



CITY MANAGER'S OFFICE

CITY MANAGER SIGNATURE REQUEST ROUTING FORM

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

SECTION 1 | SUMMARY INFORMATION

Date: March 27, 2026

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

Document Title/Purpose: Central City Residential Enhancement Program
1213 NW 4 Avenue - Camillo Rodriguez, Carlos Humberto

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

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 Vajocz Ext: 6088

Department: CRA Router Name: Cija Ext: 4776

Department Approval (Director/Chief): Name Vanessa Martin Init VM Date: 3/31/2026

*Return Document To: _____ Department: _____ Ext: _____

**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: Lynn Sedona Approved as to Form: Yes No Initials: [Signature]

Route to: Finance (if applicable) Date: _____ Route to: CCO Date: 5-4-26
5-7-26

SECTION 4 | CITY CLERK'S OFFICE (CCO)

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

Route to CMO Date: 05/08/26 Route to Mayor Date: _____

SECTION 5 | CITY MANAGER'S OFFICE (CMO)

LOG #: MA437 Date Received: 5/11/26 Received From: _____

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

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

Disapproved: _____ Comments: _____

CMO Executive Assistant Route to: CCO | HR | OMB | Other: _____ Date: 5/14/26 Initial: APD

RIGHT OF ENTRY AND LIABILITY WAIVER AGREEMENT

This Agreement is entered into by and between:

Owner(s) Carlos Humberto Useche Rivera and Camilo Alexander Gomez Rodriguez
Property Address 1213 NW 4 Ave, Fort Lauderdale, FL, 33311
City/Town Fort Lauderdale, FL
Folio No(s) 494234034630
Legal Description (attach if available) PROGRESO 2-18 D LOT 18, 19 BLK 12A

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)
- _____ Fence repairs and/or installation, 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 20 day of March, 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):

Carlos Humberto Useche Rivera
[Print Name]

Camilo Alexander Gomez Rodriguez
[Print Name]

[Signature]
[Signature]

[Signature]
[Signature]

Witness:
[Signature]
[Signature]

Lizeth A. Torres
[Print Name]

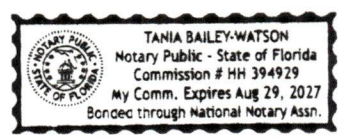
**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence or online, this 20th day of March, 2026, by Camilo Gomez & Carlos Useche Rivera

Tania Bailey-Watson

(SEAL)

Notary Public, State of Florida
Tania Bailey-Watson
Name of Notary Typed, Printed or Stamped



Personally Known _____ OR Produced Identification
Type of Identification Produced driver's license

AGENCY:

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

WITNESSES:

Joseph-Andrew Jordan
[Witness signature]

Joseph-Andrew Jordan
[Witness type or print name]

Andrew Diaz
[Witness signature]

Andrew Diaz
[Witness type or print name]

By: *Rickelle Williams*
Rickelle Williams, Executive Director

Approved as to form and correctness:
Shari L. McCartney, General Counsel

ATTEST:

David R. Soloman
David R. Soloman,
CRA Secretary



Lynn Solomon
By: _____
Lynn Solomon, Assistant General Counsel

Improvement Selection Agreement

Owner(s) Name (Print): Carlos Humberto Useche Rivera and Camilo Gomez

Property Address (Print): 1213 NW 4 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

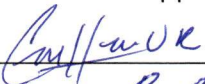
- Meet with driveway contractor to review and confirm design.

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: 03/20/2026


Signature: 

Date: 03/20/2026

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: 03/20/2026

Signature:  Date: 03/20/2026



Property Address	1213 NW 4 AVENUE, FORT LAUDERDALE FL 33311	ID #	4942 34 03 4630
Property Owner	GOMEZ RODRIGUEZ, CAMILO USECHE RIVERA, CARLOS HUMBERTO	Millage	0312
Mailing Address	1213 NW 4 AVE FORT LAUDERDALE FL 33311	Use	01-01
Abbr Legal Description	PROGRESSO 2-18 D LOT 18,19 BLK 124		

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*	\$37,170	\$358,090	\$395,260	\$395,260	
2025	\$37,170	\$356,880	\$394,050	\$325,690	\$7,229.82
2024	\$37,170	\$400,990	\$438,160	\$296,090	\$7,063.72

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$395,260	\$395,260	\$395,260	\$395,260
Portability	0	0	0	0
Assessed/SOH 26	\$395,260	\$395,260	\$395,260	\$395,260
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	\$343,849	\$370,260	\$343,849	\$343,849

Sales History			
Date	Type	Price	Book/Page or CIN
4/29/2025	WD-Q	\$435,000	120199324
1/22/2019	PRD-T		115581709
3/20/2019	PRO-T		115695471
5/31/2016	SWD-Q	\$166,800	113767362
4/4/2016	WD-T	\$100	113656463

Land Calculations		
Price	Factor	Type
\$5.50	6,758	SF
Adj. Bldg. S.F. (Card, Sketch)		1459
Units/Beds/Baths		1/4/2
Eff./Act. Year Built: 1954/1950		

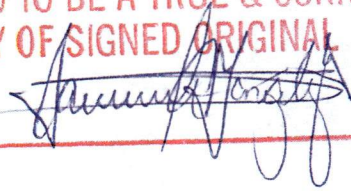
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		

PREPARED BY:
Stacy G. Mager, Esq.
SHROUDER, KARNIS & MAGER, P.A.
9700 Griffin Road, Cooper City, FL 33328
(954) 329-0001
File No.: 2025-4552

RETURN TO:
Perland Title & Escrow Services Corp.
9100 South Dadeland Boulevard
Suite 500
Miami, FL 33156
(305) 846-7880
Parcel Identification No.: 49-42-34-03-4630

CERTIFIED TO BE A TRUE & CORRECT
COPY OF SIGNED ORIGINAL

BY: _____



WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture effective the 30th day of April, 2025 between **Newhonian Enterprises LLC, a Connecticut Limited Liability Company**, whose post office address is **119 Foote Road, South Glastonbury, CT 06073**, Grantor, to **Camilo Alexander Gomez Rodriguez, and Carlos Humberto Useche Rivera, a married couple**, whose post office address is **1213 NW 4th Avenue, Fort Lauderdale, FL 33311**, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of *Ten Dollars* (U.S. \$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot (s) 18 and 19, Block 124, Progresso, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 18, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

Parcel Identification No. 49-42-34-03-4630

Street Address: 1213 NW 4th Avenue, Fort Lauderdale, FL 33311

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

Subject to taxes for current and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Shannett Grant

First Witness Signature
Print Name: Shannett Grant
Address: 9700 Griffin Road
Cooper City, FL 33328

Newhonian Enterprises LLC, a
Connecticut Limited Liability Company

By: *Melissa Newton-Honiss*

Melissa Newton-Honiss, Member

Alexis Gargiulo

Second Witness Signature
Print Name: Alexis Gargiulo
Address: 9700 Griffin Road
Cooper City, FL 33328

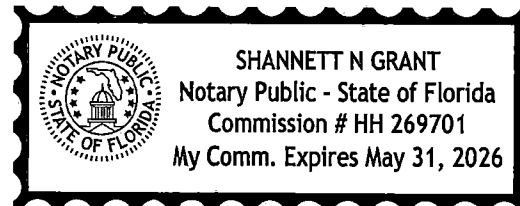
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of () physical presence or (x) online notarization, this 29 day of April, 2025, by Melissa Newton-Honiss, Member of Newhonian Enterprises LLC, a CT Limited Liability Company, on behalf of the company, () who is/are personally known to me or (x) who has/have produced Driver's License as identification.

Shannett Grant

Signature of Notary Public

Shannett Grant
Print, Type/Stamp Name of Notary





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

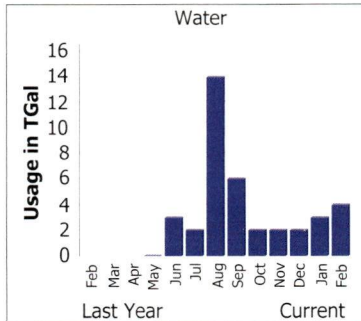
Account Number	Bill Type	Due Date	Amount Due
2188755	Regular	3/16/26	\$147.35

CARLOS USECHE RIVERA AND CAMILO GOMEZ RODRIGUEZ
1213 NW 4TH AVE
FT LAUDERDALE FL 33311-6024



Customer	CARLOS USECHE RIVERA AND CAM
Living Units	1
Period	1/20/26 to 2/17/26
Days	29
Previous Bill	\$120.90
Payments	-\$120.90
Adjustments	\$0.00
Past Due ***	\$0.00
Penalties	\$0.00
Current	\$147.35
Total Due	\$147.35

Service Address: 1213 NW 4TH AVE



Description	Meter/Dial	Reading		Usage	\$ Amount
		Previous	Current		
Water Single Family in the City	200206920-M	1,256	1,260	4	\$25.56
Water Base (5/8 inch Water meter)					\$8.95
Water Monthly Fixed Charge					\$4.57
Utility Tax					\$3.45
Sanitation SF 1 Crt Operations					\$52.49
Sewer Single Family City					\$34.34
Sewer Base City					\$14.22
Sewer Monthly Fixed Charge					\$3.77
					\$147.35

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

Account Number	Address Served	Bill Date	Due Date	Amount Due
2188755	1213 NW 4TH AVE	Feb 18, 2026	Mar 16, 2026	\$147.35

Amount Enclosed \$

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

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