

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: Roberta McWhite
Property Address: 436 N.W. 16th Ave. Ft. Lauderclate, FL 33311
Mailing Address (If different from above):
Home Phone: () Cell Phone: ()
E-Mail Address: DMCXDrc55QUahoD.Com
Type of Improvement Requested: Paint Landscape Meed Rotten Wood Reflaced
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
APPLICANT'S SIGNATURE: Roberta Muketoate: 2-7-23
PRINT NAME: ROberta Milabite

RIGHT OF ENTRY AND LIABILITY WAIVER AGREEMENT This Agreement is by and between. "Owner(s)") ſthe the identified property commonly as: 43G NW 1Gth Avenue Folio No(s): 5042 - 04 - 25-0880 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: \angle (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.

need Rotten wood Repland

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 ______ day of _February_ 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):	Roberta Maushite
[Print Name]	[Print Name]
[Signature]	[Signature]
Witness: [Signature] STATE OF FLORIDA COUNTY OF BROWARD	Jonelle Adderley [Print Name]
The foregoing instrument was acknowledge 2023, by ROPERTA M. and M. presence or \square online notarization this $\overline{7}$	by means of a physical
He / She is personally known to me Driver \icon\Con\Con\con\con\con\con\con\con\con\con\con\c	
SEAL)	Washitta
CIJA OMENGEBAR Notary Public - State of Florida Commission # GG 341929 My Comm. Expires Jun 9, 2023 Bonded through National Notary Assn.	Notary Public, State of Florida <u>UTA OMENGEBAR</u> Name of Notary Typed, Printed or Stamped
	My Commission expires: JUNE 9, 2023 Commission Number: GG 341929

Paint Color Selection Agreement

swatch.

Property Owner Name (Please print): Roberta Manhie
Property Address (Please print): 436 N.W. 16th Ave Ft. Laud. Pt. 3331
Main (Body) Color (Please print): Office Green
Trim Color (Please print): CAN I See Colors).
Accent Color (Please print):

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

Property Owners Signature

Date

Landscaping Design Selection Agreement

Property Owner Name: Koberta (Please print)	Mynite
Property Address: 436 Mulli 16th (Please print)	Ave Ft. Laud. FL 3331
The undersigned property owner agrees to me individual design. Color Color	et with the landscaper to discuss their $\frac{7 - 23}{2}$

Property Maintenance Agreement

Property Owner Name: Roberta (Please print)	Manhae
Property Address: 436 N.W , 16 (Please print)	oth Ave. Ff. Land Fl 333 ()
The undersigned property owner agrees to mandscaping 2 Property Owner's Signature Date	naintain the property improvements and

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

WITNESSES:

[Witness type or print name]

[Witness type or print name]

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



PROPERTY SUMMARY

Tax Year: 2023

Property ID: 504204250880

Property Owner(s):MCWHITE,ROBERTA M

Mailing Address:436 NW 16 AVE FORT LAUDERDALE, FL 33311

Physical Address:436 NW 16 AVENUE FORT LAUDERDALE, 33311-8850

Property Use: 01-01 Single Family

Millage Code: 0312

Adj. Bldg. S.F: 1261

Bldg Under Air S.F: 1254 Effective Year: 1976

Year Built: 1975 Units/Beds/Baths: 1 / 3 / 1 Deputy Appraiser: Residential Department

Appraisers Number: 954-357-6831

Email: realprop@bcpa.net

Zoning : RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY

Abbr. Legal Des.: DORSEY PARK SECOND ADD

23-10 B LOT 3 BLK 12

DDODEDTV	ACCECCA AENIX
PROPERTY	ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2023	\$16,200	\$204,690	0	\$220,890	\$42,920	
2022	\$16,200	\$204,690	0	\$220,890	\$41,670	\$888.07
2021	\$16,200	\$1,45,380	0	\$161,580	\$40,460	\$855.99

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$220,890	\$220,890	\$220,890	\$220,890
Portability	0	0	0	0
Assessed / SOH 94	\$42,920	\$42,920	\$42,920	\$42,920
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
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	\$17,920	\$17,920	\$17,920	\$17,920

SALES HISTORY	FOR THIS PARCEL	LAND CALC	JLATIONS			
Date	Туре	Price	Book/Page or Cin	Unit Price	Units	Туре
08/10/2010	Quit Claim Deed Non-Sale Title Change	\$100	47298 / 422	\$3.00	5,400 SqFt	Square Foot
08/10/2010	Quit Claim Deed Non-Sale Title Change	\$100	47298 / 420			
07/27/2010	Personal Representatives Deed Non-Sale Title Change	\$100	47298 / 416			
06/01/1983	Special Warranty Deed	\$38,500		1		
07/01/1982	Certificate of Title	\$1,000				

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Туре	Qualified/ Disqualified	Price	CIN	Property Address
504204250540	01/23/2023	Warranty Deed	Qualified Sale	\$290,000	118638984	437 NW 17 AVE FORT LAUDERDALE, FL 33311
504204250220	12/23/2022	Warranty Deed	Qualified New Contruction	\$430,000	118641564	529 NW 16 AVE FORT LAUDERDALE, FL 33311
504204250760	11/14/2022	Warranty Deed	Qualified Sale	\$430,000	118517534	1609 NW 4 ST FORT LAUDERDALE, FL 33311
504204250210	08/02/2022	Warranty Deed	Qualified Sale	\$250,000	118332345	537 NW 16 AVE #1-2 FORT LAUDERDALE, FL 33311
504204251050	08/01/2022	Warranty Deed	Qualified Sale	\$365,000	118311356	1548 NW 4 ST FORT LAUDERDALE, FL 33311

SPECIAL ASSESSMENTS									SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	North Fork Elementary: F
Ft Lauderdale Fire-rescue (03)						(F1)			Parkway Middle: I Stranahan High: C
Residential (R)									Standard right c
1						1.00			

ELECTED OFFICIALS

Property Appraiser
Marty Kiar

County Comm. District

County Comm. Name Robert McKinzie US House Rep. District 20 US House Rep. Name

Sheila Cherfilus-McCormick

Florida House Rep.

District Florida House Rep. Name

99 Daryl Campbell

Florida Senator District 32 Florida Senator Name Rosalind Osgood School Board Member
Dr. Jeff Holness

RETURN TO: BARBARA K. SUNSHINE 5237 West Broward Boulevard Plantation, FL 33317

THIS INSTRUMENT PREPARED BY: BARBARA K. SUNSHINE 5237 West Broward Boulevard Plantation, FL 33317

PERSONAL REPRESENTATIVE'S RELEASE AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY

The undersigned, ROBERTA M. McWHITE, whose post address is 436 N.W. 16 Avenue, Ft. Lauderdale, FL 33311, as Personal Representative of the ESTATE OF HAZEL MONROE MATHIS, DECEASED, hereby acknowledges that title to the ONE-HALF (1/2) interest in real property located in Broward County, Florida, owned by the decedent at the time of death, described as follows:

Lot 3, Block 12, DORSEY PARK SECOND ADDITION, according to the plat thereof, as recorded in Plat Book 23, Page 10, of the Public Records of Broward County, Florida.

Property Appraiser's Parcel Identification Number 5042 04 25 0880 (the "Property"), vested in ROBERTA M. McWHITE, f/k/a ROBERTA MONROE, an undivided one-sixth (1/6) interest, whose post office address is 436 N.W. 16 Avenue, Ft. Lauderdale, FL 33311, GARY V. MONROE, an undivided one-sixth (1/6) interest, whose post office address is 432 N.W. 16 Avenue, Ft. Lauderdale, FL 33311, and AHMED S. MONSOOR, an undivided one-sixth (1/6) interest, whose post office address is 711 N.W. 35 Avenue, Ft. Lauderdale, FL 33311, as tenants in common (the "Beneficiary" or "Beneficiaries") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for Broward County, Florida, Probate Division, in File No. 10-2448, subject to rights of the Personal Representative under Sections 733.607 and 733.608 of the Florida Probate Code to:

- 1. take possession or control of the Property, or
- 2. to use, sell, encumber, or otherwise exercise control over the Property
- a. for the payment of devises, debts, family allowance, estate and inheritance taxes, claims, charges, and expenses of administration and obligations of the decedent's estate,

to enforce contribution and equalize advancement,

or

c. for distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released to the Beneficiary or Beneficiaries, the Personal Representative hereby releases the Property from all rights and powers of the Personal Representative and acknowledges that the Property is vested in ROBERTA M. McWHITE, f/k/a ROBERTA MONROE, (1/6 interest), GARY V. MONROE (1/6) interest), and AHMED S. MONSOOR (1/6 interest), as tenants in common, free of all rights of the Personal Representative.

WHEREOF, WITNESS the undersigned, Personal as Representative of the estate of the decedent, has executed this instrument on this 27 day of July, 2010.

Executed in the presence of:

Witness Name of

as Personal Representative of the ESTATE OF HAZEL MONROE MATHIS, DECEASED

ROBERTĂ

ess Signature

 $\boldsymbol{\mathcal{C}}$ MOEHLE

Printed Name of Witness

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this day of July, 2010, by ROBERTA M. McWHITE, as Personal Representative of the ESTATE OF HAZEL MONROE MATHIS, DECEASED, who is (\checkmark) personally known to me or () provided photo identification.

/AFF/Mathis2.PRD

RETURN TO: BARBARA K. SUNSHINE 5237 West Broward Boulevard Plantation, FL 33317

THIS INSTRUMENT PREPARED BY: BARBARA K. SUNSHINE 5237 West Broward Boulevard Plantation, FL 33317

Folio Number: 5042 04 25 0880

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this Oday of August, 2010, by GARY V. MONROE, a married man, whose post office address is 432 N.W. 16 Avenue, Ft. Lauderdale, FL 33311, First Party, to ROBERTA M. McWHITE, whose post office address is 436 N.W. 16 Avenue, Ft. Lauderdale, FL 33311, Second Party:

WITNESSETH: That the said First Party, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid by the Second Party, the receipt of which is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece, or parcel of land, situate, lying, and being in the County of Broward, State of Florida, to-wit:

Lot 3, Block 12, DORSEY PARK SECOND ADDITION, according to the Plat thereof, recorded in Plat Book 23, Page 10, of the Public Records of Broward County, Florida.

GRANTOR HEREIN AFFIRMS THAT SUBJECT PROPERTY IS NOT HIS HOMESTEAD AND THAT IT IS NOT CONTIGUOUS THERETO AND THAT HIS RESIDENCE ADDRESS IS SET FORTH ABOVE.

TO HAVE and to HOLD, the same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit, and behoof of the said second party forever.

"First Party" and "Second Party" are used for singular or plural, as context requires.

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

Signed, sealed, and delivered in the presence of:

Printed Name of

KoundTree Printed Name of Witness

STATE OF FLORIDA COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared GARY V. MONROE, known to me to be the person described in and who executed the foregoing Quit-Claim Deed, who acknowledged before me that he executed same. Said person is () personally known to me or () provided photo identification.

WITNESS my hand and official seal in the County and State last aforesaid this (of day of August, 2010.

RESECCA JEAN BAPTISTE
NOT COMMISSION & DO 795072
EMPITES: June 24, 2012
Bonded Thru Notary Public Underwiters

/AFF/Mathis.QCD

RETURN TO: BARBARA K. SUNSHINE 5237 West Broward Boulevard Plantation, FL 33317

THIS INSTRUMENT PREPARED BY: BARBARA K. SUNSHINE 5237 West Broward Boulevard Plantation, FL 33317

Folio Number: 5042 04 25 0880

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 10 day of August, 2010, by AHMED S. MONSOOR, a single man, whose post office address is 711 N.W. 35 Avenue, Ft. Lauderdale, FL 33311, First Party, to ROBERTA M. McWHITE, whose post office address is 436 N.W. 16 Avenue, Ft. Lauderdale, FL 33311, Second Party:

WITNESSETH: That the said First Party, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid by the Second Party, the receipt of which is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece, or parcel of land, situate, lying, and being in the County of Broward, State of Florida, to-wit:

Lot 3, Block 12, DORSEY PARK SECOND ADDITION, according to the Plat thereof, recorded in Plat Book 23, Page 10, of the Public Records of Broward County, Florida.

TO HAVE and to HOLD, the same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit, and behoof of the said second party forever.

"First Party" and "Second Party" are used for singular or plural, as context requires.

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

Signed, sealed, and delivered in the presence of:

Printed Name of Witness

Kound Tree Printed Name of Witness

STATE OF FLORIDA COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared AHMED S. MONSOOR, known to be the person described in and who executed the foregoing Quit-Claim Deed, who acknowledged before me that he executed same. Said person is () personally known to me or (\checkmark) provided photo identification.

WITNESS my hand and official seal in the County and State last aforesaid this 10^{46} day of August, 2010.

REBECCA JEAN-BAPTISTE NO COMMISSION DO 796072 EXPIRES: June 24, 2012

/AFF/Mathis2.QCD

TODAY'S DATE: February 8,2023
DOCUMENT TITLE: CRA Residential Facade & Landscaping Agreement Roberta McWhite
COMM. MTG. DATE: 12/7/21 CAM #: 21-1146 ITEM #: R-Z CAM attached: YES NO
Routing Origin: CRA Router Name/Ext: 4508 Action Summary attached: 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:
Is attached Granicus document Final? YES NO Approved as to Form: YES NO
Date to CCO: 7-10-73 Attorney's Name: LAN Solomon Initials:
3) City Clerk's Office: # of originals: Routed to: Ext: Date:
4) City Manager's Office: CMO LOG #: Document received from: 2/10/23 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:
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: Originals to: (Name/Dept/Ext)
Attach certified Reso # YES NO Original Route form to CAO