

CONTIGUOUS SHARED COMMON DOCKING AGREEMENT

THIS IS AN AGREEMENT by and between ____ Tony K Hill _____ (hereinafter “OWNER A”), whose address is ____ 760 SE 22nd Ave ____, Pompano Beach, Florida and ____ Tony K Hill _____ (hereinafter “OWNER B”), whose address is ____ 770 SE 22nd Ave ____, Pompano Beach, Florida, 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, the construction of docks within five feet of the extended property line allows adjacent property owner to physically connect their docks to form a contiguous horizontal surface; and

WHEREAS, Section 151.03 (D), “Structures in Waterways,” of the Pompano Beach Code of Ordinances requires that in order for adjacent property owners to join their 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 plans for erecting 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 physically connecting their docks to form a continuous horizontal surface 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 (D), "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 agents, officials, 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 the shared docking facilities to the extent that connecting the docks 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 construction plans for placement 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. This agreement may not be terminated without the agreement of all parties.

6. 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.

7. 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.

8. No boat lifts shall be erected within five feet of the extended property line.

9. No vessels may be docked within the five feet of the extended property line.

10. 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.

IN WITNESS WHEREOF, the parties have executed this agreement on the respective date under each signature.

“CITY”:

Witnesses:

CITY OF POMPANO BEACH

By: _____
LAMAR FISHER, MAYOR

By: _____
GREGORY P. HARRISON, CITY MANAGER

Attest:

ASCELETA HAMMOND, CITY CLERK (SEAL)

Approved by:

MARK E. BERMAN, CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2017 by **LAMAR FISHER** as Mayor, **GREGORY P. HARRISON** as City Manager, and **ASCELETA HAMMOND** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

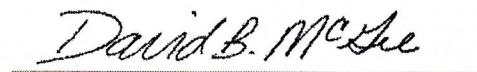
Commission Number

“OWNER A”:

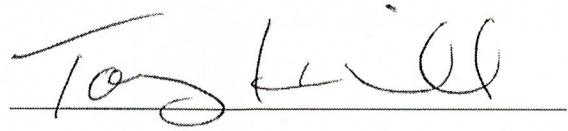
Witnesses:



Print Name: Larry Fitzpatrick



Print Name: DAVE McGEE



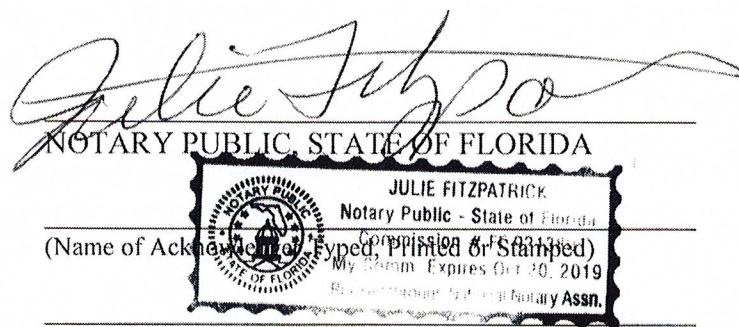
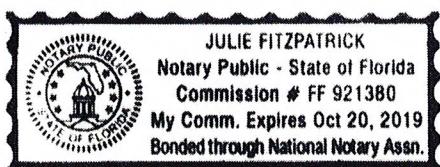
DATED: 7/14/2017

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 14 day of July, 2007 by Tony Hill. He is personally known to me or has produced _____ (type of identification) as identification.

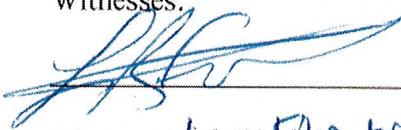
NOTARY'S SEAL:



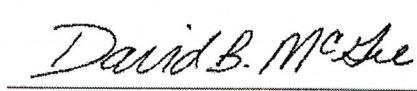
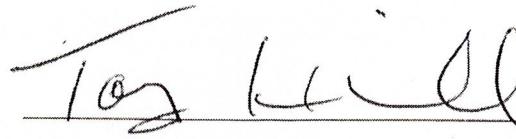
Commission Number

“OWNER B”:

Witnesses:



Print Name: Lamy Fitzpatrick



Print Name: DAVE McGEE

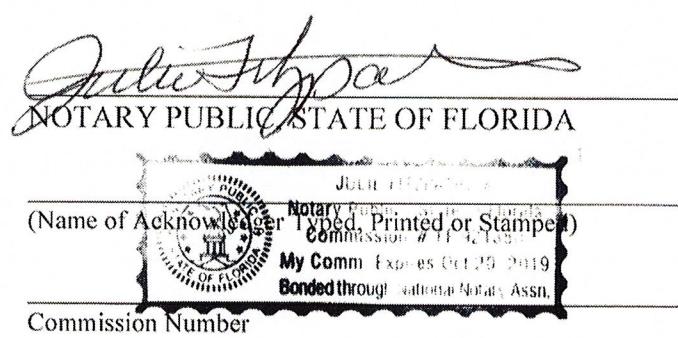
DATED: 7/14/2017

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 14 day of July, 2007 by Tony Hill. He is personally known to me or has produced _____ (type of identification) as identification.

NOTARY'S SEAL:



FP/ds:jrm

4-3-07

l:agr/eng/dock Agrmt - contiguous



EXHIBIT A

Site Address	760 SE 22 AVENUE, POMPANO BEACH FL 33062	ID #	4943 06 26 0390
Property Owner	HILL,TONY	Millage	1511
Mailing Address	760 SE 22 AVE POMPANO BEACH FL 33062	Use	01

Abbreviated Legal Description	SANTA BARBARA SHORES 33-21 B LOT 9 BLK 2
--------------------------------------	--

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$367,240	\$381,850	\$749,090	\$749,090	
2016	\$332,350	\$331,950	\$664,300	\$664,300	\$13,541.98
2015	\$307,560	\$403,230	\$710,790	\$547,030	\$10,697.46

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$749,090	\$749,090	\$749,090	\$749,090
Portability	0	0	0	0
Assessed/SOH 17	\$749,090	\$749,090	\$749,090	\$749,090
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
Exempt Type	0	0	0	0
Taxable	\$699,090	\$724,090	\$699,090	\$699,090

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/26/2015	WD-Q	\$730,000	112892419	\$40.00	9,181	SF
9/7/2007	DIV-T		44637 / 1744			
6/27/2000	WD	\$520,000	30659 / 1511			
4/12/1999	QCD	\$100	29389 / 883			
8/25/1998	WD	\$425,000	28796 / 182			
Adj. Bldg. S.F. (Card, Sketch)						2799
Units/Beds/Baths						1/3/4
Eff./Act. Year Built: 1958/1957						

CATASTO



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	770 SE 22 AVENUE, POMPANO BEACH FL 33062-6717	ID #	4943 06 26 0400
Property Owner	HILL,TONY K	Millage	1511
Mailing Address	760 SE 22 AVE POMPANO BEACH FL 33062	Use	01

Abbreviated Legal Description	SANTA BARBARA SHORES 33-21 B LOT 10 BLK 2
--------------------------------------	---

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

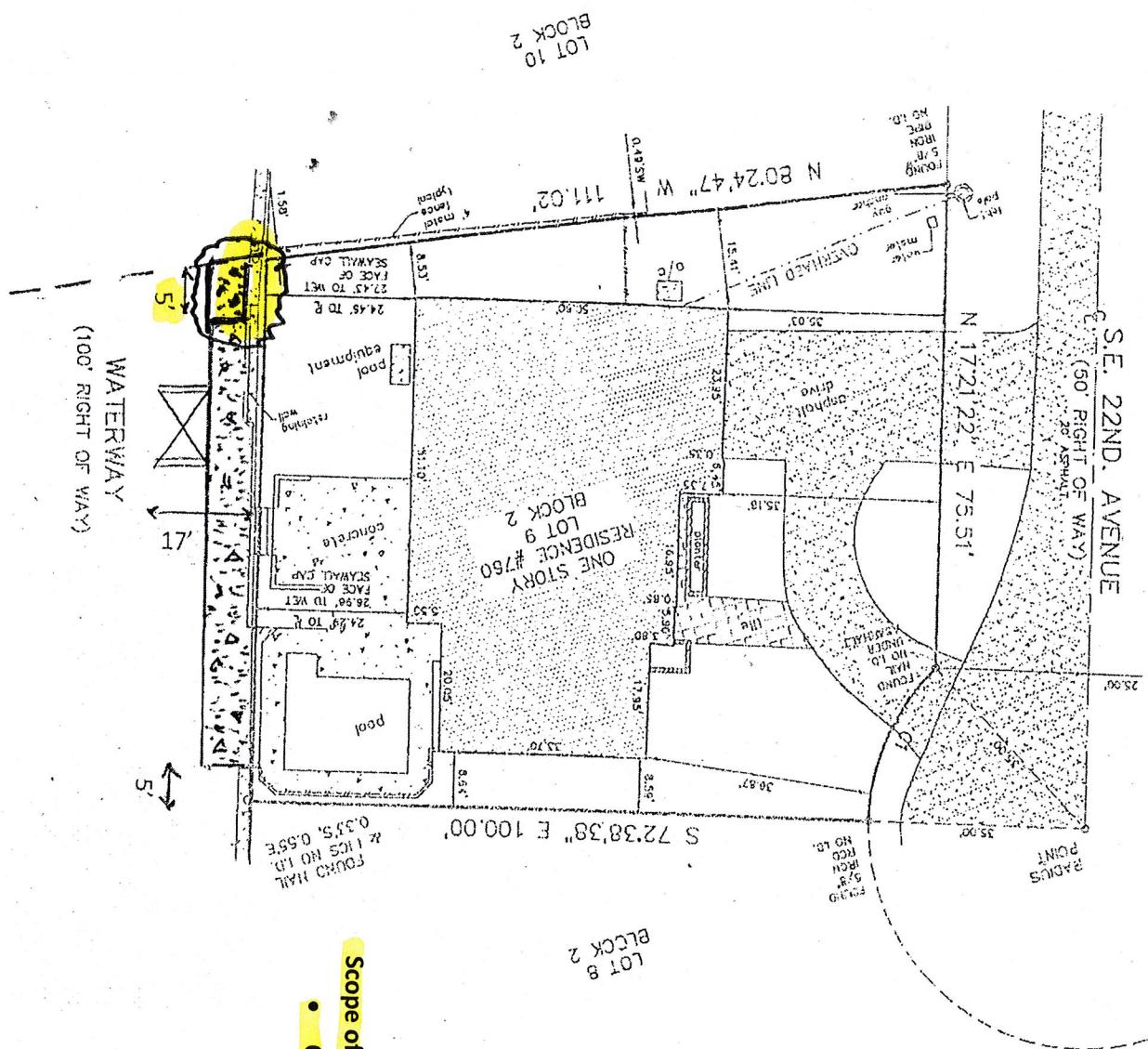
Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$290,400	\$293,410	\$583,810	\$333,650	
2016	\$289,040	\$269,380	\$558,420	\$326,790	\$5,893.29
2015	\$267,710	\$269,380	\$537,090	\$324,520	\$6,049.83

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$583,810	\$583,810	\$583,810	\$583,810
Portability	0	0	0	0
Assessed/SOH 94	\$333,650	\$333,650	\$333,650	\$333,650
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
Exempt Type	0	0	0	0
Taxable	\$283,650	\$308,650	\$283,650	\$283,650

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/28/2017	WD-Q	\$725,000	114238956	\$32.00	9,075	SF
5/1/1993	WD	\$267,500	20760 / 6			
5/1/1988	WD	\$185,000				
6/1/1977	WD	\$70,000				
6/1/1974	WD	\$58,000				
				Adj. Bldg. S.F. (Card, Sketch)		
				2171		
				Units/Beds/Baths		
				1/2/2		
				Eff./Act. Year Built: 1968/1957		

Special Assessments									
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	
15									
R									
1									

EXHIBIT C



Scope of work

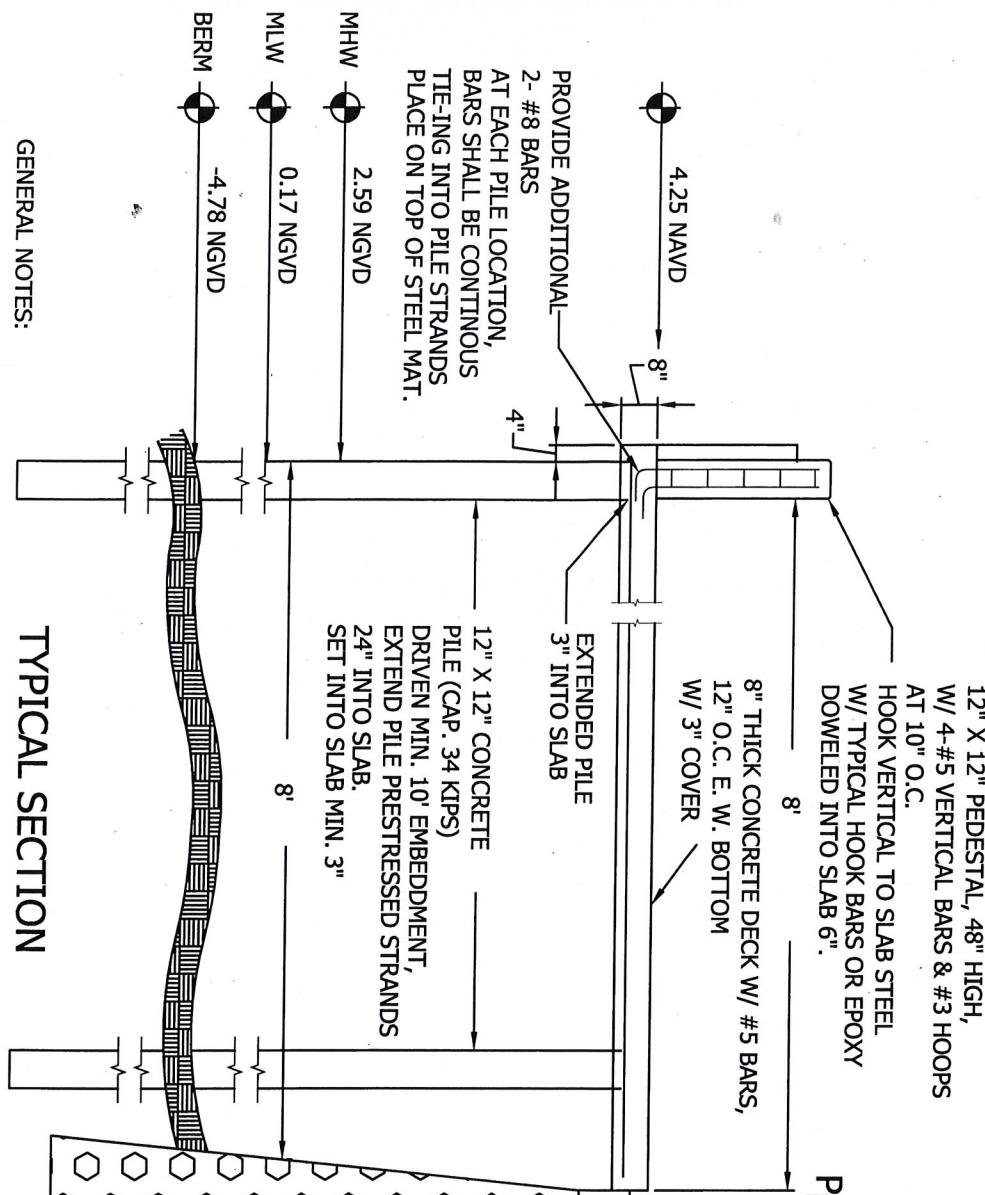
- Construct (5) additional lineal ft. of 7' wide concrete dock

Hill 760 SE 22nd Avenue, Pompano Beach

ALAN GARCIA, P.E.
4202 NW 54th Street
Cocoplum Creek, FL 33073
LICENSE #425564


RAY QUALMANN

ESTABLISHED IN 1948



TYPICAL SECTION

N.T.S.

Hill 760 SE 22nd Avenue, Pompano Beach

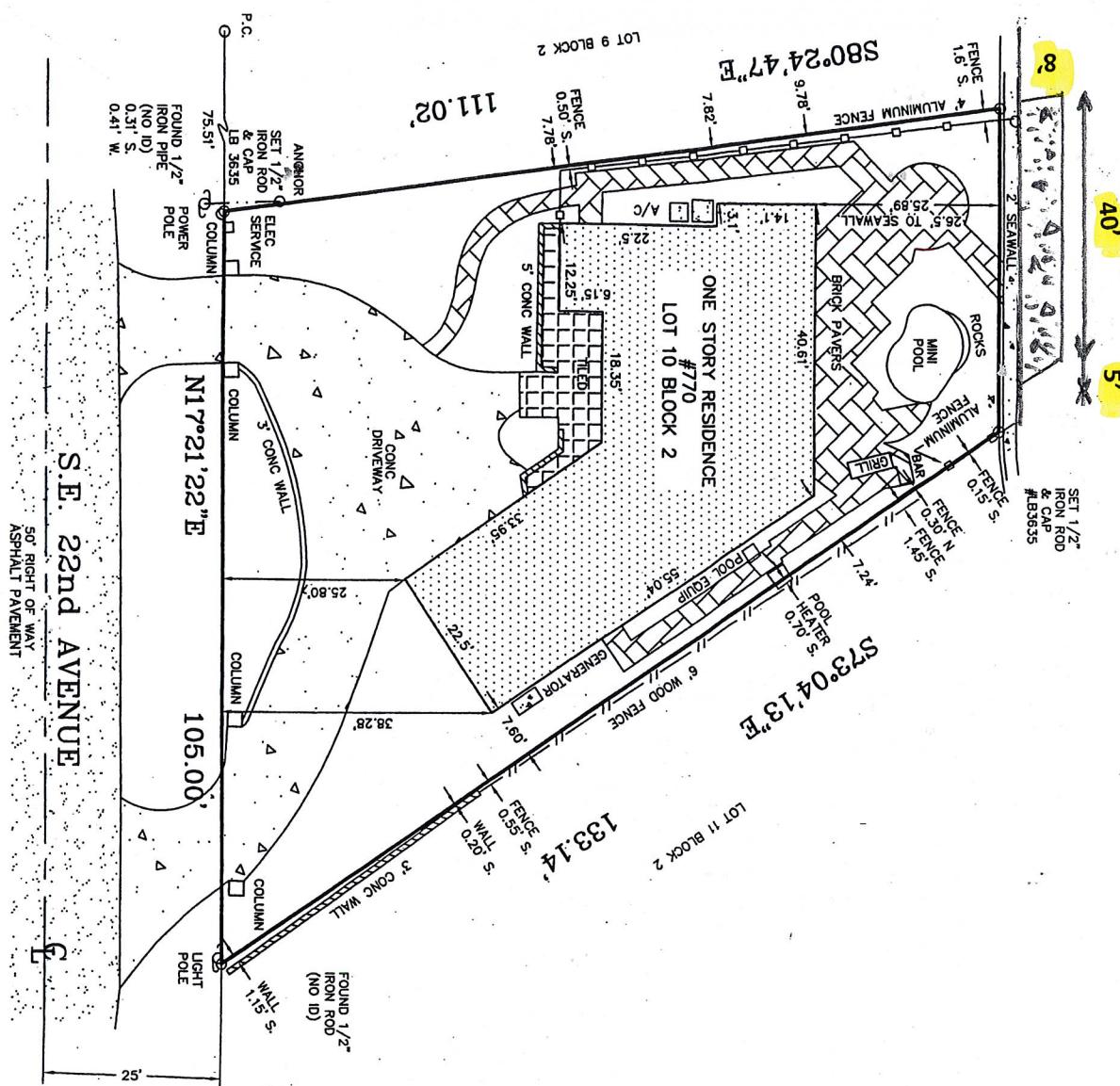
GENERAL NOTES:

1. ALL CONCRETE TO BE 5000 psi. 28 DAY COMP.
2. STRENGTH.
3. ALL STEEL REBAR TO BE GRADE 60
4. CONCRETE SHALL BE PROPERLY CURED.
5. CONTRACTOR TO OBTAIN UTILITY CLEARANCE PRIOR TO PILE DRIVING. CALL 1-800-432-4770.

John W. Garcia
ALAN W. GARCIA P.E.
4202 NW 54th Street
Coconut Creek, FL 33073
LICENSE # 42564

RAY QUALMANN
RAY QUALMANN

ESTABLISHED IN 1948



Scope of work

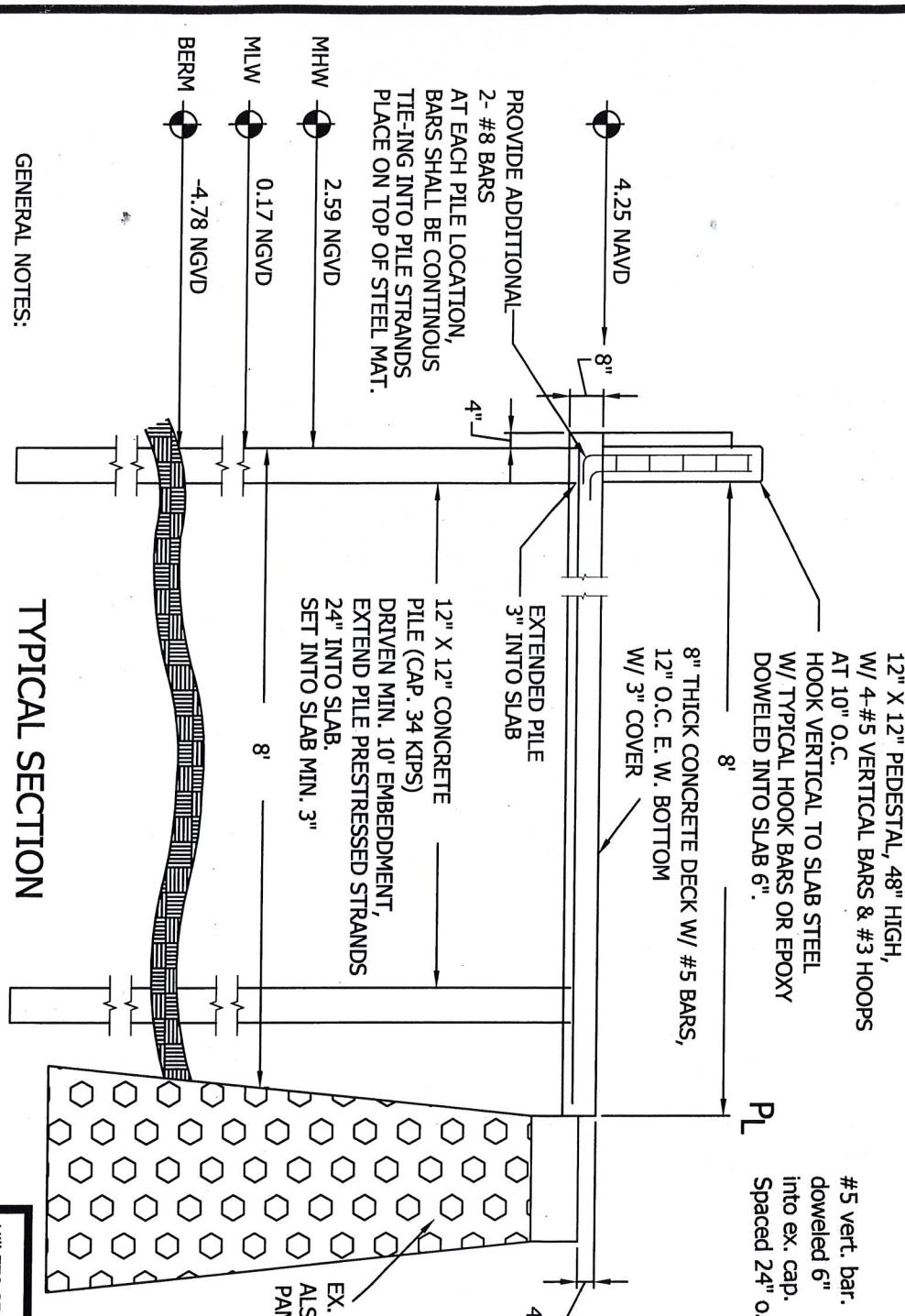
- Install (5) 12" X 12" prestressed batter pile
- Construct 45 lineal ft. of seawall cap overpour
- Construct 8' X 40' concrete dock

Hill 770 SE 22nd Avenue, Pompano Beach

RAY QUALMAN[°]

TECH NEWSPAPER
99 Convt Creek, FL 33073
954-304-0098
LICENSE #42564

ESTABLISHED IN 1948



Hill 770 SE 2nd Avenue, Pompano Beach

ALAN W. GARCIA, P.E.
4202 NW 54th Street
Coconut Creek, FL 33073
LICENSE # 42564


RAY QUALMANN

ESTABLISHED IN 1948