

**CONTIGUOUS SHARED
COMMON DOCKING AGREEMENT**

THIS IS AN AGREEMENT by and between Andre Brazeau & Helen Brazeau
(hereinafter "OWNER A"), whose address is 600 SE 7th Ave, Pompano
Beach, Florida and Marcelo Vila (hereinafter "OWNER B"),
whose address is 610 SE 7th 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, "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 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 boatlifts 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.

**REMAINDER OF PAGE IS INTENTIONALLY
LEFT BLANK**

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

"CITY":

Witnesses:

CITY OF POMPANO BEACH

By: _____
REX HARDIN, MAYOR

Print Name: _____

By: _____
GREGORY P. HARRISON, CITY MANAGER

Print Name: _____

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, by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2020, by **REX HARDIN** 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 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

Witness One - Sign Name

JENNIFER DILES

Witness One - Print Name

Witness Two - Sign Name

JAN KRADZINSKI

Witness Two - Print Name

Owner A - Signature

ANDRE BRAZEAU

Owner A - Print or Type Name

Owner A - Signature

HELEN BRAZEAU

Owner A - Print or Type Name

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before, by means of ☒ physical presence or
☐ online notarization, me this 17 day of June, 2020 by
Andre Brazeau and Helen Brazeau. They are personally known
to me or have produced FL Drivers License (type of identification) as
identification.

NOTARY'S SEAL:



NOTARY PUBLIC, STATE OF FLORIDA

nicole fernandez

(Name of Acknowledger Typed, Printed or Stamped)

GG 266344

Commission Number

"OWNER B":

Witnesses:

Witness One - Sign Name

Witness One - Print Name

Witness Two - Sign Name

Witness Two - Print Name

Owner B - Signature

Owner B - Print or Type Name

Owner B - Signature

Owner B - Print or Type Name

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of ☒ physical presence
or ☐ online notarization, this 17 day of June, 2020 by
Marcelo Vila and _____. They are personally known
to me or have produced FL. Drivers License (type of identification) as
identification.

NOTARY'S SEAL:



NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

EXHIBIT A

MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	600 SE 7 AVENUE, POMPANO BEACH FL 33060-8148	ID #	4942 01 21 0360
Property Owner	BRAZEAU, ANDRE & HELEN	Millage	1511
Mailing Address	600 SE 7 AVE POMPANO BEACH FL 33060	Use	01
Abbr Legal Description	CYPRESS ISLES ESTATES 2ND ADD 48-9 B LOT 9 BLK 4		

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)**.

* 2020 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$158,260	\$253,220	\$411,480	\$411,480	
2019	\$158,260	\$253,220	\$411,480	\$411,480	\$8,643.61
2018	\$158,260	\$245,510	\$403,770	\$403,770	\$8,349.84

2020* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$411,480	\$411,480	\$411,480	\$411,480
Portability	0	0	0	0
Assessed/SOH	\$411,480	\$411,480	\$411,480	\$411,480
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$411,480	\$411,480	\$411,480	\$411,480

Sales History

Date	Type	Price	Book/Page or CIN
11/21/2019	WD-Q	\$510,000	116213190
3/8/2018	ODH-T		114941119
8/1/1970	WD	\$36,250	
10/1/1962	WD	\$5,000	

Land Calculations

Price	Factor	Type
\$20.00	7,913	SF
Adj. Bldg. S.F. (Card, Sketch)		1800
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1964/1963		

Special Assessments

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

EXHIBIT B

MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	610 SE 7 AVENUE, POMPANO BEACH FL 33060	ID #	4942 01 21 0350
Property Owner	VILA, MARCELO	Millage	1511
Mailing Address	610 SE 7 AVE POMPANO BEACH FL 33060	Use	00
Abbr Legal Description	CYPRESS ISLES ESTATES 2ND ADD 48-9 B LOT 8 BLK 4		

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)**.

* 2020 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$346,500		\$346,500	\$346,500	
2019	\$346,500		\$346,500	\$190,570	\$4,952.12
2018	\$236,250		\$236,250	\$173,250	\$3,896.04

2020* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$346,500	\$346,500	\$346,500	\$346,500
Portability	0	0	0	0
Assessed/SOH	\$346,500	\$346,500	\$346,500	\$346,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$346,500	\$346,500	\$346,500	\$346,500

Sales History

Date	Type	Price	Book/Page or CIN
11/8/2019	WD-Q	\$375,000	116189112
4/9/2008	QCD-T	\$100	45303 / 420
4/7/2008	SWD-Q	\$312,000	45289 / 914
3/24/2008	QCD-T	\$100	45289 / 912
7/3/2007	CET-T	\$100	44376 / 134

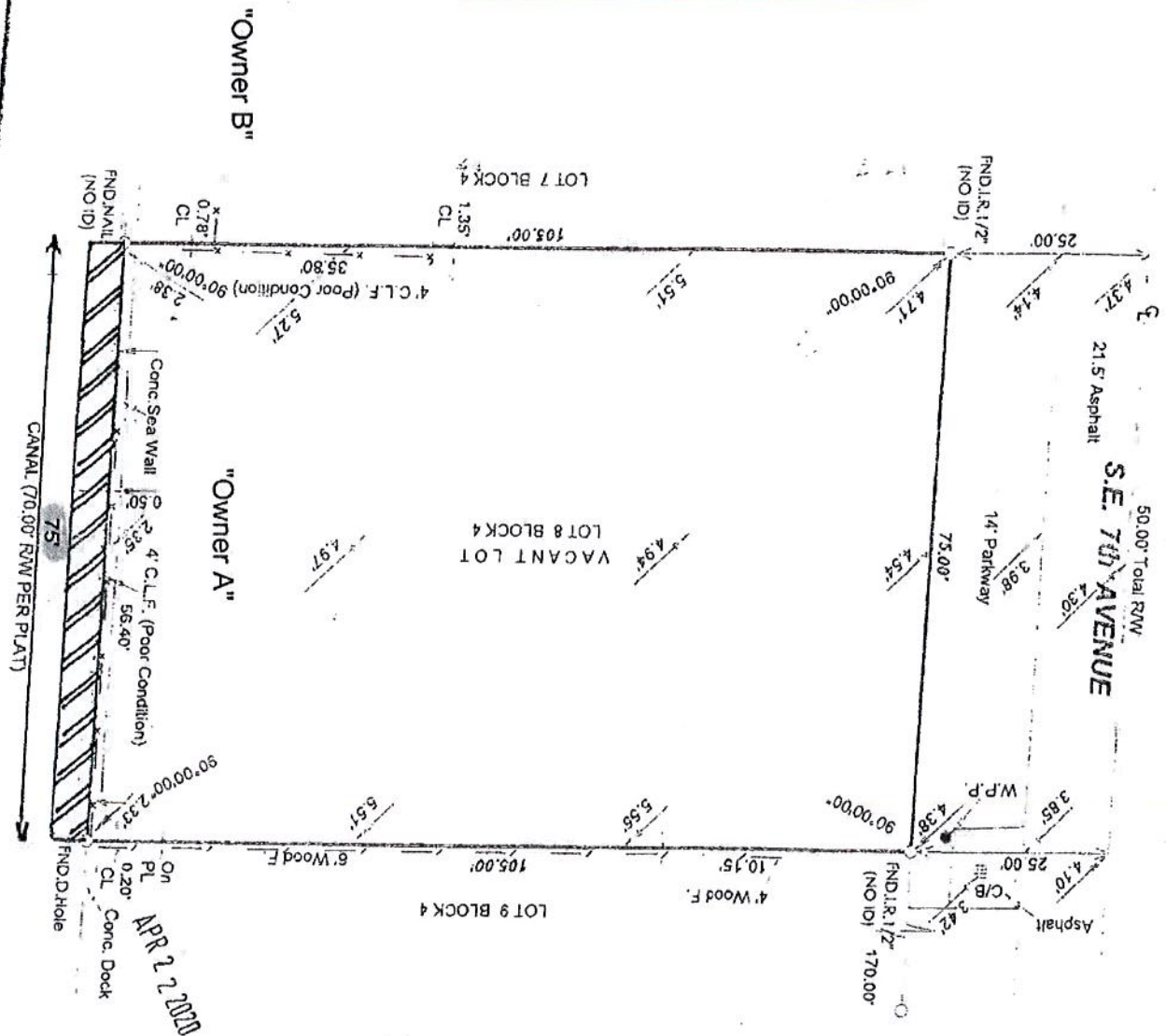
Land Calculations

Price	Factor	Type
\$44.00	7,875	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
L								
1								

EXHIBIT C

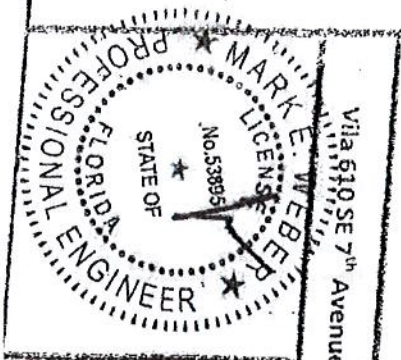


Scope of work


- Remove existing 5' X 20' wood dock & pile
- Install (8) 12" X 12" prestressed concrete batter pile place 10' O.C.
- Construct 75 ft of seawall cap overpour
- Install (8) 10" diameter .25 CCA wood dock pile placed 10' O.C.
- Construct 7' X 75' wood dock
- Construct 75 ft of retaining wall behind seawall

MW ENGINEERING, INC.
902 NE 1st Street, Suite 2
Ph: 754-333-0877
Pompano Beach, FL 33060

Mark Weber, PE #53895 - Florida
MarkWeber@MwEngineering.net



Villa 610 SE 7th Avenue, Pompano Beach



ESTABLISHED IN 1948