

# The City 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: Lonnie Morgan, Ta'Kya Morgan
Property Address: 742 NW 15th Avenue Fort Lauderdale, FL 33311
Mailing Address (If different from above):
Home Phone: () Cell Phone: 762)241-9315. (954) 770-5604
E-Mail Address: cutsby.lucky@yahoo.com. kymorgan710@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: Lounie Morgan J. DATE: 01/06/23
PRINT NAME: Lonnie Morgan TOK Va MOYGan

# The City Fort banders label annually Redevelopment Agency. Northwest - Progressa - Pagher Beights Residential Incude and Landscaping Program Application.

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Repure for The City of Ford Laurentzte Community Recevelopment Agency, 214 Sistemsk Boulevard, Suite 200, Fort Laurie atzie all, 823 f.C.

#### RIGHT OF ENTRY AND LIABILITY WAIVER AGREEMENT

This Agreement is by and between, <u>Lonnie Morgan</u>	<u>Jr Ta'Kya Mo</u>	rgan	
(the "Owner(s)") of the property	commonly	identified	as:
742 NW 15th Avenue	_		
Folio No(s):: 5042 - 04 - 11 - 1 145			
Fort Lauderdale Florida	_		
City/Town Street (attach legal description if available) (referred to	hereafter as the	e "Property")	
And			
Fort Lauderdale Community Redevelopment Agency, a	community red	evelopment ag	gency

### RECITALS

organized pursuant to Chapter 163, Part III of the Florida Statutes ("NPFCRA").

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.

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 NPF CRA will make any disbursements, the Owner must provide adequate and sufficient documentation that it has procured a minimum of three (3) bids from qualified contractors, and upon selecting one of the bids, Owner must provide a copy of the contract between the Owner and the Contractor, a copy of the contractor's license and proof of insurance and such other information as requested by the NPFCRA. The NPFCRA reserves the right to reject any contractor it deems unqualified in its sole discretion. Further, if a notice of commencement is required, the NPFCRA must be listed on the Notice as an additional party to receive notice to owner. The NPFCRA shall make one disbursement to the Owner when the work is completed and inspected by the NPFCRA. Notwithstanding, the NPFCRA reserves the right to issue a joint check payable to the Owner and the Contractor and to withhold payment to the Owner and issue a check directly to a subcontractor or lien or providing notice to owner to the NPFCRA. In some instances, the NPFCRA may require partial and/or final releases of liens in its sole discretion.

This right of entry and waiver of liability granted by the Owner(s) is a requirement in order to access the funds under the Residential and Landscaping Program (the "Program"), which was established by the Fort Lauderdale Community Redevelopment Agency Board of Commissioners. The purpose of the Program is to provide assistance to qualified home owners to landscape, paint the exterior of their homes and/or complete other improvements to the façade of their homes.

This right of entry and access to the Property is hereby granted by the Owner to the NPFCRA and its contractors and their subcontractors thereof, employees, and authorized agents, for the purpose of accomplishing the above purpose. The Owner agrees and warrants to hold harmless NPFCRA, its officers, agents, employees or assigns for damage of any type, whatsoever, either to the above described Property or to any persons present thereon and hereby releases, discharges and waives and releases NPFCRA from any action against NPFCRA, its officers, agents, employees, or assigns from all liability to Owner(s), Owner(s)'s children, relatives, guests, representatives, assigns, or heirs, for defects in the work product, bodily injury, death or property damage that Owner(s) may suffer in connection with any activities on the Property, whether caused solely or partially by the NPFCRA, its officers, agents, employees, or assigns.

I/we have read this Right of Entry and Liability Waiver Agreement, or it has been read to me/us, and I/we fully understand its terms, understand that I have given up substantial rights by signing it, am aware of its legal consequences, and have signed it freely and voluntarily without any inducement, assurance, or guarantee being made to me and intend for my signature to be a complete and unconditional release of all liability to the greatest extent allowed by law.

After the improvements are completed, Owner agrees to maintain the improvements at his or her expenses. NPFCRA shall have no obligation to maintain the improvements. Further, NPFCRA shall have no liability for any defects in the quality of the work product.

Owner understands and acknowledges if it does not understand the legal consequence of signing this Agreement, it is encouraged to seek the advice and counsel of an attorney.

WHEREOF, the undersigned has caused this Right of Entry and Waiver of Liability Agreement to be executed on this  $\frac{100}{200}$  day of  $\frac{100}{200}$  20.23.

[ 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]	[Print Name]
[Signature]	[Signature]
Witness:	Jonelle Adderley [Print Name]
STATE OF FLORIDA COUNTY OF BROWARD	•
The foregoing instrument was acknowledge D23, by <u>MORGAN TA KVA and BF</u> presence or ロ online notarization this <u>し</u>	RENAE by means of physical
He / She is personally known to me FL_DRIVER_UCENSE_as identification.	or has presented the following
(SEAL)	Challen
CIJA OMENGEBAR  Notary Public - State of Fiorida  Commission # GG 341929  My Comm. Expires Jun 9, 2023  Bonded through National Notary Assn.	Notary Public, State of Florida  THE OMENGES PL  Name of Notary Typed, Printed or Stamped
	My Commission expires: WNE 9, 2023 Commission Number: GG 34 1929

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

Property Owner(s):	
[Print Name] Some Morgan JR.	[Print Name]
[Signature]	[Signature]
Witness: - Octave t. Morgan [Signature]	Patrice T. Morgan [Print Name]
STATE OF FLORIDA COUNTY OF BROWARD	
The foregoing instrument was acknowledge 2023, by Lannie Morgan Jand presence or online notarization this 2.	by means of physical day of January, 2023.
He) She is personally known to me 20 y Driver License as identification.	Cor has presented the following
(SEAL)	Patrice Morgan Notary Public, State of Georgia
TAMERA MORE	Name of Notary Typed, Printed or Stamped
AND AUBLIC SERVICE OF THE PARTY	My Commission expires: 4/3/2026

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

WITNESSES:

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

By:

Greg Chavarria, Executive Director

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

By

Lynn Solomon, Esq.
Assistant General Counsel

# **Landscaping Design Selection Agreement**

Property Owner Name: (Please print)	Lonnie Morgan, Ta'Kya Morg	<u>jan</u>
Property Address: <u>742</u> (Please print)	NW 15th Avenue Fort Lauder	dale, FL 33311
The undersigned proper individual design.  Lousie Morgon Gr.  Property Owner's Signat	ty owner agrees to meet with to $\frac{01 / 04 / 23}{\text{Date}}$	he landscaper to discuss their

# **Property Maintenance Agreement**

Property Owner Name: <u>Lonnie N</u> (Please print)	Morgan, Ta'Kya Morgan
Property Address: <u>742 NW 15</u> (Please print)	th Avenue Fort Lauderdale, FL 33311
<b>.</b>	agrees to maintain the property improvements and
Landscaping.  La	01/04/23 Date



#### PROPERTY SUMMARY

Tax Year: 2023

Property ID: 504204111145

Property Owner(s):MORGAN,TA KYA B

MORGAN,LONNIE

Mailing Address:3439 FLINTLOCK DR COLUMBUS, GA 31907

Physical Address:742 NW 15 AVENUE FORT LAUDERDALE, 33311

Property Use: 01-01 Single Family

Millage Code: 0312

Adj. Bldg. S.F: 1380

Bldg Under Air S.F: 1334

Effective Year: 2000

Year Built: 1999 Units/Beds/Baths: 1 / / Deputy Appraiser: Residential Department

Appraisers Number: 954-357-6831

Email: realprop@bcpa.net

Zoning: RC-15 - RESIDENTIAL SINGLE FAMILY

AND CLUSTER/MEDIUM DENSITY

Abbr. Legal Des.: LINCOLN PARK CORR PLAT 5-2

B LOTS 19 & 20 BLK 8

PROPERTY ASSESSMEN
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Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2023	\$15,000	\$146,920	0	\$161,920	\$161,920	
2022	\$15,000	\$146,920	0	\$161,920	\$161,920	\$3,578.80
2021	\$15,000	\$105,100	0	\$120,100	\$50,150	\$1,024.64

#### **EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$161,920	\$161,920	\$161,920	\$161,920
Portability	0	0	0	0
Assessed / SOH	\$161,920	\$161,920	\$161,920	\$161,920
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$161,920	\$161,920	\$161,920	\$161,920

CALEC	LUCTORY	FOR	TILL	DADCEL
SALES	HISTORY	FUK	IHIS	PARCEL

Date	Туре	Price	Book/Page or Cin
03/27/2021	Quit Claim Deed	\$100	117158389
	Non-Sale Title Change		
11/03/1999	Warranty Deed	\$53,000	30026 / 620
12/01/1994	Multi Warranty Deed	\$52,000	23005 / 277

#### LAND CALCULATIONS

Unit Price	Units	Type	
\$3.00	5,000 SqFt	Square Foot	

#### RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Туре	Qualified/ Disqualified	Price	CIN	Property Address
504204110180	11/29/2022	Certificate of Title	Disqualified Sale	\$211,200	118580689	629 NW 13 TER FORT LAUDERDALE, FL 33311
504204110950	11/22/2022	Warranty Deed	Qualified New Contruction	\$606,000	118542229	642 NW 15 AVE FORT LAUDERDALE, FL 33311
504204110030	11/10/2022	Quit Claim Deed	Disqualified Sale	\$500,000	118533193	1321 NW 6 ST FORT LAUDERDALE, FL 33311
504204110050	11/10/2022	Quit Claim Deed	Disqualified Sale	\$500,000	118533193	NW 14 AVE FORT LAUDERDALE, FL 33311
504204111020	10/21/2022	Multi Warranty Deed	Excluded Sale	\$1,775,000	118477187	629 NW 14 WAY FORT LAUDERDALE, FL 33311

SPECIAL ASSESSMENTS									SCHOOL
Fire  Ft Lauderdale Fire-rescue (03)  Residential (R)	Garb	Light	Drain	Impr	Safe	Storm (F1)	Clean	Misc	Walker Elementary: D Parkway Middle: I Fort Lauderdale High: A
1						1.00			

#### **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

 94
 Daryl Campbell
 33
 Rosalind Osgood
 Daniel P. Foganholi

Instr# 117158389 , Page 1 of 2, Recorded 03/30/2021 at 10:39 AM

Broward County Commission
Deed Doc Stamps: \$0.70

INSTRUMENT PREPARED BY: )	
Tonya Brihm )	
Brihm Document Preparation Services )	
(BrihmDocPrep)	
681 NW 27th Avenue	
Fort Lauderdale, Florida 33311 )	
RETURN INSTRUMENT TO:	
Sheryl Morgan )	
742 NW 15 Avenue )	
Fort Lauderdale, Florida 33311	
j	
, )	Above This Line Reserved for Official Use Only (Fla. Stat. § 695.26)

#### **OUITCLAIM DEED**

This Quitclaim Deed is made on the 25<sup>th</sup> day of March, 2021, between Sheryl Morgan, a widowed woman, with an address of 742 NW 15 Avenue, Fort Lauderdale, Florida 33311 ("Grantor") and Sheryl Morgan, a widowed woman, with an address of 742 NW 15 Avenue, Fort Lauderdale, Florida 33311, Lonnie C. Morgan Jr., a married man, with an address of 3439 Flintlock Drive, Columbus, Georgia 31907, and Ta'kya B. Morgan, an unmarried woman, with an address of 1704 NW 7<sup>th</sup> Place, Fort Lauderdale, Florida 33311, as joint tenants with right of survivorship (collectively, the "Grantees").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby remise, release, and quitclaim unto Grantees, and all of Grantees' heirs and assigns forever, all of Grantors' right, title, interest, and claim in or to the real property located in Broward County, Florida, described as follows (the "Property"):

Lots 19 and 20 5, Block 8, of LINCOLN PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 2, of the Public Records of Broward County, Florida

Parcel Identification Number: 5042 04 11 1145

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Grantees and Grantees' successors and assigns, forever.



By signing this Quitclaim Deed, Grantor quitclaim whatever interest Grantor may have in the Property to the Grantees. Neither Grantor nor Grantors' heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

Signed by the Grantor, Sheryl Morgan, on Work 201, 201

Signed, sealed and delivered in our presence:

Sheryl Morgan

Print Witness Name: Wiff Morgan

Print Witness Name: Sheryl Morgan

Otherwise Mall

Print Witness Name: Sheryl Morgan

### STATE OF FLORIDA BROWARD COUNTY

The foregoing instrument was acknowledged before me by	means of [ ] physical presence or [
online notarization this OTH day of Morch,	202 , by Sheryl Morgan.
NOTARY Notary Na	PUBLIC me (Print): DON M Poyd rial Number (if Any):
	on Expiration Date (if Any):
[ ] Personally Known or [ ] Produced Identification  Type of Identification Produced:	BON M. BOYD  Notary Public - State of Florida Commission # GG 942426 My Comm. Expires Apr 19, 2024 Bonded through National Notary Assn.

DATE ISSUED: APRIL 16, 2021 DATE FILED: APRIL 16, 2021

DATE OF DEATH: APRIL 7, 2021 DATE OF BIRTH: SEPTEMBER 8, 1961

SEX: FEMALE SSN: 264-61-4604 AGE: 059 YEARS BIRTHPLACE: POMPANO BEACH, FLORIDA, UNITED STATES

PLACE OF DEATH: DECEDENT'S HOME

FACILITY NAME OR STREET ADDRESS: 742 NW 15TH AVE

LOCATION OF DEATH: FORT LAUDERDALE, BROWARD COUNTY, 33311

RESIDENCE: 742 NW 15TH AVE, FORT LAUDERDALE, FLORIDA 33311, UNITED STATES

COUNTY: BROWARD

OCCUPATION, INDUSTRY: COURT REPORTER, LEGAL PROCEEDINGS

EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED

EVER IN U.S. ARMED FORCES? NO

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

RACE: BLACK OR AFRICAN AMERICAN

### SURVIVING SPOUSE / PARENT NAME INFORMATION

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

MARITAL STATUS: WIDOWED SURVIVING SPOUSE NAME: NONE

FATHER'S/PARENT'S NAME: WILLE SANFORD MOTHER'S/PARENT'S NAME: MARY TIMES

#### INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION

INFORMANT'S NAME: TIFFANY MORGAN RELATIONSHIP TO DECEDENT: DAUGHTER

INFORMANT'S ADDRESS: 1704 NW 7TH PLACE, FORT LAUDERDALE, FLORIDA 33311, UNITED STATES

FUNERAL DIRECTOR/LICENSE NUMBER: ADRIENNE D. LEGER, F045309

FUNERAL FACILITY: A GOOD SHEPHERD'S FUNERAL HOME & CREMATION SERVICE F080820

2760 W OAKLAND PARK BLVD, OAKLAND PARK, FLORIDA 33311

METHOD OF DISPOSITION: BURIAL

PLACE OF DISPOSITION: SUNSET MEMORIAL GARDENS FORT LAUDERDALE, FLORIDA

#### CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN TIME OF DEATH (24 HOUR): 1956

CERTIFIER'S NAME: STEPHEN SILVERSTEIN CERTIFIER'S LICENSE NUMBER: OS2031

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE DATE CERTIFIED: APRIL 15, 2021

NAME OF ATTENDING PHYSICIAN (IF OTHER THAN CERTIFIER): NOT APPLICABLE

#### CAUSE OF DEATH AND INJURY INFORMATION

MANNER OF DEATH: NATURAL CAUSE OF DEATH - PART I - AND APPROXIMATE INTERVAL: ONSET TO DEATH a. ACUTE CARDIOPULNARY FAILURE

MINUTES

VOID

ALTERED OR

ERASED

b. CORONARY ARTERY DISEASE

YFARS

ERASED

6

IF ALTERED

VOID

PART II - OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART II

AUTOPSY PERFORMED? NO DATE OF SURGERY: REASON FOR SURGERY:

LOCATION OF INJURY:

AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? DID TOBACCO USE CONTRIBUTE TO DEATH? UNKNOWN

PREGNANCY INFORMATION: NOT PREGNANT WITHIN PAST YEAR TIME OF INJURY (24 HOUR):

INJURY AT WORK?

DESCRIBE HOW INJURY OCCURRED:

DATE OF INJURY: NOT APPLICABLE

PLACE OF INJURY: IF TRANSPORTATION INJURY, STATUS OF DECEDENT:

TYPE OF VEHICLE

STATE REGISTRAR

REQ: 2022611458

CERTIFIES THAT THIS IS A TRUE AND COMPLET COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.
THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA, DO NOT ACCEPT WITHOUT YERIPMOR THE PRESENCE OF THE WATER-MARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL AND THEMOCHORMOR OF THE MACK CONTAINS SPECIAL LINES WITH TEXT THIS DOCUMENT WILLIAM OF PRODUCE THE MACKET. THE ABOVE SIGNATURE CERTIF

DH FORM 1947 (03-13)







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

TODAY'S DATE: <u>Jan 26, 2023</u>
LONNIE Morgan, Ta' Kyn Morgan
COMM. MTG. DATE: 12 7 2 CAM #: 21-146 ITEM #: 0-7 CAM attached: YES NO
Routing Origin: CRA Router Name/Ext: 4508 Action Summary attached: 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: 201073 Attorney's Name: LYM Solomon Initials:
3) City Clerk's Office: # of originals: Routed to: Ext: Date:
4) City Manager's Office: CMO LOG #: FB - D3 Document received from: CCO '03/01/3:  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:
5) Mayor/CRA Chairman: Please sign as indicated.  Forwardoriginals to CCO for attestation/City seal (as applicable) Date:
INSTRUCTIONS TO CITY CLERK'S OFFICE  City Clerk: Retains original and forwards originals to: (Name/Dept/Ext)
Attach certified Reso # YES NO Original Route form to CAO

