

DOCKING EXTENSION AGREEMENT

THIS IS AN AGREEMENT by and between F&J Pompano Beach LLC (hereinafter "OWNER A"), whose address is 310 SE 9th Court, Pompano Beach, Florida 33060 and Gilbert Hyatt IV (hereinafter "OWNER B"), whose address is 300 SE 9th Court, Pompano Beach, Florida 33060 and the CITY OF POMPANO BEACH (hereinafter "CITY"), a municipal corporation of the State of Florida located at 100 West Atlantic Boulevard, Pompano Beach, Florida 33060.

WHEREAS, OWNER A and OWNER B desire to construct docks within five feet of the extended property line adjacent to their properties legally described as follows:

See Exhibits "A" and "B" attached hereto.

WHEREAS, Section 151.03 (H), "Structures in Waterways," of the Pompano Beach Code of Ordinances requires that in order for adjacent property owners to construct docks within five feet of an extended property line, the affected abutting property owners shall first enter into an agreement with the CITY which states they have reviewed and approved the proposed engineering plans for constructing a structure within five feet of their extended property lines and that they indemnify the CITY for any claim brought against the CITY in connection with said structure; and

WHEREAS, OWNER A, OWNER B, and CITY have reached an agreement regarding OWNER A and OWNER B constructing docks within five feet of an extended property line and desire to memorialize the agreement; and

IN CONSIDERATION of the mutual promises, terms and conditions contained herein, OWNER A, OWNER B and CITY agree as follows.

1. CITY is a party to this Agreement for the sole purpose of ensuring compliance with Section 151.03, "Structures in Waterway," of the Pompano Beach Code of Ordinances. As such, this Agreement is made on the express condition that OWNER A and OWNER B agree that CITY shall be held harmless and free from all claims for damages for injury or death to any person or property damage of any kind that occurs in connection with this Agreement. Further, OWNER A and OWNER B shall indemnify CITY, its officials, its agents and employees against all liability, including legal and attorney's fees, resulting from any injury, death or damage described in this paragraph.

2. This Agreement shall be approved by the Office of the City Attorney for legal content and shall be of no effect until it is properly executed by all parties and recorded along with a copy of the approved plans in the Public Records of Broward County, Florida. CITY assumes no responsibility for recording and must be provided a copy of the Agreement showing the recording information prior to permit issuance.

3. OWNER A and OWNER B are individually and jointly responsible for compliance with all applicable Federal, state and local regulations pertaining to the construction, maintenance and use of any shared docking facilities to the extent that constructing docks within five feet of an extended property line may result in other existing improvements being rendered non-compliant such as may be the case with enforcement of the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes, and Florida Building Code Section 424.2.

4. The parties have reviewed and approved the proposed engineering plans for construction of docks within five feet of the extended property line, a copy of which are attached hereto and made a part hereof as "Exhibit C," and OWNER A and OWNER B grant unto the other the full right to erect, maintain and keep such structure.

5. The parties will not be joining their docks together to form one contiguous surface.
6. This agreement may not be terminated without the agreement of all parties.
7. The provisions contained herein shall be restrictions and covenants running with the land and shall be binding upon the heirs, successors and assigns of the parties.
8. This agreement shall be of no effect until it is properly executed by the OWNERS and CITY and recorded in the Public Records of Broward County, Florida.
9. No boatlifts shall be erected within five feet of the extended property line.
10. No vessels may be docked within the five feet of the extended property line.
11. Fire suppression systems shall be installed as required by applicable City, County, State of Florida and Federal law requirements. Fire suppression systems shall be shown on plans and maintained in full working order at all times.

**REMAINDER OF PAGE IS INTENTIONALLY
LEFT BLANK**

Witnesses:

CITY OF POMPANO BEACH

(Signature)

By: _____
Rex Hardin, Mayor

(Print Name)

Witness Address

Witness City, State, Zip

By: _____
Gregory P. Harrison, City Manager

(Signature)

(Print Name)

Witness Address

Witness City, State, Zip

Attest:

(SEAL)

Kervin Alfred, City Clerk

Approved As To Form:

Mark E. Berman, City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instruments were acknowledged before me, by means of physical presence or online notarization, this _____ day of _____, 20____, by **REX HARDIN** as Mayor, **GREGORY P. HARRISON** as City Manager and **KERVIN ALFRED** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

"OWNER A":

Witnesses:

[Signature]

Witness One - Sign Name

Gail Ozeri

Witness One - Print Name

4040 Galt Ocean Dr

Witness Address

Ft. Lauderdale, FL 33308

Witness City, State, Zip

[Signature]

Owner A - Signature

F & J Pompano Beach LLC

Owner A - Print or Type Name

Dated: 9/29/25

[Signature]

Witness Two - Sign Name

David A. Coven

Witness Two - Print Name

2631 E. Oakland Park Blvd.

Witness Address

Ft. Lauderdale, FL 33308

Witness City, State, Zip

STATE OF FLORIDA

COUNTY OF BROWARD

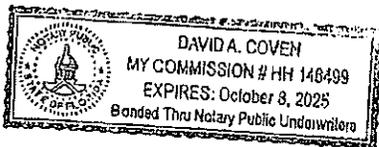
The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 29 day of September, 2025 by Frank Tabacco. He/she is personally known to me or has produced Driver's License (type of identification) as identification.

NOTARY'S SEAL:

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number



"OWNER B":

Witnesses:

Ali Beydoun

Witness One - Sign Name
Ali Beydoun

Witness One - Print Name

~~Ali State Wilshire~~

Witness Address

2005 EAST 10 ST POMPANO

Witness City, State, Zip 33060

Tade Wilshire

Witness Two - Sign Name

Tade Wilshire

Witness Two - Print Name

601 N. Fedl Hwy #245

Witness Address

Pompano Beach FL 33062

Witness City, State, Zip

[Signature]

Owner B - Signature

Owner B - Print or Type Name

Dated: 9/23/2025

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 23 day of Sept, 2025, by FL DL. He/she is personally known to me or has produced (type of identification) as identification.

NOTARY'S SEAL:



Ali Beydoun
Comm.: HH 684906
Expires: Sep. 20, 2029
Notary Public - State of Florida

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Ali Beydoun
(Name of Acknowledger Typed, Printed or Stamped)

HH 684906
Commission Number