

This instrument prepared by:  
Robert B. Dunkel, Asst. City Attorney  
City of Fort Lauderdale  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

**DECLARATION OF COVENANTS RUNNING WITH THE LAND  
RESPECTING A CITY ISSUED DOCK PERMIT**

THIS is a Declaration of Covenants Running with the Land Respecting a City issued Dock Permit (hereinafter, "Declaration") pursuant to City of Fort Lauderdale Code Section 8-144 is by and between:

MATTHEW FRIEDMAN and KATHRYN A. BIRKEN FRIEDMAN,  
husband and wife, whose mailing address is 901 Cordova Road, Fort  
Lauderdale, FL 33316 (hereinafter, "DECLARANTS")

and

CITY OF FORT LAUDERDALE, a Florida municipal corporation, whose  
address is 100 North Andrews Avenue, Fort Lauderdale, FL 33301  
(hereinafter, "CITY")

**RECITALS:**

A. The CITY on October 2, 2019 adopted on second reading Ordinance No. C-19-12 which amended CITY Code Section 8-144, entitled "Private Use of Public Property Abutting Waterways".

B. CITY Code Section 8-143, entitled "Rights of City on Property Abutting Public Waterways" provides, in part, that wherever a public street or thoroughfare is laid out or existing in the CITY abutting or touching a waterway open to the public use, the CITY, as Trustee for the public, has and owns the riparian rights appurtenant thereto and shall have the right to grant dock permits for the use of private persons to construct, use, maintain and repair docks, piers and wharves at such places, the use of which are governed by CITY Code Section 8-144.

C. DECLARANTS are vested with fee simple title to:

Lots 18 and 19, block 22, RIO VISTA ISLES UNIT 3, according to the Plat thereof, as recorded in Plat Book 7, Page 47, and according to the RESUBDIVISION IN BLOCK 22 OF RIO VISTA ISLES UNIT 3, a subdivision according to the plat thereof recorded in Plat Book 23, Page 30, in the Public Records of Broward County, Florida.

Street Address: 901 Cordova Road  
Fort Lauderdale, FL 33316)

Property ID# 5042 11 19 0060

(Hereinafter, "Property" or "Upland Property")

by virtue of that certain Special Warranty Deed dated November 12, 2010, recorded at Instr # 109710049, Official Records Book 47529 at Page 969 of the Public Records of Broward County, Florida, which such Property is contiguous to a public street existing in the CITY abutting or touching a waterway open to the public and therefore comes within the jurisdiction of CITY Code Sections 8-143 and 8-144.

D. Prior to adoption of Ordinance No. C-19-12 amending CITY Code Section 8-144, Dock Permits were sometimes abandoned, terminated, expired or revoked and the CITY inherited the expense of removal of such Dock and it was recognized that there was a need to require the Permit Holders (DECLARANTS herein) to provide security to cover the cost of maintenance and repair of the Dock and seawall and possible removal of the dock, if needed, in the event of failure to do so on the part of the Permit Holder / DECLARANTS.

E. DECLARANTS, pursuant to City of Fort Lauderdale Code Section 8-144 applied for a Dock Permit for use of a Dock abutting a public right-of-way adjacent to their Property.

F. The DECLARANTS' application for the Dock Permit was reviewed by the CITY's Marine Advisory Board ("Board") on May 5, 2022 and the Board recommended to the CITY Commission approval by a vote of 8 in favor to zero against.

G. The DECLARANTS' application for a Dock Permit pursuant to CITY Code Sec. 8-144 was reviewed by the CITY Commission on June 7, 2022, and a Dock Permit was granted pursuant to CITY Resolution No. 22-110.

H. Pursuant to CITY Code Section 8-144 (1) (a) ten (10) days prior to the CITY Commission's adoption of a Resolution granting the Dock Permit DECLARANTS are required to execute and deliver to the CITY a covenant running with the land to be recorded in the Public Records to provide security in the form of a potential Claim of Lien against the Property to cover the CITY's costs, if any, of maintenance, repair, reconstruction or timely removal of the Dock or seawall or both upon the failure of DECLARANTS to perform such obligations and to cover the CITY's costs in maintaining, repairing, reconstructing and/or removal of the dock and appurtenances thereto upon the failure of the DECLARANTS to timely perform such obligation should it arise.

NOW, THEREFORE, in consideration of the foregoing, the DECLARANTS hereby agree, covenant and declare as follows and CITY accepts such Declaration:

1. **Recitals.** The foregoing Recitals are true and correct and are incorporated herein by reference.

2. **Obligation to Maintain, Repair, Reconstruct or Remove Dock and Appurtenances.** Prior to adoption of CITY Resolution No. 22-110 granting a Dock Permit, DECLARANTS have executed this Declaration and by virtue thereof DECLARANTS agree to be bound by the obligations, to the extent necessary, of maintenance, repair, reconstruct or removal of the Dock and appurtenances thereto, including seawall, and, to the extent necessary, timely removal of the Dock and appurtenances thereto, including seawall. Whether maintenance, repair or reconstruction or removal of the Dock and appurtenant seawall is necessary will be determined by the City Manager.

3. **Repair, Replace or Reconstruct in accordance with The Florida Building Code, City Engineering Standards and City Code Section 47-19.3 (f).** The DECLARANTS' obligation to repair, replace, reconstruct or maintain the Dock or adjacent seawall shall be performed in such a manner as to be compliant with the requirements of The Florida Building Code, CITY Engineering Standards and CITY Code Section 47-19.3 (f), entitled "Boat slips, docks, boat davits, hoists and similar mooring structures" as well as other terms and conditions imposed by law or administrative regulations with jurisdiction over the subject matter or CITY Resolution No. 22-110 granting the Dock Permit.

4. **Failure to Maintain, Repair, Reconstruct or Remove Dock; Claim of Lien.** In the event DECLARANTS fail to either (i) timely perform the obligations, to the extent necessary, of maintenance, repair, reconstruction or removal of the Dock and appurtenances thereto, including seawall or (ii) timely perform the obligations, to the extent necessary, of removal of the Dock and appurtenances thereto, including seawall, or both (i) and (ii), and the CITY expends funds to perform such obligations, then DECLARANTS grant to and agree with the CITY that the CITY may file a Claim of Lien against the Property for the cost of the CITY performing such obligations in the face of DECLARANTS' failure to so perform.

4.1. Interest on the Claim of Lien shall accrue on the unpaid amount at the rate of twelve percent (12.0 %) per annum, compounded monthly, but in no event shall interest exceed the highest amount allowed by Florida law.

4.2. The Lien shall be effective upon the recordation of the Claim of Lien in the Public Records of Broward County, Florida, which Claim of Lien shall state all amounts due and owing to CITY. The Lien may be foreclosed by CITY in the same manner as provided by law for foreclosure of mortgage liens. The Lien shall continue until payment to CITY of the amounts set forth in the Lien (at which time CITY shall record a satisfaction of such Lien).

4.3. DECLARANTS agree that that shall be liable for all costs associated with filing the Claim of Lien and foreclosure thereof including court costs and the CITY's reasonable attorneys' fees incurred in pursuit of the foreclosure of the Claim of Lien throughout the trial and all appellate court proceedings relative thereto.

4.4 DECLARANTS, for themselves and their successors in interest as to the Property, do hereby waive any rights to Homestead Exemption as granted by Article X, Section 4 of the Florida Constitution as to the Claim of Lien provided for herein.

5. **Discharge and Release of Claim of Lien.** In the event a Claim of Lien is recorded against the Property and the CITY is thereafter reimbursed for the costs underlying the Claim of Lien, then the CITY shall record a release, discharge or satisfaction of the Claim of Lien which as such release, discharge or satisfaction of the Claim of Lien may be executed by the City Manager. Further, upon payment of the amount of the Claim of Lien, the City shall release and discharge this Declaration and such release and discharge shall be executed by the City Manager and recorded by the CITY in the Public Records

6. **Expiration of Dock Permit.** Pursuant to the terms of CITY Code Section 8-144 (4) (b) and CITY Resolution No. 22-110, the Dock Permit expires upon (i) abandonment of the use of the dock by DECLARANTS or (ii) recordation of the deed of conveyance transferring title to the Property from DECLARANTS to a third party successor in interest or (iii) termination, expiration or revocation of the Dock Permit by the CITY Commission, whichever (i), (ii) or (iii) shall first occur, subject to the survivability of this Declaration which is intended to run with the Property and the DECLARANTS' obligation to have, to the extent necessary, as determined by the City Manager, timely maintained, repaired or removed the Dock and/or seawall. The Dock Permit granted by CITY Resolution No. 22-110 may be revoked by the CITY Commission for good cause shown upon at least ninety (90) days advance notice to the DECLARANTS and an opportunity for the DECLARANTS to be heard, or as otherwise provided in Resolution No. 22-110.

7. **Removal of Dock Upon Expiration of Dock Permit.** DECLARANTS agree that upon expiration of the Dock Permit as set forth above, the DECLARANTS shall be obligated to remove the dock and appurtenances thereto no later than three (3) months after the termination, revocation or expiration of the Dock Permit, unless a Dock Permit is granted in a timely manner to DECLARANTS' contract purchaser/successor in interest to the Property as provided for herein and in CITY Code Sec. 8-144. DECLARANTS agree that the provisions of this Declaration shall be a continuing obligation that runs with the Property and survives expiration of the Dock Permit.

7.1. Either prior to or after expiration of the Dock Permit, an application for the Dock Permit at issue may be filed by a contract purchaser prior to obtaining fee simple title to the Property, provided, however, the granting of the Dock Permit will not be effective until such time as the conveyance of fee simple title to the Property has been recorded in the Public Records of Broward County, Florida.

8. **Discharge of Obligation to Remove Dock Upon Granting of Dock Permit to Successor Permit Holder.** DECLARANTS agree that in the event the Dock Permit is granted to a successor Permit Holder within the time proscribed in Paragraph 7 above, then the obligation to remove the dock and all appurtenances thereto shall be discharged as to DECLARANTS and a

release and discharge of the Declaration shall be executed by the City Manager and recorded by the CITY in the Public Records of Broward County, Florida at the expense of the DECLARANTS.

9. **Release and Discharge of Declaration.** DECLARANTS agree that in the event (i) the Dock and all or all appurtenances thereto are removed within the three (3) month period as set forth above or (ii) the Dock Permit is granted to the contract purchaser for the Property within a timely manner not to exceed six (6) months from the expiration of the Dock Permit, then this Declaration shall be released and discharged by the CITY as to the Property and the City Manager is authorized to execute such release or discharge and it shall be recorded by the CITY in the Public Records of Broward County, Florida at the expense of the DECLARANTS.

10. **Indemnification.** DECLARANTS hereby agree to protect, defend, indemnify and hold harmless the CITY, its officers, employees and agents from and against any and all lawsuits, penalties, damages, settlements, judgments, decrees, costs, charges and other expenses including attorney's fees or liabilities of every kind, nature or degree arising out of or in connection with the rights, responsibilities and obligations of DECLARANTS pursuant to CITY Code Section 8-144 and the Resolution granting the Dock Permit herein (collectively, "Claims"), conditions contained therein, the location, construction, repair, removal, demolition, maintenance, use or occupancy of the Dock and Dock Area, or the breach or default by DECLARANTS of any covenant or provision of Resolution granting the DECLARANTS the Dock Permit and the use of the Dock Area, except for any occurrence arising out of or resulting from the intentional torts or gross negligence of the CITY, its officers, agents or employees.

10.1. This indemnification pertains to the Claims arising from acts or omissions within the Dock Area or the Dock, as defined in the Resolution, and does not include Claims arising from acts or omissions within the Public Swale Area, as defined in Resolution No. 22-110. Without limiting the foregoing, any and all such Claims, suits, causes of action relating to personal injury, death, damage to property, defects in construction, rehabilitation, operation, maintenance, repair or restoration of the Dock or Dock Area, is included in the indemnity.

10.2. DECLARANTS further agree to investigate, handle, respond to, provide defense for, and defend any such Claims at their sole expense and agrees to bear all other costs and expenses related thereto even if the claim is groundless, false or fraudulent and DECLARANTS shall assume and defend not only itself but also the CITY in connection with any Claims and any such defense shall be at no cost or expense whatsoever to CITY, provided that the CITY (exercisable by the CITY's Risk Manager) shall retain the right to select counsel of its own choosing. The indemnification obligations set forth herein shall survive termination of the Dock Permit through release or discharge of this Declaration pursuant to Paragraphs 8 or 9 of this Declaration and shall continue for a period coincident with the statute of limitations period applicable to the offending act, omission or default during the term of this Declaration.

11. **Interpretation of Declaration; Severability.** This Declaration shall be construed in accordance with the laws of the State of Florida and Code of Ordinances of the City of Fort Lauderdale. If any provision hereof, or its application to any person or situation, is deemed invalid or unenforceable for any reason and to any extent, by a court of competent jurisdiction, the

remainder of this Declaration shall not be affected thereby. Rather, this Declaration is to be enforced to the extent permitted by law. The captions, headings and title of this Declaration are solely for convenience of reference and are not to affect its interpretation. Each covenant, term, condition, obligation or other provision of the Declaration is to be construed as a separate and independent covenant of the party who is bound by or who undertakes it, and each is independent of any other provision of this Declaration, unless otherwise expressly provided. The terms and words used in this Declaration, regardless of the number or gender in which they are used, are deemed to include any other number and other gender as the context requires.

12. **Venue.** Any controversies or legal problems arising out of this Declaration and any action involving the enforcement or interpretation of any rights or obligations hereunder shall be submitted to the jurisdiction of the State courts of the Seventeenth Judicial Circuit of Broward County, Florida. To that end, DECLARANTS expressly waive whatever other privilege to venue they may otherwise have.

13. **Declaration Runs with The Property.** DECLARANTS, for themselves and their successors and assigns as to the Property agree and grant that the covenants of this Declaration and the covenants permitting a Claim of Lien to be filed against the Property upon certain terms and conditions shall run with the Property.

14. **Effective Date.** This Declaration shall not be effective until such time as (i) a certified copy of the Resolution granting the Dock Permit has been recorded in the Public Records of Broward County, Florida by the CITY at the expense of DECLARANTS, (ii) together with a copy of this Declaration, and (iii) a copy of the recorded Resolution and recorded Declaration is filed with the CITY's Office of Marine Facilities.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, this DECLARATION OF COVENANTS has been duly signed and sealed by the Declarant on or as of the day and year first above written.

WITNESSES:

DECLARANTS:

[Signature]  
Sherley A Multidor  
Print Name

[Signature]  
MATTHEW FRIEDMAN, a married man  
Matthew Friedman

[Signature]  
Ronan De Oliveira  
Print Name

and

[Signature]  
Sherley A Multidor  
Print Name

[Signature]  
KATHRYN A. BIRKEN FRIEDMAN, a married woman  
Kathryn A. Birken Friedman

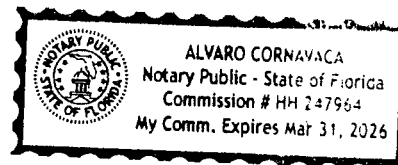
[Signature]  
Ronan De Oliveira  
Print Name

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 May, 2022, by MATTHEW FRIEDMAN.

[Signature]  
Signature of Notary Public, State of Florida

Alvaro Cornavaca  
Name of Notary Typed, Printed or Stamped



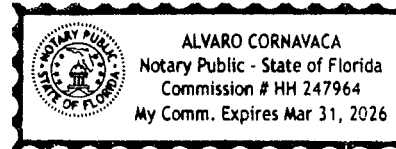
Personally Known \_\_\_\_\_ OR Produced Identification FL PL  
Type of Identification Produced FL PL exp 5/4/27

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 May, 2022, by KATHRYN A. BIRKEN FRIEDMAN.

\_\_\_\_\_  
Signature of Notary Public, State of Florida

Alvaro Cornava  
Name of Notary Typed, Printed or Stamped



Personally Known \_\_\_\_\_ OR Produced Identification FL PL  
Type of Identification Produced FL PL exp 11/22/24



AS TO CITY

CITY OF FORT LAUDERDALE, A  
MUNICIPAL CORPORATION OF THE  
STATE OF FLORIDA

WITNESSES:

\_\_\_\_\_

\_\_\_\_\_  
[Witness type or print name]

\_\_\_\_\_

\_\_\_\_\_  
[Witness type or print name]

By: \_\_\_\_\_  
Dean J. Trantalis, Mayor

By: \_\_\_\_\_  
Christopher J. Lagerbloom, ICMA-CM  
City Manager

ATTEST:

\_\_\_\_\_  
David R. Soloman,  
City Clerk

Approved as to form:

By \_\_\_\_\_  
Alain E. Boileau, City Attorney

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online, this \_\_\_\_ day of \_\_\_\_\_, 2022, by DEAN J. TRANTALIS, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale.

\_\_\_\_\_  
Notary Public, State of Florida

\_\_\_\_\_  
Name of Notary Typed, Printed or Stamped

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this by means of ☐ physical presence or ☐ online, this \_\_\_\_ day of \_\_\_\_\_, 2022, by CHRISTOPHER J. LAGERBLOOM, ICMA-CM, City Manager of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale.

\_\_\_\_\_  
Notary Public, State of Florida

\_\_\_\_\_  
Name of Notary Typed, Printed or Stamped

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_