



**THE CITY FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY  
CENTRAL CITY AREA  
RESIDENTIAL FACADE AND LANDSCAPING PROGRAM APPLICATION – HOMESTEAD  
PROPERTY OWNER**

**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) 828-6130 or 4776.

**SUBMIT TO:** The City of Fort Lauderdale Community Redevelopment Agency, 914 Sistrunk Boulevard, Suite 200, Fort Lauderdale, FL 33311.

NAME: Matthew Hooper

PROPERTY ADDRESS: 1401 NW 7<sup>th</sup> Avenue, Fort <sup>Lauderdale</sup> ~~Lauderdale~~ 33311

MAILING ADDRESS (IF DIFFERENT FROM ABOVE): same

HOME PHONE: ( )                      CELL PHONE: (210) 215-1771

E-MAIL ADDRESS: hooperswim@yahoo.com

TYPE OF IMPROVEMENT REQUESTED: Paint ✓ Landscape ✓

**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: Matthew Hooper DATE: 9/19/24

PRINT NAME: Matthew Hooper

## PROPERTY SUMMARY

|                                                                  |                                          |                                                                        |
|------------------------------------------------------------------|------------------------------------------|------------------------------------------------------------------------|
| <b>Tax Year:</b> 2024                                            | <b>Property Use:</b> 01-01 Single Family | <b>Deputy Appraiser:</b> Residential Department                        |
| <b>Property ID:</b> 494234023480                                 | <b>Millage Code:</b> 0312                | <b>Appraisers Number:</b> 954-357-6831                                 |
| <b>Property Owner(s):</b> HOOPER, MATTHEW                        | <b>Adj. Bldg. S.F:</b> 1004              | <b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a> |
| <b>Mailing Address:</b> 1401 NW 7 AVE FORT LAUDERDALE, FL 33304  | <b>Bldg Under Air S.F:</b> 980           | <b>Zoning :</b> RDS-15 - RESIDENTIAL SINGLE FAMILY / MEDIUM DENSITY    |
| <b>Physical Address:</b> 1401 NW 7 AVENUE FORT LAUDERDALE, 33311 | <b>Effective Year:</b> 1952              | <b>Abbr. Legal Des.:</b> PROGRESSO 2-18 D LOT 12 BLK 69                |
|                                                                  | <b>Year Built:</b> 1951                  |                                                                        |
|                                                                  | <b>Units/Beds/Baths:</b> 1 / 3 / 1       |                                                                        |

## PROPERTY ASSESSMENT

| Year | Land     | Building / Improvement | Agricultural Saving | Just / Market Value | Assessed / SOH Value | Tax        |
|------|----------|------------------------|---------------------|---------------------|----------------------|------------|
| 2024 | \$37,130 | \$334,540              | 0                   | \$371,670           | \$150,480            |            |
| 2023 | \$37,130 | \$275,330              | 0                   | \$312,460           | \$146,100            | \$2,595.82 |
| 2022 | \$37,130 | \$256,170              | 0                   | \$293,300           | \$141,850            | \$2,434.23 |

## EXEMPTIONS AND TAXING AUTHORITY INFORMATION

|                    | County    | School Board | Municipal | Independent |
|--------------------|-----------|--------------|-----------|-------------|
| Just Value         | \$371,670 | \$371,670    | \$371,670 | \$371,670   |
| Portability        | 0         | 0            | 0         | 0           |
| Assessed / SOH 18  | \$150,480 | \$150,480    | \$150,480 | \$150,480   |
| 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            | \$100,480 | \$125,480    | \$100,480 | \$100,480   |

## SALES HISTORY FOR THIS PARCEL

| Date       | Type                                  | Price     | Book/Page or Cin |
|------------|---------------------------------------|-----------|------------------|
| 11/29/2017 | Warranty Deed<br>Qualified Sale       | \$179,000 | 114752146        |
| 07/23/2013 | Warranty Deed<br>Qualified Short Sale | \$85,000  | 111716627        |
| 08/29/2003 | Warranty Deed                         | \$105,000 | 35989 / 863      |
| 07/31/2002 | Warranty Deed                         | \$110,000 | 33574 / 939      |
| 04/15/2002 | Quit Claim Deed                       | \$100     | 33052 / 1481     |

## LAND CALCULATIONS

| Unit Price | Units      | Type        |
|------------|------------|-------------|
| \$5.50     | 6,751 SqFt | Square Foot |

## RECENT SALES IN THIS SUBDIVISION

| Property ID  | Date       | Type          | Qualified/ Disqualified | Price       | CIN       | Property Address                             |
|--------------|------------|---------------|-------------------------|-------------|-----------|----------------------------------------------|
| 494234025660 | 09/11/2024 | Warranty Deed |                         | \$655,000   | 119798496 | 1344 NW 4 AVE FORT LAUDERDALE, FL 33311      |
| 494234026490 | 09/09/2024 | Warranty Deed | Disqualified Sale       | \$330,000   | 119795947 | 1320 N ANDREWS AVE FORT LAUDERDALE, FL 33304 |
| 494234022581 | 09/05/2024 | Warranty Deed | Qualified Sale          | \$315,000   | 119779794 | 1406 NW 4 AVE FORT LAUDERDALE, FL 33311      |
| 494234028450 | 08/29/2024 | Warranty Deed | Qualified Sale          | \$2,050,000 | 119781203 | 1650 NE 14 ST FORT LAUDERDALE, FL 33304      |
| 494234026740 | 08/28/2024 | Warranty Deed | Qualified Sale          | \$449,000   | 119782070 | 1328 NE 1 AVE FORT LAUDERDALE, FL 33304      |

## SPECIAL ASSESSMENTS

| Fire                                                   | Garb | Light | Drain | Impr | Safe | Storm                                 | Clean | Misc |
|--------------------------------------------------------|------|-------|-------|------|------|---------------------------------------|-------|------|
| Ft Lauderdale Fire-rescue (03)<br>Residential (R)<br>1 |      |       |       |      |      | FT Laud Stormwater Cat I (F1)<br>1.00 |       |      |

## SCHOOL

Thurgood Marshall Elementary School: C  
Sunrise Middle School: B  
Dillard 6-12: C

## 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        | Dr. Jeff Holness           |

Prepared By:

Nemia L. Schulte, PA  
2211 E. Sample Road, Suite 104  
Lighthouse Point, FL 33064  
(954) 946-1881

Parcel ID Number: 4942 34 02 3480

## Warranty Deed

This Indenture, Made this 30th day of November, 2017 A.D., Between  
Robert A. Schroeter, a married man

of the County of Broward, State of Florida, grantor, and  
Matthew Hooper, a single man

whose address is: 1401 NW 7th Avenue, Fort Lauderdale, FL 33311

of the County of Broward, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Broward State of Florida to wit:

Lot 12, Block 69, PROGRESSO, according to the map or plat thereof as recorded in Plat Book 2,  
Page 18, Public Records of Miami-Dade County, Florida, said land situate, lying, and being in  
Broward County, Florida.

Subject to restrictions, reservations and easements of record, if  
any, and taxes subsequent to 2017.

Grantor, ROBERT A. SCHROETER, warrants that at the time of this  
conveyance, the subject property is not the grantor's homestead  
within the meaning set forth in the constitution of the state of  
Florida, nor is it contiguous to or a part of homestead property.  
Grantor's residence and homestead address is: 731 N.E. 17th Avenue,  
Fort Lauderdale, Florida 33304.

# Warranty Deed - Page 2

Parcel ID Number: 4942 34 02 3480

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

Signed, sealed and delivered in our presence:

Printed Name: Larry Waltenstein  
Witness

Printed Name: BETTYANN REED  
Witness

Robert A. Schroeter (Seal)

P.O. Address: 731 NE 17th Avenue, Fort Lauderdale, FL 33304-3458

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 29th day of November, 2017 by  
Robert A. Schroeter, a married man

who is personally known to me or who has produced his Florida driver's license as identification.

BETTYANN REED  
Printed Name: Bettyann Reed  
Notary Public  
My Commission Expires:



**RIGHT OF ENTRY AND LIABILITY WAIVER AGREEMENT**

**HOMESTEAD PROPERTY OWNER**

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

1401 NW 7 AVE (PROGRESSO 2-18 D LOT 12 BK 69)

Folio No(s): 4942 34 02 3480

FORT 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 ("CCCRA").

**RECITALS**

Whereas, the CCCRA was created in part to the improve the appearance of the Central City Community Redevelopment Area ("CRA Area"); and

Whereas, the CCCRA has created a program for exterior improvements for owners in the CRA Area, which may provide, at the discretion of the CCCRA, 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 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 conduct one or more activities on the Property:

- ☒ (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 CCCRA. Alternatively, Owner may select a qualified contractor of its own choosing. Before the CCCRA

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. Contractor quotes must be separate, independent, and non-collusive. 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 CCCRA. The CCCRA reserves the right to reject any contractor it deems unqualified in its sole discretion. Further, if a notice of commencement is required, the CCCRA must be listed on the Notice as an additional party to receive notice to owner. The CCCRA shall make one disbursement to the Owner when the work is completed and inspected by the CCCRA. Notwithstanding, the CCCRA 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 CCCRA. In some instances, the CCCRA 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 CCCRA 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 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 agrees to maintain the improvements at his or her expenses. CCCRA shall have no obligation to maintain the improvements. Further, CCCRA 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

[ SIGNATURE PAGE FOLLOWS]

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

Property Owner(s):

[Print Name]

[Signature]

[Print Name]

[Signature]

Witness:

[Signature]

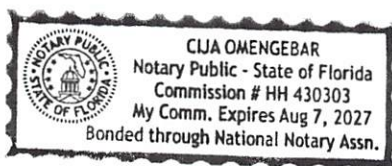
[Print Name]

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 19 day of September, 2024, by Matthew Hooper and \_\_\_\_\_ by means of ☒ physical presence or ☐ online notarization this 19 day of September, 2024.

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

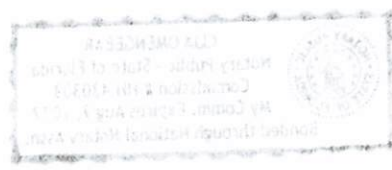
(SEAL)



[Signature]  
Notary Public, State of Florida  
CIJA OMENGBAR

Name of Notary Typed, Printed or Stamped

My Commission expires: Aug 7, 2027  
Commission Number: HH 430303

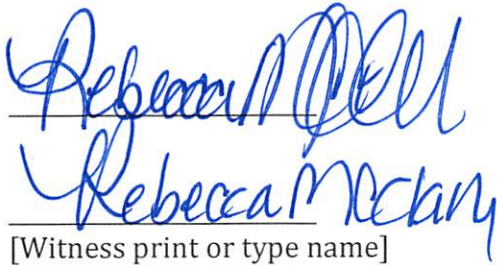


IN WITNESS WHEREOF, the Parties hereto have made and execute this Agreement on the date first above written.

AGENCY:

WITNESSES:

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

  
[Witness print or type name]

By:   
Susan Grant, Acting Executive Director

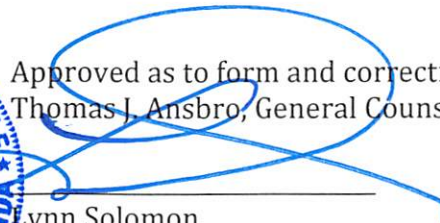
  
  
[Witness print or type name]

ATTEST:

  
David R. Soloman,  
CRA Secretary



Approved as to form and correctness:  
Thomas J. Ansbro, General Counsel

  
Lynn Solomon,  
Assistant General Counsel

**Property Maintenance Agreement**

Property Owner Name: Matthew Hooper  
(Please print)

Property Address: 1401 NW 7th Avenue, Fort Lauderdale, FL 33311  
(Please print)

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

  
Property Owner's Signature

9/19/24  
Date

## Landscaping Design Selection Agreement

Property Owner Name: Matthew Hooper  
(Please print)

Property Address: 1401 NW 7<sup>th</sup> Avenue, Fort Lauderdale, FL 33311  
(Please print)

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

Matthew Hooper  
Property Owner's Signature

9/19/2024  
Date

## Paint Color Selection Agreement

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

PROPERTY OWNER NAME (PRINT): ~~42132 determined~~ Matthew Hooper

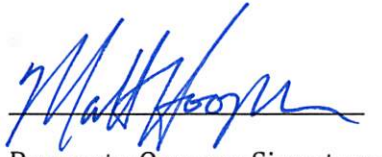
PROPERTY ADDRESS (PRINT): 1401 7<sup>th</sup> Avenue, Fort Lauderdale, FL 33311

MAIN (BODY) COLOR (PRINT): to be determined

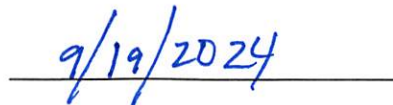
TRIM COLOR (PRINT): to be determined

ACCENT COLOR (PRINT): to be determined

The undersigned property owner hereby agrees to the paint color selection described Above.  
I understand that once the color selection is made, colors cannot be changed.



Property Owners Signature



Date



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

**#23-0362**

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

**FROM:** Greg Chavarria, CRA Executive Director

**DATE:** May 2, 2023

**TITLE:** Resolution Delegating Authority to the Executive Director to Approve Awards for Qualified Applicants and to Execute Any and All Documents Relating to Central City Residential Façade & Landscaping Program for the Central City Area - **(Commission Districts 2 and 3)**

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**Recommendation**

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve a Resolution to delegate authority to the Executive Director to approve awards for qualified applicants to the Central City Residential Façade & Landscaping (RFL) Program.

**Background**

On November 1, 2022, the CRA Board approved a modified version of the Northwest-Progresso-Flagler Heights Community Redevelopment Agency Façade & Landscaping Program for Central City CRA, along with a budget of \$150,000. The RFL is designed to provide funding for the beautification of single-family residential homes and includes external painting and landscaping (Exhibit 1).

On February 2, 2023, "Apply Now" information flyers were sent to 30 properties located on NW 4<sup>th</sup> Avenue between NW 13<sup>th</sup> Street and NW 11<sup>th</sup> Street, and only received 2 applications. Application approval will be contingent on CRA Board delegating authority to the Executive Director to approve the awards. Doing so will speed up the processing of applications for awards not exceeding \$5,000.

Staff plans on distributing informational door hangers on NW 4<sup>th</sup> Avenue and will allow two weeks for prospective applicants to apply. Thereafter, if funding is still available, staff intends on expanding the program to neighboring NW 3<sup>rd</sup> Avenue and NW 5<sup>th</sup> Avenue. A copy of the flyer and door hanger is provided as Exhibit 2.

Under the RFL Program, the Central City CRA will administer the program application. Eligible homesteaded properties will receive up to \$5,000, and eligible investment properties will receive 50% of the total improvement cost, not to exceed \$2,500, with applicable restrictions. The budget of \$150,000 is adequate to fund 30 homestead properties or 25 homestead and 10 tenant occupied properties. The difference between

the RFL Program in the NPF CRA and the Central City CRA RFL Program is the distinction and different level of funding between a homestead property and investment owned property. The former may receive up to the maximum benefit of \$5,000, the investment owned property may receive only 50% of the improvement cost not to exceed \$2,500. The program description and homestead and investor application and agreements are provided as Exhibit 3.

Consistency with the Central City CRA Community Redevelopment Plan

Section A., titled "Purpose", recommends several strategies and programs to address conditions of the neighborhood and needs of its residents and property owners. In particular, under "Housing Strategy", the conservation of existing homes.

The RFL 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. This project is consistent with the Central City Community Redevelopment Plan which provides for physical improvements to enhance the overall environment and improve the quality of life.

**Resource Impact**

There is no fiscal impact associated with this action.

**Strategic Connections**

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 and We Are Prosperous.

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

- The Neighborhood Enhancement Focus Area
- The Housing Element
- Goal 2: Be a community of strong, beautiful, and healthy neighborhoods.

**Attachments**

Exhibit 1 - CAM 22-0707 and Resolution 22-15

Exhibit 2 - Program Flyer and Door Hanger

Exhibit 3 - CRA Residential Façade and Landscaping Program

Exhibit 4 - Resolution

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Prepared by: Clarence Woods, CRA Manager

CRA Executive Director: Greg Chavarria

05/02/2023

CAM #23-0362

# City of Fort Lauderdale

[www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)



## Action Summary

Tuesday, May 2, 2023

2:30 PM

**OR AS SOON THEREAFTER AS POSSIBLE**

**The Parker - 707 Northeast 8th Street, Fort Lauderdale, FL 33304**

## **COMMUNITY REDEVELOPMENT AGENCY BOARD**

**FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY BOARD OF  
COMMISSIONERS**

**DEAN J. TRANTALIS - Chair**  
**PAM BEASLEY-PITTMAN - Vice Chair**  
**JOHN C. HERBST - Commissioner - District I**  
**STEVEN GLASSMAN - Commissioner - District II**  
**WARREN STURMAN - Commissioner - District IV**

**GREG CHAVARRIA, Executive Director**  
**DAVID R. SOLOMAN, Secretary**  
**D'WAYNE M. SPENCE, Interim General Counsel**  
**PATRICK REILLY, City Auditor**

**PUBLIC APPEARANCES BEFORE THE CRA BOARD:**

If any person wishes to address the Board, the person shall sign up in The Parker lobby. A member of the City Clerk's Office Staff will be there to assist. Speaker Cards are given to the Chair. After being recognized by the Chair, the speaker should identify the agenda item in question, indicate support, opposition, or neutrality on the agenda item, and then proceed to succinctly state the speaker's position or present information.

If an attorney, or any other person appears before the Board in a representative capacity, the attorney, or other representative the person shall sign up in The Parker lobby. A member of the City Clerk's Office Staff will be there to assist. After being recognized by the Chair, the speaker should identify the client(s) being represented, and identify the agenda item in question. The speaker shall then indicate the client's support, opposition, or neutrality on the agenda item and then proceed to succinctly state the client's position or present information on behalf of the client(s).

Pursuant to Section 3.13 of the Charter of the City of Fort Lauderdale, Florida, the Chair shall maintain order at all meetings, and the Police Department, upon instructions of the Chair, shall expel any person from the meeting who refuses to obey the order of the Chair in relation to preserving order at the meetings. Any person who interrupts or disturbs a City Board meeting, or who willfully enters or remains in a City Board meeting having been warned by the Chair to depart and who refuses to do so, may be subject to arrest.

**AUXILIARY AIDS AND SERVICES:** If you desire auxiliary aids or services or both to assist in viewing or hearing the City Board meetings or reading the agenda and minutes for the meeting, please contact the City Clerk's Office at 954-828-5002 at a minimum of two days prior to the meeting and arrangements will be made to provide these services to you.

**NOTICE TO MEMBERS OF THE PUBLIC:** If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, the person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

## ROLL CALL

**Present** 5 - Commissioner Steven Glassman, Vice Chair Pam Beasley-Pittman, Commissioner Warren Sturman, Commissioner John C. Herbst, and Chair Dean J. Trantalis

## MOTIONS

**M-1** [23-0479](#) Motion Approving Minutes for April 18, 2023, Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

### APPROVED

**Yea:** 5 - Commissioner Glassman, Vice Chair Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Chair Trantalis

## RESOLUTIONS

**R-1** [23-0267](#) Resolution Approving a \$2,000,000 Development Incentive Program Forgivable Loan to New Hope Development Corporation for the New Hope Affordable Housing Development Located at 1316 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)

### REMOVED FROM AGENDA

**R-2** [23-0362](#) Resolution Delegating Authority to the Executive Director to Approve Awards for Qualified Applicants and to Execute Any and All Documents Relating to Central City Residential Façade & Landscaping Program for the Central City Area - (Commission Districts 2 and 3)

### ADOPTED

**Yea:** 5 - Commissioner Glassman, Vice Chair Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Chair Trantalis

**R-3** [23-0394](#) Resolution Authorizing Budget Amendment - Reappropriate \$20,000 for the NE 4th Avenue Complete Street Project - (Commission District 2)

### ADOPTED

**Yea:** 4 - Commissioner Glassman, Vice Chair Beasley-Pittman, Commissioner Sturman and Chair Trantalis

**Nay:** 1 - Commissioner Herbst

RESOLUTION NO. 23-03 (CRA)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR TO APPROVE AWARDS FOR QUALIFIED APPLICANTS RELATING TO THE CENTRAL CITY RESIDENTIAL FAÇADE & LANDSCAPING PROGRAM; DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR TO EXECUTE ANY AND ALL AGREEMENTS RELATING TO SUCH AWARDS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Residential Façade and Landscaping ("RFL") Program is designed to provide funding for the beautification of single-family residential homes and includes for funding assistance for external painting and landscaping; and

WHEREAS, on November 1, 2022, the Fort Lauderdale Community Redevelopment Agency ("CRA") Board of Commissioners approved a modified version of the Northwest-Progresso-Flagler Heights Community Redevelopment Agency Façade & Landscaping Program for Central City CRA along with an allocation of One Hundred Fifty-Thousand and No/100 Dollars (\$150,000); and

WHEREAS, the Central City RFL Program allows for eligible homestead properties to receive up to \$5,000 and eligible investment properties to receive up to \$2,500 (with applicable restrictions) in funding assistance; and

WHEREAS, the allocation and appropriation of One Hundred Fifty-Thousand and No/100 Dollars (\$150,000) is estimated to fund 30 homestead properties or 25 homestead and 10 investment properties.

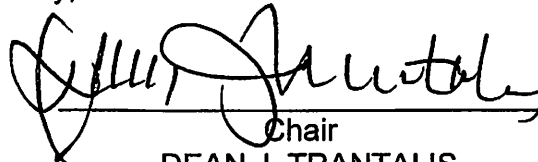
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY:

SECTION 1. That the recitals set forth above are true and correct and are incorporated in this Resolution.

SECTION 2. That the Executive Director is hereby delegated authority to approve all awards under the Central City RFL Program to qualified applicants and to execute any and all agreements pertaining to the award in accordance with the RFL policy and guidelines approved by the Board of Commissioners.

SECTION 3. That this Resolution shall be in full force and effect upon final passage.

ADOPTED this 2<sup>nd</sup> day of May, 2023.

  
Chair  
DEAN J. TRANTALIS

ATTEST:

  
CRA Secretary  
DAVID R. SOLOMAN

APPROVED AS TO FORM:

  
Interim General Counsel  
D'WAYNE M. SPENCE

|                        |            |
|------------------------|------------|
| Dean J. Trantalis      | <u>Yea</u> |
| John C. Herbst         | <u>Yea</u> |
| Steven Glassman        | <u>Yea</u> |
| Pamela Beasley-Pittman | <u>Yea</u> |
| Warren Sturman         | <u>Yea</u> |



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

**#22-0707**

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

**FROM:** Greg Chavarria, CRA Executive Director

**DATE:** November 1, 2022

**TITLE:** Resolution Adopting a Modified Version of the Northwest-Progresso-Flagler Heights Community Redevelopment Agency Residential Façade & Landscaping Program for the Central City Area and Approving a Budget of \$150,000 - **(Commission Districts 2 and 3)**

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**Recommendation**

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve a Resolution to adopt a modified version of the Northwest-Progresso-Flagler Heights (NPF) CRA Residential Façade & Landscaping (RFL) Program for the Central City Area and approve a budget of \$150,000.

**Background**

At the May 4, 2022 and June 1, 2022 Central City Redevelopment Advisory Board (CCRAB) meetings, staff presented two types of home improvement programs that are currently in operation in the NPF Area. One was a Residential Façade and Landscaping Program and the other a Home Repairs and Renovation Program administered by *Rebuilding Together Broward County Inc.* The CCRAB discussed the benefits of collaborating with *Rebuilding Together* in a similar partnership, tailored to the housing profile of the Central City CRA area. Pursuant to the Central City Community Redevelopment Plan, 32% of housing is owner-occupied and 68% is renter-occupied. As such, consensus was reached that the program would primarily benefit owner-occupied, single-family detached properties. Renter-occupied, single-family detached properties would be secondary. This is to ensure that the revitalization efforts of the program can be visible throughout the area. The approved meeting minutes are provided as Exhibit 1.

On July 6, 2022, in a (5-1) vote, the CCRAB recommended the approval of \$150,000 to fund the CRA Residential Façade and Landscaping (RFL) Program, in partnership with *Rebuilding Together Broward County*. The level of funding depends on whether the property is homestead or investment-owned. Homestead properties would receive up to \$5,000 in assistance. Renter-occupied properties would receive 50% of the total improvement cost, not to exceed \$2,500. The approved meeting minutes have been provided as Exhibit 2.

While discussions with the CCRAB demonstrated a strong preference to collaborate with *Rebuilding Together*, in order to provide the improvement services, the RFL Program must first be established as an ongoing program in the area. CRA staff recommends the adoption of a modified version of the RFL Program, and funding in the amount of \$150,000 to provide external painting and low maintenance landscaping services for eligible single-family homes in the Central City Area. The program description and application form are provided as Exhibit 3.

Under the RFL Program, the Central City CRA will administer the program application. Eligible homesteaded properties will receive up to \$5,000, and eligible investment properties will receive 50% of the total improvement cost, not to exceed \$2,500, with applicable restrictions. The budget of \$150,000 is adequate to fund 30 homestead properties or 25 homestead and 10 tenant owned properties. The difference between the RFL Program in the NPF CRA and the Central City CRA RFL Program is the distinction and different level of funding between a homestead property and investment owned property. The former may receive up to the maximum benefit of \$5,000, the investment owned property may receive only 50% of the improvement cost not to exceed \$2,500.

#### Objective

The objective of the CRA Residential Façade and Landscaping Program is to improve the visual landscape of the Central City CRA area, to enhance the pride of ownership, and to improve the property values by enhancing the homes and landscapes.

#### AWARD GUIDELINES AND FUNDING CONDITIONS

The properties eligible for improvements are detached single-family homes in the Central City residential core area. The program favors homestead/owner-occupied properties. Investment/tenant-occupied properties will be allowed on a case-by-case basis. Staff will identify priority streets to roll out the program (Exhibit 4). All homes must be approved by the Area Manager.

Once approved, property owners must submit a completed application as well as a right of entry and liability waiver agreement (Exhibit 5 and Exhibit 6). Three estimates from licensed and insured contractors are also required. The application and right of entry and liability waiver agreement is reviewed by the CRA staff and approved by the Executive Director prior to the commencement of any exterior improvements.

Low maintenance landscaping is designed specifically for areas that are susceptible to drought, or for properties where water conservation is indicated. Non-eligible expenses include, but are not limited to, sprinkler system, driveway gate, paving or improvements to a driveway, removal and/or trimming of trees, backyard landscaping, and fencing. Participation is subject to availability of funds and is subject to change without notice.

Payment for completed improvements shall be contingent on inspection and sign-off by CRA staff to ensure that the completed work is satisfactory. The CRA will only reimburse for external painting and low maintenance landscaping. The following conditions apply:

- Award(s) are a one-time benefit per property, duplicate funding is restricted in future years.
- The CRA will pay 100% of improvement cost, not to exceed \$5,000, for homestead/owner-occupied, single-family detached homes.
- The CRA will pay 50% of the improvement cost, not to exceed \$2,500, for investor owned/renter-occupied, single-family detached homes.
- The Executive Director or his designee reserves the right to waive the eligibility requirements and allow multi-family properties that consist of two (2) to four (4) units. The property must also have a need for painting and landscaping upon CRA inspection.

**Consistency with the Central City CRA Community Redevelopment Plan**

Section A., titled "Purpose", recommends several strategies and programs to address conditions of the neighborhood and needs of its residents and property owners. In particular, under "Housing Strategy", the conservation of existing homes.

The RFL 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. This project is consistent with the Central City Community Redevelopment Plan which provides for physical improvements to enhance the overall environment and improve the quality of life.

**Resource Impact**

Funds for this transaction are contingent upon the approval of a Fiscal Year 2023 budget transfer.

| Funds available as of October 25, 2022 |                                          |                                                 |                            |                               |           |
|----------------------------------------|------------------------------------------|-------------------------------------------------|----------------------------|-------------------------------|-----------|
| ACCOUNT NUMBER                         | COST CENTER NAME (Program)               | CHARACTER / ACCOUNT NAME                        | AMENDED BUDGET (Character) | AVAILABLE BALANCE (Character) | AMOUNT    |
| 20-121-1521-552-40-4203-CRA092314      | Residential Façade & Landscaping CC FY23 | Other Operating Expenses/Redevelopment Projects | \$0                        | \$0                           | \$150,000 |
| TOTAL AMOUNT ►                         |                                          |                                                 |                            |                               | \$150,000 |

**Strategic Connections**

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
- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods

- Objective: Work with partners to reduce homelessness by promoting independence and self-worth through advocacy, housing and comprehensive services
- Objective: Ensure a range of affordable housing options
- Objective: Create a continuum of education services and support

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community and We Are Prosperous.

**Attachments**

Exhibit 1 - May 4, 2022 and June 1, 2022 Approved Minutes

Exhibit 2 - July 6, 2022 Approved Minutes

Exhibit 3 - CRA Residential Façade and Landscaping Program

Exhibit 4 - Location Map

Exhibit 5 - Application and Agreement – Homestead Property Owner

Exhibit 6 - Application and Agreement – Investment Property Owner

Exhibit 7 - Resolution

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Prepared by: Clarence Woods, CRA Manager

CRA Executive Director: Greg Chavarria

# City of Fort Lauderdale

<https://fortlauderdale.legistar.com/Calendar.aspx>

[www.fortlauderdale.gov/fltv](http://www.fortlauderdale.gov/fltv)

[www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)

Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99



## Action Summary

Tuesday, November 1, 2022

2:30 PM

City Hall - City Commission Chambers

OR AS SOON THEREAFTER AS POSSIBLE

100 North Andrews Avenue, Fort Lauderdale, FL 33301

## **COMMUNITY REDEVELOPMENT AGENCY BOARD**

*FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY BOARD OF  
COMMISSIONERS*

*DEAN J. TRANTALIS - Chair*

*BEN SORENSEN - Vice Chair*

*HEATHER MORAITIS - Commissioner - District I*

*STEVEN GLASSMAN - Commissioner - District II*

*ROBERT L. McKINZIE - Commissioner - District III*

*GREG CHAVARRIA, Executive Director*

*DAVID R. SOLOMAN, Secretary*

*ALAIN E. BOILEAU, General Counsel*

*PATRICK REILLY, City Auditor*

**PUBLIC APPEARANCES BEFORE THE CRA BOARD:**

If any person wishes to address the Board, the person shall sign up in the City Hall lobby. A member of the City Clerk's Office Staff will be there to assist. Speaker Cards are given to the Chair. After being recognized by the Chair, the speaker should identify the agenda item in question, indicate support, opposition, or neutrality on the agenda item, and then proceed to succinctly state the speaker's position or present information.

If an attorney, or any other person appears before the Board in a representative capacity, the attorney, or other representative the person shall sign up in the City Hall lobby. A member of the City Clerk's Office Staff will be there to assist. After being recognized by the Chair, the speaker should identify the client(s) being represented, and identify the agenda item in question. The speaker shall then indicate the client's support, opposition, or neutrality on the agenda item and then proceed to succinctly state the client's position or present information on behalf of the client(s).

Pursuant to Section 3.13 of the Charter of the City of Fort Lauderdale, Florida, the Chair shall maintain order at all meetings, and the Police Department, upon instructions of the Chair, shall expel any person from the meeting who refuses to obey the order of the Chair in relation to preserving order at the meetings. Any person who interrupts or disturbs a City Board meeting, or who willfully enters or remains in a City Board meeting having been warned by the Chair to depart and who refuses to do so, may be subject to arrest.

**AUXILIARY AIDS AND SERVICES:** If you desire auxiliary aids or services or both to assist in viewing or hearing the City Board meetings or reading the agenda and minutes for the meeting, please contact the City Clerk's Office at 954-828-5002 at a minimum of two days prior to the meeting and arrangements will be made to provide these services to you.

**NOTICE TO MEMBERS OF THE PUBLIC:** If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, the person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

## ROLL CALL

**Present** 4 - Vice Chair Ben Sorensen, Commissioner Steven Glassman,  
Commissioner Robert L. McKinzie, and Chair Dean J. Trantalis

**Not Present** 1 - Commissioner Heather Moraitis

## MOTIONS

**M-1**     22-0958     Motion Approving Minutes for September 22, 2022, Community  
Redevelopment Agency Board Meeting - (Commission Districts 2 and  
3)

### APPROVED

**Yea:** 4 - Vice Chair Sorensen, Commissioner Glassman, Commissioner  
McKinzie and Chair Trantalis

**Not Present:** 1 - Commissioner Moraitis

## RESOLUTIONS

**R-1**     22-0707     Resolution Adopting a Modified Version of the  
Northwest-Progresso-Flagler Heights Community Redevelopment  
Agency Residential Façade & Landscaping Program for the Central  
City Area and Approving a Budget of \$150,000 - (Commission  
Districts 2 and 3)

### ADOPTED

**Yea:** 3 - Vice Chair Sorensen, Commissioner Glassman and Commissioner  
McKinzie

**Nay:** 1 - Chair Trantalis

**Not Present:** 1 - Commissioner Moraitis

**R-2**     22-0898     Resolution Approving a Development Incentive Program Loan in the  
Amount of \$1,500,000 to Related FATVillage, LLC for the Gallery at  
FAT Village Project Located at 600 Andrews Avenue, Authorizing the  
Executive Director to Execute Any and All Related Instruments, and  
Delegating Authority to the Executive Director to Take Certain  
Actions - (Commission District 2)

### ADOPTED

**Yea:** 3 - Vice Chair Sorensen, Commissioner Glassman and Commissioner  
McKinzie

**Nay:** 1 - Chair Trantalis

**Not Present:** 1 - Commissioner Moraitis

**R-3**     22-1037     Resolution Approving an Increase in Property and Business Improvement Program Funding to Cravemadness, LLC in the Amount of \$347,219.89 for the Jamaican Jerk Shack Restaurant at 560 NW 7 Avenue, Waiving the Maximum Funding Limits of the Program, 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**

**Yea:** 4 - Vice Chair Sorensen, Commissioner Glassman, Commissioner McKinzie and Chair Trantalis

**Not Present:** 1 - Commissioner Moraitis

**ADJOURNMENT**

RESOLUTION NO. 22-15 (CRA)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY ADOPTING A RESIDENTIAL FAÇADE AND LANDSCAPING PROGRAM FOR THE CENTRAL CITY REDEVELOPMENT AREA; APPROVING A BUDGET OF \$150,000; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 4, 2022, and June 1, 2022, two Home Improvement Programs were presented to the Central City Redevelopment Advisory Board ("CCRAB"); the first being a Residential Façade & Landscaping Program and the second a Home Repair and Renovation Program Administered by Rebuilding Together Broward County, Inc.; and

WHEREAS, the Central City Community Redevelopment plan estimates that 32% of housing stock within the specified Central City Redevelopment Area is owner occupied, while 68% is renter occupied; and

WHEREAS, on July 6, 2022, in a 5-1 vote the CCRAB recommended approval of \$150,000 to fund the Central City Residential Façade and Landscaping Program ("RFL"); and

WHEREAS, the level of funding is dependent upon whether the property is homestead or investment owned; and

WHEREAS, homestead properties would receive a maximum of \$5,000 in assistance; and

WHEREAS, renter occupied properties would receive 50% of the total improvement cost, not to exceed \$2,500.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY:

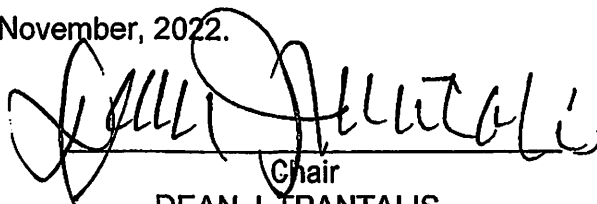
SECTION 1. The foregoing recitals are true and correct and incorporated herein by reference.

SECTION 2. That the Board of Commissioners of the Fort Lauderdale Community Redevelopment Agency hereby adopts and approves the Central City Redevelopment Area Residential and Façade Landscaping Program.

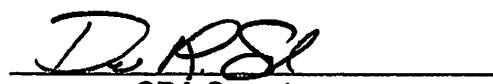
SECTION 3. The Board of Commissioners adopt and approve the budget of \$150,000 for the RFL Program.

SECTION 4. That this Resolution shall be in full force and effect immediately upon and after its passage.

ADOPTED this 1<sup>st</sup> day of November, 2022.

  
Chair  
DEAN J. TRANTALIS

ATTEST:

  
CRA Secretary  
DAVID R. SOLOMAN

APPROVED AS TO FORM:

  
General Counsel  
ALAIN E. BOILEAU

|                    |                    |
|--------------------|--------------------|
| Dean J. Trantalis  | <u>Nay</u>         |
| Heather Moraitis   | <u>Not Present</u> |
| Steven Glassman    | <u>Yea</u>         |
| Robert L. McKinzie | <u>Yea</u>         |
| Ben Sorensen       | <u>Yea</u>         |



## DOCUMENT ROUTING FORM

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

16

#

TODAY'S DATE: SEPTEMBER 30, 2024DOCUMENT TITLE: CENTRAL CITY RES. FACADE & LANDSCAPE PROGRAM APPLICATION - HOMESTEAD  
1401 NW 7 AVE - MATTHEW HOOPERCOMM. MTG. DATE: 5/2/23 CAM #: 23-0362 ITEM #: R-2 CAM attached: ☒ YES ☐ NORouting Origin: CRA Router Name/Ext: CIJA/4776 Action Summary attached: ☒ YES ☐ NOCIP FUNDED: ☐ YES ☒ NO

Capital Investment / Community Improvement Projects defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include land, real estate, realty, or real.

2) City Attorney's Office: Documents to be signed/routed? ☒ YES ☐ NO # of originals attached: 1Is attached Granicus document Final? ☐ YES ☐ NO Approved as to Form: ☐ YES ☐ NODate to CCO: 10.7.24 Attorney's Name: LYNN SOLOMON Initials: [Signature]3) City Clerk's Office: # of originals: 1 Routed to: \_\_\_\_\_ Ext: \_\_\_\_\_ Date: 10/07/244) City Manager's Office: CMO LOG #: DCT Document received from: CCO 10/08/24Assigned to: ~~GREG CHAVARRIA~~ ☐ ANTHONY FAJARDO ☒ SUSAN GRANT ☐Susan Grant, Acting CM  
GREG CHAVARRIA as CRA Executive Director ☐☐ APPROVED FOR G. CHAVARRIA'S SIGNATURE ☐ N/A ~~G. CHAVARRIA TO SIGN~~

PER ACM: A. FAJARDO \_\_\_\_\_ (Initial) S. GRANT \_\_\_\_\_ (Initial)

☐ PENDING APPROVAL (See comments below)

Comments/Questions: \_\_\_\_\_

Forward ☒ originals to ☐ Mayor ☒ CCO Date: 10/8/24

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

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

## INSTRUCTIONS TO CITY CLERK'S OFFICE

City Clerk: Retains \_\_\_\_\_ original and forwards 1 originals to: CIJA/CRA/4776 (Name/Dept/Ext)Attach \_\_\_\_\_ certified Reso # \_\_\_\_\_ ☐ YES ☐ NO Original Route form to CAO