



**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: Jewise Joseph , Dennis ^{Brian} Pick Jr.

Property Address: 436 NW 21st Ave. Ft. Lauderdale, FL 33311

Mailing Address (If different from above): _____

Home Phone: (____) _____ Cell Phone: (954) 702-8883

E-Mail Address: jomon67@gmail.com

Type of Improvement Requested: Paint X 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: Jes DATE: 2/6/23 x

PRINT NAME: Jewise Joseph , Dennis Brian Pick Jr

RIGHT OF ENTRY AND LIABILITY WAIVER AGREEMENT

This Agreement is by and between, Jewise Joseph and Dennis Brian Pick Jr
(the "Owner(s)") of the property commonly identified as:

436 NW 264 Ave

Folio No(s): 5042 - 04 - 30 - 0780

Fort Lauderdale, FL 33311

City/Town

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

And

Fort Lauderdale Community Redevelopment Agency, a community redevelopment agency organized pursuant to Chapter 163, Part III of the Florida Statutes ("NPFCRA").

RECITALS

Whereas, the NPFCRA was created in part to the improve the appearance of the Northwest, Progresso Flagler Heights Community Redevelopment Area ("CRA Area"); and

Whereas, the NPFCRA has created a program for exterior improvements for owners in the CRA Area, which may provide, at the discretion of the NPFCRA, up to \$5,000 for certain exterior improvements to existing homes.

TERMS

Now therefore, in consideration of one or more of the following activities to be conducted on the Property, the Owner(s) thereof hereby grants to NPFCRA a right of entry and access to the Property and a waives liability against NPFCRA, its employees, agents and public officials, for activities conducted under this Agreement in order to conduct one or more activities on the Property:

- ✓ (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.

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 6 day of February, 2023.

[SIGNATURE PAGE FOLLOWS]

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.

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

Property Owner(s):

Jewise Joseph

[Print Name]

[Signature]
[Signature]

Dennis Pick

[Print Name]

[Signature]
[Signature]

Witness:

[Signature]
[Signature]

[Signature]
[Print Name]

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6 day of February,
2023, by Jewise Joseph and Dennis Pick by means of ☐ physical
presence or ☐ online notarization this 6 day of February 2023.

He / She is personally known to me _____ or has presented the following
driver license and as identification.
us passport.

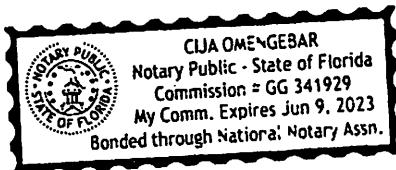
(SEAL)

[Signature]

Notary Public, State of Florida

CITA OMENAGBAR

Name of Notary Typed, Printed or Stamped



My Commission expires: JUNE 9, 2023
Commission Number: GG 341929

Property Maintenance Agreement

Property Owner Name: Kevin Joseph
(Please print)

Property Address: 436 NW 21st Ave
(Please print)

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

[Signature]
Property Owner's Signature

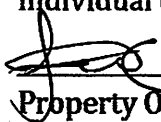
1/6/23
Date

Landscaping Design Selection Agreement

Property Owner Name: Jewise Joseph
(Please print)

Property Address: 436 NW 21st Ave, Ft. Lauderdale, FL 33311
(Please print)

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


Property Owner's Signature

1/6/23
Date

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): Jewise, Joseph

Property Address (Please print): 436 NW 21st Ave, Ft. Lauderdale, FL 33311

Main (Body) Color (Please print): _____

Trim Color (Please print): _____

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

1/6/23

Date

PROPERTY SUMMARY

Tax Year: 2023	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 504204300780	Millage Code: 0312	Appraisers Number: 954-357-6831
Property Owner(s): PICK, DENNIS BRIAN JR JOSEPH, JEWISSE	Adj. Bldg. S.F: 1134	Email: realprop@bcpa.net
Mailing Address: 436 NW 21 AVE FORT LAUDERDALE, FL 33311	Bldg Under Air S.F: 1128	Zoning: RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
Physical Address: 436 NW 21 AVENUE FORT LAUDERDALE, 33311	Effective Year: 1953	Abbr. Legal Des.: RIVER BEND 25-50 B LOT 4 BLK 5
	Year Built: 1950	
	Units/Beds/Baths: 1 / 3 / 2	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2023	\$22,930	\$209,450	0	\$232,380	\$188,080	
2022	\$22,930	\$209,450	0	\$232,380	\$182,610	\$3,189.29
2021	\$22,930	\$154,370	0	\$177,300	\$177,300	\$3,091.96

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$232,380	\$232,380	\$232,380	\$232,380
Portability	0	0	0	0
Assessed / SOH 21	\$188,080	\$188,080	\$188,080	\$188,080
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	\$138,080	\$163,080	\$138,080	\$138,080

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
05/29/2020	Quit Claim Deed Non-Sale Title Change	\$100	116546029
05/29/2020	Warranty Deed Qualified Sale	\$197,000	116546031
03/08/2018	Warranty Deed Non-Sale Title Change	\$100	114978274
04/08/2004	Warranty Deed	\$106,500	37317 / 1803
07/01/1996	Warranty Deed	\$100	25172 / 770

LAND CALCULATIONS

Unit Price	Units	Type
\$3.00	7,642 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504204300520	01/10/2023	Certificate of Title	Disqualified Sale	\$131,100	118642427	508 NW 20 AVE FORT LAUDERDALE, FL 33311
504204300330	11/18/2022	Warranty Deed	Qualified Sale	\$275,000	118527329	520 NW 21 AVE FORT LAUDERDALE, FL 33311
504204300440	07/26/2022	Warranty Deed	Qualified Sale	\$350,000	118305079	521 NW 20 AVE FORT LAUDERDALE, FL 33311
504204300730	05/13/2022	Warranty Deed	Qualified Sale	\$234,000	118164399	446 NW 20 AVE FORT LAUDERDALE, FL 33311
504204300500	04/29/2022	Warranty Deed	Disqualified Sale	\$218,000	118118472	500 NW 20 AVE FORT LAUDERDALE, FL 33311

SPECIAL ASSESSMENTS

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

SCHOOL

North Fork Elementary: F
Parkway Middle: I
Stranahan High: 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

RECORD AND RETURN TO:
FIRST INTERNATIONAL TITLE, INC.
2117 N. COMMERCE PARKWAY
WESTON, FL 33326

FILE NUMBER: 164541-21

This Instrument Prepared by and Return to:

Kurt D. Zimmerman

Law Firm of Zimmerman & Associates, P.A.

2400 E. Commercial Blvd, Suite 820

Fort Lauderdale, FL 33308

Our File No.: 20200026

Property Appraisers Parcel Identification (Folio) Number: 504204-30-0780

Space above this line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 2nd day of June, 2020 by Elisabeth S. Nottingham, Individually and as Trustee of the 436 Ft Lauderdale Trust, dated January 22, 2017, whose post office address is 7800 Banyan Terrace, Tamarac, FL 33321 herein called the Grantor, to Jewise Joseph and Dennis Brian Pick, Jr., wife and husband whose post office address is 436 NW 21st Avenue, Fort Lauderdale, FL 33311, hereinafter called the Grantees:

(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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Lot 4, Block 5, RIVER BEND SUBDIVISION, according to the Plat thereof, recorded in Plat Book 25, Page(s) 50 of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' 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.

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

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

AND, the Grantor hereby covenants with said Grantees 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, and hereby 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, 2019.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Lisa DeVries
Witness #1 Signature
Lisa DeVries
Witness #1 Printed Name
Dana Cardia
Witness #2 Signature
DANA CARDEA
Witness #2 Printed Name

Elisabeth S. Nottingham
Elisabeth S. Nottingham, Individually and as
Trustee of the 436 Ft Lauderdale Trust,
dated January 22, 2017

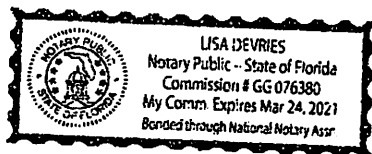
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 29th day of May, 2020, by means of ☒ physical presence or ☐ online notarization by Elisabeth S. Nottingham, Individually and as Trustee of the 436 Ft Lauderdale Trust, dated January 22, 2017 who is personally known to me or has produced FL DL as identification.

SEAL

Lisa DeVries
Notary Public
LISA DeVries
Printed Notary Name

My Commission Expires:



This Instrument Prepared By:
Kurt D. Zimmerman
Law Firm of Zimmerman & Associates, P.A.
2400 E. Commercial Blvd, Suite 820
Fort Lauderdale, FL 33308

Parcel Identification No: **504204-30-0780**

RECORD AND RETURN TO:
FIRST INTERNATIONAL TITLE, INC.
3117 N. COMMERCE PARKWAY
WESTON, FL 33326

FILE NUMBER: **164541-21**

QUITCLAIM DEED

This Quitclaim Deed, made this 2nd day of June, 2020, between 436 Ft Lauderdale, LLC, a Florida Limited Liability Company, whose address is 7800 Banyan Terrace, Tamarac, FL 33321, Grantor, and Jewise Joseph and Dennis Brian Pick, Jr., wife and husband, whose address is 436 NW 21st Avenue, Fort Lauderdale, FL 33311, 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 & NO/100 (\$10.00)-----
-----DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of BROWARD, State of Florida, to-wit:

Lot 4, Block 5, RIVER BEND SUBDIVISION, according to the Plat thereof, recorded in Plat Book 25, Page(s) 50 of the Public Records of Broward County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' 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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

436 Ft Lauderdale, LLC a Florida Limited Liability Company

Lisa Selke
Witness #1 Signature

Lisa DeVries
Witness #1 Printed Name

Dana Cardea
Witness #2 Signature

DANA CARDEA
Witness #2 Printed Name

By:

Charles Nottingham
Charles Nottingham, Manager of ECN Investments, LLC, on behalf of 436 Ft Lauderdale, LLC, a Florida Limited Liability Company, as its Managing Member

STATE OF FLORIDA
COUNTY OF BROWARD

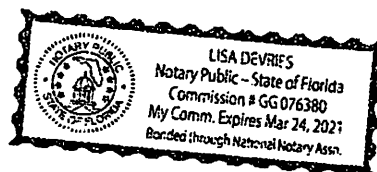
The foregoing instrument was acknowledged before me this 29th day of May, 2020, by Charles Nottingham, Manager of ECN Investments, LLC, on behalf of 436 Ft Lauderdale, LLC, a Florida Limited Liability Company, as its Managing Member who appeared by ☒ physical presence or ☐ online notarization and has produced FLDL as identification.

SEAL

My Commission Expires:

Lisa Selke
Notary Signature

Lisa DeVries
Printed Notary Signature





CITY MANAGER'S OFFICE

DOCUMENT ROUTING FORM

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

TODAY'S DATE: 2/6/2023

DOCUMENT TITLE: CRA Residential Facade & Landscaping Agreement
Jewise Joseph & Dennis Brian Pick Jr.COMM. MTG. DATE: 12/1/21 CAM #: 21-1146 ITEM #: R-2 CAM attached: ☒ YES ☐ NORouting Origin: CRA Router Name/Ext: Jonelle 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: _____Is attached Granicus document Final? ☐ YES ☐ NO Approved as to Form: ☐ YES ☐ NO

Date to CCO: 1-9-23 Attorney's Name: Lynn Solomon Initials: JS

3) City Clerk's Office: # of originals: 1 Routed to: _____ Ext: _____ Date: 02/09/23

4) City Manager's Office: CMO LOG #: FEB-316 Document received from: CCO 02/09/23

Assigned to: GREG CHAVARRIA ☐ ANTHONY FAJARDO ☐ SUSAN GRANT ☐
GREG CHAVARRIA as CRA Executive Director ☐☐ APPROVED FOR G. CHAVARRIA'S SIGNATURE ☐ N/A G. CHAVARRIA TO SIGN

PER ACM: A. FAJARDO _____ (Initial) S. GRANT _____ (Initial)

☐ PENDING APPROVAL (See comments below)

Comments/Questions: _____

Forward ☒ originals to ☐ Mayor ☒ CCO Date: CCO 2/10/23

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 1 originals to: Jonelle A /CRA/4508 (Name/Dept/Ext)

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