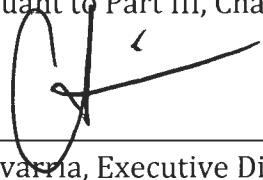
\_\_\_\_\_  
Notary Public for the State of New York




AGENCY:

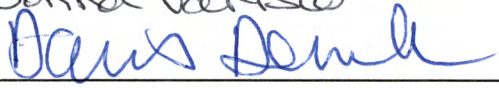
**FORT LAUDERDALE COMMUNITY  
REDEVELOPMENT AGENCY**, a body  
corporate and politic of the State of Florida  
created pursuant to Part III, Chapter 163

WITNESSES:

By:   
Greg Chavarria, Executive Director


  
[Witness type or print name]

Donna Varisco

  
[Witness type or print name]

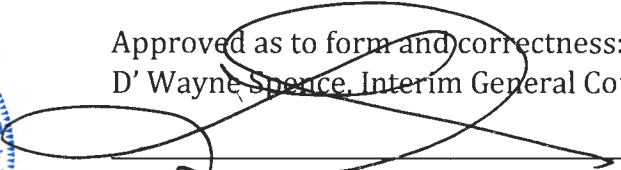
Doris Deneke

ATTEST:

  
David R. Soloman,  
CRA Secretary

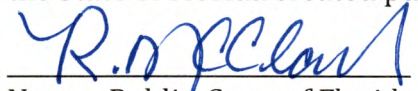


Approved as to form and correctness:  
D' Wayne Spence, Interim General Counsel

  
Lynn Solomon,  
Assistant General Counsel

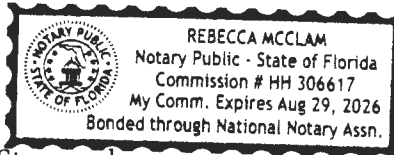
**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or  
☐ online, this 9th day of August, 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.

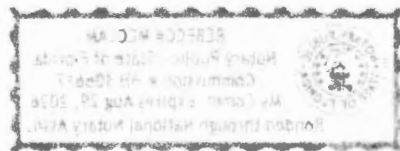
  
Notary Public, State of Florida

Rebecca McClam

Name of Notary Typed, Printed or Stamped



Personally Known ☒ OR Produced Identification ☐  
Type of Identification Produced \_\_\_\_\_



Rebecca D. McCann  
K.D. McCann

**Landscaping Design Selection Agreement**

Property Owner Name:  
(Please print)

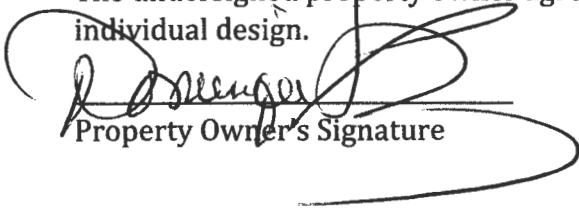
Dominique King

Property Address:  
(Please print)

1615 NW 5th St .

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

Property Owner's Signature



Date

6/30/23

**Property Maintenance Agreement**

Property Owner Name:  
(Please print)

Dominique Key

Property Address:  
(Please print)

1615 NW 5th St -

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

Dominique Key  
Property Owner's Signature

10/30/23  
Date



**PROPERTY SUMMARY**

**Tax Year:** 2023  
**Property ID:** 504204250290  
**Property Owner(s):** KEY, DOMINIQUE A  
**Mailing Address:** PO BOX 1656 FORT LAUDERDALE, FL 33302-1656  
**Physical Address:** 1615 NW 5 STREET FORT LAUDERDALE, 33311-8835

**Property Use:** 01-01 Single Family  
**Millage Code:** 0312  
**Adj. Bldg. S.F:** 806  
**Bldg Under Air S.F:** 783  
**Effective Year:** 1978  
**Year Built:** 1956  
**Units/Beds/Baths:** 1 / 2 / 1

**Deputy Appraiser:** Residential Department  
**Appraisers Number:** 954-357-6831  
**Email:** [realprop@bcpa.net](mailto:realprop@bcpa.net)  
**Zoning :** RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY  
**Abbr. Legal Des.:** DORSEY PARK SECOND ADD 23-10 B LOT 20 BLK 8

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2023	\$13,610	\$136,120	0	\$149,730	\$149,730	
2022	\$13,610	\$125,000	0	\$138,610	\$138,610	\$3,147.00
2021	\$13,610	\$88,730	0	\$102,340	\$89,640	\$1,466.05

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$149,730	\$149,730	\$149,730	\$149,730
Portability	0	0	0	0
Assessed / SOH	\$149,730	\$149,730	\$149,730	\$149,730
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
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	\$149,730	\$149,730	\$149,730	\$149,730

SALES HISTORY FOR THIS PARCEL				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
03/15/2022	Warranty Deed	\$100	118015338	\$3.00	4,538 SqFt	Square Foot
	Non-Sale Title Change					
11/22/2021	Warranty Deed	\$100	117771059			
	Non-Sale Title Change					
09/20/2019	Warranty Deed	\$100	116089906			
	Non-Sale Title Change					
09/21/2018	Warranty Deed	\$100	115342224			
	Non-Sale Title Change					
03/15/2018	Warranty Deed	\$25,000	114955249			
	Excluded Sale					

**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504204250761	05/31/2023	Warranty Deed	Disqualified Sale	\$286,800	118951560	1615 NW 4 ST FORT LAUDERDALE, FL 33311
504204250211	05/21/2023	Warranty Deed	Qualified Sale	\$112,000	118887059	533 NW 16 AVE FORT LAUDERDALE, FL 33311
504204250430	05/19/2023	Warranty Deed	Disqualified Sale	\$286,800	118955947	525 NW 17 AVE FORT LAUDERDALE, FL 33311
504204251070	03/06/2023	Warranty Deed	Disqualified Sale	\$40,000	118724987	NW 4 ST FORT LAUDERDALE, FL 33311
504204250540	01/23/2023	Warranty Deed	Qualified Sale	\$290,000	118638984	437 NW 17 AVE FORT LAUDERDALE, FL 33311

SPECIAL ASSESSMENTS										SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc		North Fork Elementary: F
Ft Lauderdale Fire-rescue (03)						(F1)				Parkway Middle: I
Residential (R)										Stranahan High: C
1						1.00				

**ELECTED OFFICIALS**

<b>Property Appraiser</b>	<b>County Comm. District</b>	<b>County Comm. Name</b>	<b>US House Rep. District</b>	<b>US House Rep. Name</b>
Marty Kiar	8	Robert McKinzie	20	Sheila Cherfilus-McCormick
<b>Florida House Rep. District</b>	<b>Florida House Rep. Name</b>	<b>Florida Senator District</b>	<b>Florida Senator Name</b>	<b>School Board Member</b>
99	Darvl Carnobell	32	Rosalind Osoood	Dr. Jeff Holness

Prepared by and Return To:  
Roschell Franklin  
771 NW 22nd Road  
Fort Lauderdale, FL 33311

APN/Parcel ID(s): 504204-25-0290

### WARRANTY DEED

THIS WARRANTY DEED dated 3/15/2022, by Black Boys and Books, Inc, FL Coporation, hereinafter called the grantor, to Dominique A. Key, a single woman, whose post office address is P.O. Box 1656, Fort Lauderdale, FL 33302, hereinafter called the grantee;  
(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Broward, State of Florida, to wit:

Lot 20, Block 8, Dorsey Park 2nd Addition, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 10, of the Public Records of Broward County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 to December 31, 2021.

## WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Jonathan Wright  
Witness Signature  
Jonathan Wright  
Print Name  
Sandra Mills  
Witness Signature  
Sandra Mills  
Print Name

Black Boys and Books, Inc,

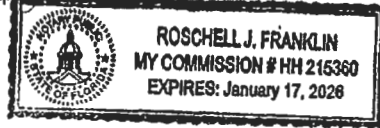
By: Dominique A. Key  
Dominique A. Key, President

Address: 771 NW 22nd Road  
Fort Lauderdale, FL 33311

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of March, 2022, by Dominique A. Key, as President of Black Boys and Books, Inc., to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Roschell J. Franklin  
NOTARY PUBLIC  
My Commission Expires:





## DOCUMENT ROUTING FORM

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

12

TODAY'S DATE: July 7, 2023DOCUMENT TITLE: Residential Facade and Landscaping Program Agreement -Dominique KeyCOMM. 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: 8-7-23 Attorney's Name: Lynn Solomon Initials: [Signature]3) City Clerk's Office: # of originals: 1 Routed to: \_\_\_\_\_ Ext: \_\_\_\_\_ Date: 08/08/234) City Manager's Office: CMO LOG #: JUL 89 Document received from: [Signature] 8/8/23Assigned 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: 8/9/23

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 \_\_\_\_\_ originals to: \_\_\_\_\_ (Name/Dept/Ext)

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