

PRINT NAME: Jerline Marie Lalanne

Revised 6/12/2023

**RIGHT OF ENTRY AND LIABILITY WAIVER AGREEMENT**

This Agreement is by and between, Jerline Marie Lalanne (the "Owner(s)") of the property commonly identified as:

435 NW 19th Avenue

Folio No(s): 5042-04-27-0330

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.

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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.

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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 13th day of October, 2023.

[SIGNATURE PAGE FOLLOWS]

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

**Property Owner(s):**

JERLINE MARIE LALANNE

[Print Name]

\_\_\_\_\_  
[Print Name]

[Signature]

\_\_\_\_\_  
[Signature]

**Witness:**

Deborah Martz  
[Signature]

Deborah Martinez  
[Print Name]

**STATE OF FLORIDA  
COUNTY OF BROWARD**

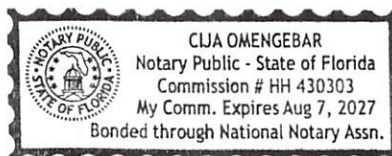
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online, this 17 day of October, 2023, by Jerline Marie Lalanne.

[Signature]

Notary Public, State of Florida

CIJA OMENGE BAR

Name of Notary Typed, Printed or Stamped




Personally Known \_\_\_\_\_ OR Produced Identification driver license.  
Type of Identification Produced Driver license

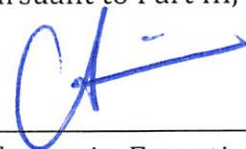
AGENCY:

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


WITNESSES:

  
[Witness type or print name] Amber Cabrea

  
[Witness type or print name] Donna Varisco

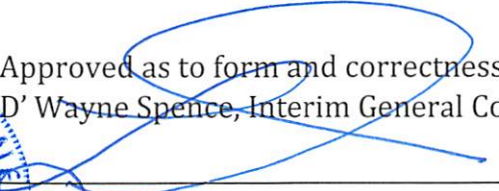
By:   
Greg Chavarria, Executive Director

ATTEST:

  
David R. Soloman,  
CRA Secretary

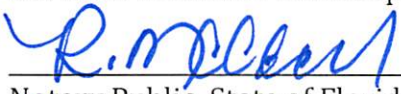


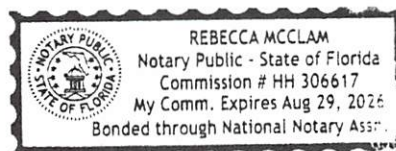
Approved as to form and correctness:  
D' Wayne Spence, Interim General Counsel

  
Lynn Solomon,  
Assistant General Counsel

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
☐ online, this 25<sup>th</sup> day of October, 2023, by GREG CHAVARRIA, Executive Director  
of the Fort Lauderdale Community Redevelopment Agency, a body corporate and politic of  
the State of Florida created pursuant to Part III, Chapter 163.

  
Notary Public, State of Florida  
Rebecca McClam  
Name of Notary Typed, Printed or Stamped



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

*Handwritten text, possibly a signature or address, located above the seal.*



*Handwritten text, possibly a signature or address, located below the seal.*

*Handwritten text, possibly a signature or address, located below the seal.*




*Revised 6/12/2023*

**Property Maintenance Agreement**

Property Owner Name: Jerline Marie Lalanne (Please print)

Property Address: 435 NW 19th Avenue; Fort Lauderdale, FL 33311

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

  
\_\_\_\_\_  
Property Owner's Signature

10/13/2023  
Date



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

*Revised 6/12/2023*

**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): Jerline Marie Lalanne


Property Address (Please print):

435 NW 19th Avenue; Fort Lauderdale, FL 33311

Main (Body) Color: OFF White

Trim Color : Light Forest Brown Accent Color: White

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

10/13/2023

Date



*Revised 6/12/2023*

**Landscaping Design Selection Agreement**

Property Owner Name: Jerline Marie Lalanne (Please print)

Property Address: 435 NW 19th Avenue Fort Lauderdale, FL 33311

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

  
\_\_\_\_\_  
Property Owner's Signature

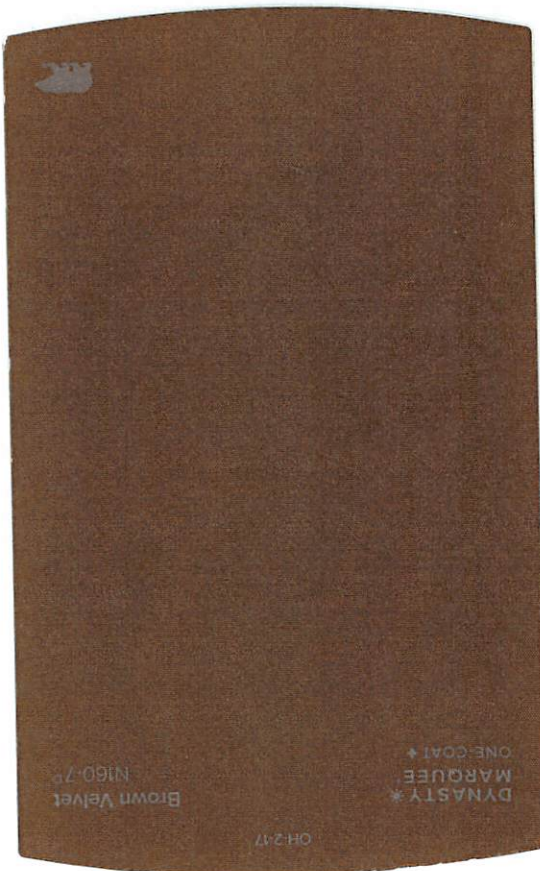
10/13/2023  
Date

W1-1

DYNASTY\*

ULTRA PURE WHITE®

BUY ONLINE



Brown Velvet  
N160-7P

DYNASTY\*  
MARQUEE  
ONE COAT +

OH-2-17

Off White  
73u

W3-7

DYNASTY\*



**The City of Fort Lauderdale Community Redevelopment Agency  
Northwest - Progresso - Flagler Heights  
Residential Facade and Landscaping Program Application & Agreement**

**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: Jerline Marie Lalanne

Property Address: 435 NW 19th Avenue; Fort Lauderdale, FL 33311

Mailing Address (If different from above): SAME

Home Phone: (305) 788-9988 Cell Phone: SAME

E-Mail Address: lalanne005@gmail.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:  DATE: 10/13/2023

to Public Records  
Do not scan  
Confidential

## PROPERTY SUMMARY

**Tax Year:** 2024  
**Property ID:** 504204270330  
**Property Owner(s):** BURT, KIARA  
**Mailing Address:** 435 NW 19 AVE FORT LAUDERDALE, FL 33311  
**Physical Address:** 435 NW 19 AVENUE FORT LAUDERDALE, 33311

**Property Use:** 01-01 Single Family  
**Millage Code:** 0312  
**Adj. Bldg. S.F:** 1757  
**Bldg Under Air S.F:** 1640  
**Effective Year:** 1962  
**Year Built:** 1953  
**Units/Beds/Baths:** 1 / 4 / 1

**Deputy Appraiser:** Residential Department  
**Appraisers Number:** 954-357-6831  
**Email:** [realprop@bcpa.net](mailto:realprop@bcpa.net)  
**Zoning:** RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY  
**Abbr. Legal Des.:** DORSEY PARK 4TH ADD 25-26  
 B LOT 5 BLK 21

## PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2024	\$15,750	\$308,910	0	\$324,660	\$324,660	
2023	\$15,750	\$308,910	0	\$324,660	\$324,660	
2022	\$15,750	\$349,900	0	\$365,650	\$365,650	\$6,580.10

## EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$324,660	\$324,660	\$324,660	\$324,660
Portability	0	0	0	0
Assessed / SOH 22	\$324,660	\$324,660	\$324,660	\$324,660
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	\$274,660	\$299,660	\$274,660	\$274,660

## SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
11/19/2021	Warranty Deed	\$365,000		\$3.00	5,250 SqFt	Square Foot
	Qualified Sale					
04/24/2020	Warranty Deed	\$250,000				
	Qualified Sale					
10/23/2019	Warranty Deed	\$160,000				
	Disqualified Sale					
07/03/2019	Amended Certificate of Title					
	Non-Sale Title Change					
04/23/2019	Certificate of Title	\$133,100				
	Disqualified Sale					

## RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504204270350	09/29/2023	Warranty Deed	Qualified Sale	\$285,000	119155473	427 NW 19 AVE FORT LAUDERDALE, FL 33311
504204270100	11/30/2022	Warranty Deed	Qualified Sale	\$378,000	118562235	512 NW 19 AVE FORT LAUDERDALE, FL 33311
504204270360	06/23/2022	Warranty Deed	Qualified Sale	\$265,000	118240926	423 NW 19 AVE FORT LAUDERDALE, FL 33311
504204270100	06/20/2022	Warranty Deed	Disqualified Sale	\$275,000	118234033	512 NW 19 AVE FORT LAUDERDALE, FL 33311
504204270670	11/15/2021	Multi Special Warranty Deed	Excluded Sale	\$6,200,000	117782971	1703 NW 3 CT FORT LAUDERDALE, FL 33311

## SPECIAL ASSESSMENTS

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

THIS INSTRUMENT PREPARED INCIDENT TO  
THE ISSUANCE OF TITLE BY AND RETURN TO:  
Lilian Wanhlung  
Extreme Title Services, Inc.  
14601 SW 29th Street, Suite 102  
Miramar, Florida 33027  
Our File No.: 211025

Property Appraisers Parcel Identification (Folio) Number: 504204-27-0330

Florida Documentary Stamps in the amount of \$2,555.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

**THIS WARRANTY DEED**, made the 19<sup>th</sup> day of November, 2021, by Jeffrey Wright, Jr. and Alesheal Wright, husband and wife, whose post office address is 435 NW 19th Ave, Ft. Lauderdale, FL 33311, herein called the Grantors, to Jerline Marie Lalanne, a single woman, whose post office address is 435 NW 19th Ave, Ft. Lauderdale, FL 33311, hereinafter called the Grantee:

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H:** That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 5, Block 21, DORSEY PARK 4TH ADDITION, according to the map or plat thereof as recorded in Plat Book 25, Page 26, of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter.

**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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

**IN WITNESS WHEREOF**, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

CARLOS M. ROSSELLO

Witness #1 Printed Name

Witness #2 Signature

LILIAN WANHLUNG

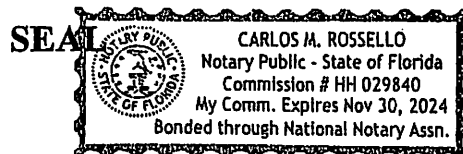
Witness #2 Printed Name

Jeffrey Wright, Jr.

Alesheal Wright

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19<sup>th</sup> day of November, 2021, by Jeffrey Wright, Jr. and Alesheal Wright, who are personally known to me or have produced FLORIDA DRIVERS LICENSES as identification.



Notary Public

CARLOS M. ROSSELLO

Printed Notary Name

My commission expires:





# CITY MANAGER'S OFFICE

# DOCUMENT ROUTING FORM

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

12

TODAY'S DATE: October 18, 2023

DOCUMENT TITLE: Residential Facade and Landscaping Program Agreement - Jerline Marie Lalanne

COMM. MTG. DATE: 12/7/21 CAM #: 21-1146 ITEM #: RZ CAM attached: ☒ YES ☐ NO

Routing Origin: Jonelle Adderley Router Name/Ext: 4508 Action Summary attached: ☒ YES ☐ NO

CIP 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: 1

Is attached Granicus document Final? ☐ YES ☐ NO Approved as to Form: ☐ YES ☐ NO

Date to CCO: 10-23-23 Attorney's Name: Lynn Solomon Initials: \_\_\_\_\_

3) City Clerk's Office: # of originals: 1 Routed to: \_\_\_\_\_ Ext: \_\_\_\_\_ Date: 10/24/23

4) City Manager's Office: CMO LOG #: Oct 62 Document received from: \_\_\_\_\_

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: 10/26/23 I/O

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 Adderley (Name/Dept/Ext) 4508

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