



July 25, 2023

City of Pompano Beach
Marine Advisory Board
1201 NE 5 Ave
Pompano Beach, FL 33060

Subject: Bayview of Pompano, Inc.
2500 Bay Drive
Pompano Beach, FL 33062

To Whom it May Concern:

Attached is an application from Bayview of Pompano, Inc for approval for the below proposed project.

The project site consists of (16) existing wood piles. The proposed project consists of replacing the (16) existing wood piles and the framing and construction of a 40'x6' wood pier extension and a 30'x6' wood t-dock. The proposed maximum distance is 55'6" from the property line into the Hillsboro Inlet (55' from the wetface).

PROPOSED STRUCTURE	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER	WIDTH OF PIER/DOCK WITHOUT WAIVER	WIDTH OF PIER/DOCK REQUIRING A WAIVER
(16) 10" DIA wood pile	54'	20'	34'	N/A	N/A
40'x6' wood pier extension	54'	20'	34'	4'	2'
30'x6' wood t-dock	54'	20'	34'	4'	2'

Sincerely,

The Dock Experts LLC
2670 N Federal Hwy
Lighthouse Point, FL 33064
754.200.4852, info@yourdockexperts.com



2500 Bay Drive, Pompano Beach, FL 33064
APPLICATION FOR VARIANCE REQUEST



100 W. Atlantic Blvd Pompano Beach, FL 33060
 Phone: 954.786.4679 Fax: 954.786.4666

Zoning Board of Appeals Application

Zoning Board of Appeals Application (Check all that apply)

Zoning Board of Appeals Application (Select one of the following)			
<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Major Temporary Use	<input type="checkbox"/> Interim Use Permit
Street Address: 2500 Bay Dr #PH		Folio Number: 484329 AM0090	Zoning District:
Subdivision: Bayview of Pompano Condo Unit PH Per CDD BK/PG: 6853/633		Block:	Lot:
Date of Required Pre-Application Meeting:			

Project Information	
Request: Rebuild dock destroyed by hurricane in existing footprint.	
Representative or Agent's interest in property (Owner, Lessee, Etc): The Dock Experts LLC	
Have any previous applications been filed? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, give date of hearing and/or appeal #:

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): The Dock Experts LLC	Business Name (if applicable): Bayview of Pompano, Inc
Print Name and Title: John Piotrowski, President	Print Name and Title: John Murray, Director
Signature: 	Signature:
Date: 4/24/23	Date: 4/24/23
Street Address: 2670 N Federal Hwy	Street Address: 2500 Bay Drive
Mailing Address City/ State/ Zip: Lighthouse Point, FL 33064	Mailing Address City/ State/ Zip: Pompano Beach, FL 33062
Phone Number: 754.200.4852	Phone Number: 703.395.7667
Email: info@yourdockexperts.com	Email: globalbrander@aol.com



City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4679 Fax: 954.786.4666

Zoning Board of Appeals Application

OWNER'S CERTIFICATE

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application. I further certify that this request is not related to any existing violation of the zoning code.

Note: If this request is related to an existing zoning violation, please submit documentation as to the Special Master's disposition of the matter.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

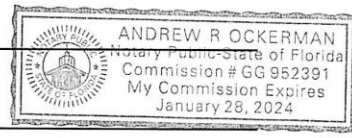
Owner's Name: Bayview of Pompano, Inc.
(Print or Type)
Address: 2500 Bay Dr
Pompano Beach, FL 33062
(Zip Code)
Phone: 703.395.7667
Email address: globalbranter@aol.com

(Signature of Owner or Authorized Official) John Morray, Director

SWORN AND SUBSCRIBED before me this 3 day of April, 2023 by means of
[] physical presence or [] online notarization.

NOTARY PUBLIC, STATE OF FLORIDA

Andrew Ockerman
(Name of Notary Public: Print, stamp, or Type as Commissioned.)



[X] Personally know to me, or
[] Produced identification:
(Type of Identification Produced)



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EXHIBIT I
SUMMARY DESCRIPTION



Summary Description

2500 Bay Dr, Pompano Beach, FL 33062

The project site is located along the Hillsboro Inlet, Class III Waters, adjacent to 2500 Bay Drive #PH, Pompano Beach FL 33062 (Section 29, township 48 South, Range 43 East), in Broward County (Latitude N 26°15'32.37", Longitude W 80 °5'2.96"). The abbreviated legal description is Bayview of Pompano Condo Unit P Per CDO BK/PG: 6853/633.

The property is located along Hillsboro Inlet, which is a tidal water. The nearest direct connection to the Atlantic Ocean is about 1,200 feet southeast at the Hillsboro Inlet. As the project site is located along the Hillsboro Inlet, the incoming tidal waters (flood) at the site move to the west and the outgoing waters (ebb) move to the east.

The project site consists of (16) existing wood piles. The proposed project consists of replacing the (14) existing wood piles and the framing and construction of a 40'x6' wood pier extension and a 30'x6' wood t-dock. The proposed maximum distance is 55'6" from the property line (55' from the wetface) into the Hillsboro Inlet. As these distances are over the allowable 20' distance into the waterway from the property line, the proposed replacement of existing piles along with the framing and construction of a wood pier extension and t-dock will require a variance waiver. The permitted distance without waiver is 20'. The proposed distance requiring a waiver is 34'. The proposed width of the wood pier extension and t-dock will also require a variance waiver as the permitted width without a waiver is 4'. The proposed width requiring a waiver is 2' for the pier extension and t-dock.

PROPOSED STRUCTURE	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER	WIDTH OF PIER/DOCK WITHOUT WAIVER	WIDTH OF PIER/DOCK REQUIRING A WAIVER
(16) 10" DIA wood pile	54'	20'	34'	N/A	N/A
40'x6' wood pier extension	54'	20'	34'	4'	2'
30'x6' wood t-dock	54'	20'	34'	4'	2'



The following four (4) matters provide justification for this waiver request:

1. All structures and piles are less than 10% of the width of the waterway.
2. Due to the extraordinary width of the waterway at this location from wetface to wetface (+/- 774'), the proposed project will not impede navigation within the Hillsboro Inlet.
3. The proposed structures are necessary for safely mooring resident's vessels, especially during high wind events and severe weather.
4. The proposed structures are also necessary to protect the resident's vessels from high wave energy from excessive boat wakes along the Hillsboro Inlet.

Bathymetric Survey

The shallow water is only close to the natural rip rap style shoreline. The goal of this project is to maximize the owner's property. We are requesting the variance process because of city codes that do not take into account the extreme width of the Inlet where the proposed project is located.

City of Pompano Ordinance Code 151.03.G.2

(2) Fixed finger piers and floating finger piers may be constructed or erected to extend into any canal, river, basin, or waterway a distance of 20% of the width of the canal, river, basin, or waterway or a distance of 20 feet, whichever is less, as measured from the measurement reference line. A finger pier (floating or stationary) shall not be constructed to a width greater than four feet. The distance between finger piers shall not be less than 25 feet.

Broward County does not require a Bathymetric survey. Our stance is this is unnecessary for this property and variance.

The proposed structures have been approved by Broward County Environmental Protection & Growth Management Department. The approved license XXXXXXXX was issued XXXXX. **(only the existing piles have been approved to remain per FDEP 06-0418224-001,002-EE**



EXHIBIT II
RESPONSE TO REVIEW STANDARDS



Response to Review Standards

- There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity;
 - *Property line angle and depth of water.*
 - *The proposed scope of work will be in the same footprint as the previous dock that was installed. The previous dock was destroyed by Hurricane Irma (2017).*
 - *Shape of neighboring property line.*
 - *Protected species along shoreline necessitate this design.*
- The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner;
 - *The property line extends a significant distance into the waterway. The very shallow depth requires a long pier.*
- Because of the extraordinary and exceptional conditions referred to in paragraph a., above, the application of this Code to the land or structure for which the Variance is sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship;
 - *Correct. The property is limited because of the measurement reference line.*
- The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.
 - *Correct. This is an individualized circumstance.*
- The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;
 - *Correct.*
- The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;
 - *Yes*
- The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare; and
 - *Correct. The variance will not adversely affect the health of safety to the residents or neighboring properties.*
- The Variance is consistent with the comprehensive plan.
 - *Correct. The scope of work will be completed per municipality and state building codes.*



EXHIBIT III
WARRANTY DEED

Prepared by
Hunter B. Craig, Esq.
Attorney at Law
Witte & Craig, P.A.
201 S.E. 24th Avenue
Pompano Beach, FL 33062

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this ¹⁴21 day of **January, 2010** between

JOSEPH J. ROBERTS, JR., a single man and RALPH P. PASCERI, a single man
whose post office address is
3909 Landis Avenue, Sea Isle City, NJ 08243
grantor, and

John D. Murray
whose post office address is
49 N. Federal Highway, No. 138, Pompano Beach, FL 33062
grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Condominium Parcel designated as Unit No. PH of BAYVIEW OF POMPANO, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 6853, at page 633, Public Records of Broward County, Florida.

Parcel Identification Number: 8329-AM-0090

Subject to comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; Declaration of Condominium, Articles of Incorporation, By-Laws, and Rules of the Condominium Association and amendments thereto; restrictions and matters appearing on the plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; public utility easements of record; taxes for the year 2010 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Warranty Deed
Page 1 of 2

3

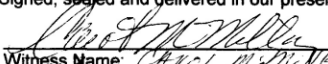
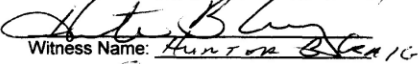
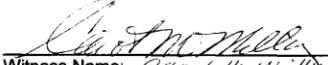
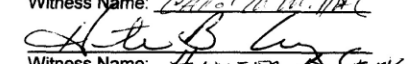
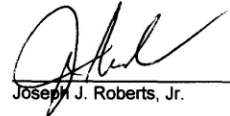
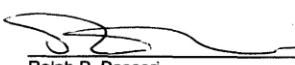
THE DOCK EXPERTS

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

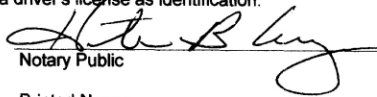
<p> Witness Name: <u>Carol Matrone</u></p> <p> Witness Name: <u>Hunter B. Craig</u></p> <p> Witness Name: <u>Carol Matrone</u></p> <p> Witness Name: <u>Hunter B. Craig</u></p>	<p> _____ (Seal) Joseph J. Roberts, Jr.</p> <p> _____ (Seal) Ralph P. Pasceri</p>
---	--

State of FLORIDA
 County of BROWARD

The foregoing instrument was acknowledged before me this 29th day of January, 2010 by Joseph J. Roberts, Jr. i, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]




 Notary Public

Printed Name: _____

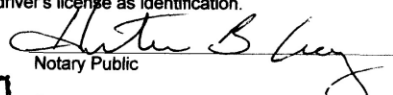
My Commission Expires: _____

State of FLORIDA
 County of BROWARD

The foregoing instrument was acknowledged before me this 29th day of January, 2010 by Ralph P. Pasceri, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]




 Notary Public

Printed Name: _____

My Commission Expires: _____

Insert Property Appraisal for John Murray



MARTY KIAR
BR  **WARD**
 COUNTY
 PROPERTY APPRAISER

Site Address	2500 BAY DRIVE #PH, POMPANO BEACH FL 33062	ID #	4843 29 AM 0090
Property Owner	MURRAY, JOHN D	Millage	1511
Mailing Address	2500 BAY DRIVE PH POMPANO BEACH FL 33062	Use	04
Abbr Legal Description	BAYVIEW OF POMPANO CONDO UNIT PH PER CDO BK/PG: 6853/633		

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).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$123,130	\$1,108,190	\$1,231,320	\$772,080	
2022	\$123,130	\$1,108,190	\$1,231,320	\$772,080	\$15,269.30
2021	\$93,620	\$842,590	\$936,210	\$749,600	\$14,834.10

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,231,320	\$1,231,320	\$1,231,320	\$1,231,320
Portability	0	0	0	0
Assessed/SOH 12	\$772,080	\$772,080	\$772,080	\$772,080
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	\$722,080	\$747,080	\$722,080	\$722,080

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/29/2010	WD-Q	\$825,000	46848 / 1060			
3/14/2002	WD	\$710,000	32933 / 1408			
4/30/2001	WD	\$675,000	31610 / 28			
6/25/1998	WD	\$460,000	28551 / 518			
7/1/1989	WD	\$100	16615 / 230			
				Adj. Bldg. S.F.		4560
				Units/Beds/Baths		1/3/2
				Eff./Act. Year Built: 1978/1977		

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#)

Detail by Entity Name

Florida Not For Profit Corporation
BAYVIEW OF POMPANO, INC.

Filing Information

Document Number 737878
FEI/EIN Number 59-1749891
Date Filed 01/21/1977
State FL
Status ACTIVE

Principal Address

2500 BAY DR,
POMPANO BEACH, FL 33062

Changed: 04/14/2009

Mailing Address

2500 BAY DR,
POMPANO BEACH, FL 33062

Changed: 04/14/2009

Registered Agent Name & Address

Murray, John D
2500 BAY DR,
POMPANO BEACH, FL 33062

Name Changed: 04/02/2013

Address Changed: 01/31/2011

Officer/Director Data

Name & Address

Title D, President

Murray, John D
2500 BAY DRIVE #PENTHOUSE
POMPANO BEACH, FL 33062

Title D

TUCKER, GLENN
2500 BAY DRIVE #1A
POMPANO BCH, FL 33062

Title D

Gamer, Joanne
2500 Bay Drive #3A
Pompano Beach,, FL 33062

Title Director

GARNER, JAMES J
2500 BAY DRIVE #2B
POMPANO BEACH, FL 33062

Title D

PASCERI, RALPH
2500 BAY DRIVE #2A
POMPANO BEACH, FL 33062

Annual Reports

Report Year	Filed Date
2020	02/11/2020
2021	03/31/2021
2022	04/25/2022

Document Images

04/25/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- ANNUAL REPORT	View image in PDF format
02/11/2020 -- ANNUAL REPORT	View image in PDF format
04/07/2019 -- ANNUAL REPORT	View image in PDF format
04/08/2018 -- ANNUAL REPORT	View image in PDF format
02/21/2017 -- ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
01/26/2015 -- ANNUAL REPORT	View image in PDF format
04/17/2014 -- ANNUAL REPORT	View image in PDF format
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01/17/1997 -- ANNUAL REPORT	View image in PDF format
01/03/1996 -- ANNUAL REPORT	View image in PDF format
01/28/1995 -- ANNUAL REPORT	View image in PDF format

EXHIBIT IV
SURVEY

LEGAL DESCRIPTION:

LOT 26 BLOCK 10, HILLSBORO SHORES SECTION "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SURVEY NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, THIS SURVEY REPRESENTS A SPECIFIC PURPOSE SURVEY AS DEFINED IN THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.
2. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF A FLORIDA REGISTERED SURVEYOR.
4. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED FOR EASEMENTS, ENCUMBRANCES OR OTHER INSTRUMENTS OF RECORD OTHER THAN THOSE SHOWN HEREON WHICH MAY AFFECT THIS PARCEL OF LAND.
5. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
6. GEOGRAPHIC AND PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICA DATUM OF 1983, FLORIDA STATE PLANE, ZONE 901, TRANSVERSE MERCATOR PROJECTION IN THE U.S. SURVEY FOOT UNIT OF MEASUREMENT.
7. AZMUTHS SHOWN HEREON ARE GRID ALONG THE CENTERLINE OF THE HILLSBORO INLET NAVIGATION CHANNEL AS PROVIDED BY THE US ARMY CORPS OF ENGINEERS.
8. LOCATIONS OF ALL IMPROVEMENTS WERE OBTAINED USING REAL TIME KINEMATIC GPS METHODOLOGIES WITH BROADCAST CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK AND ARE ACCURATE TO THIRD ORDER, CLASS II.
9. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATION OF PROPOSED IMPROVEMENTS RELATIVE TO THE HILLSBORO INLET NAVIGATION CHANNEL.

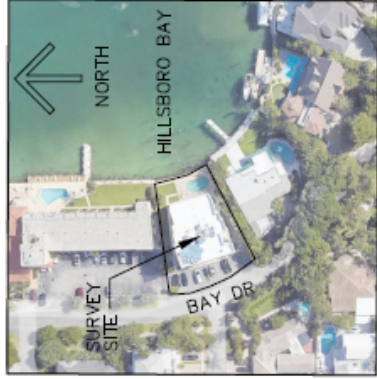
CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JULY 10TH, 2023. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTE 472.027.



Digitally signed by Stanley Copeland
DN: c=US, serialNumber=AATL20230406293170,
ou=Stanley Copeland, email=stangtd@survey.com
Date: 2023.07.25 15:30:45 -04'00'

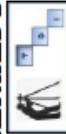
STAN D. COPELAND, PSM - FLORIDA REGISTRATION NUMBER 6797
JULY 25TH, 2023



LOCATION MAP (NTS)
2500 BAY DRIVE, POMPANO BEACH, FLORIDA

ABBREVIATIONS/LEGEND	
COE	CORPS OF ENGINEERS
PSM	PROFESSIONAL LAND SURVEYOR
BCR	BROWARD COUNTY RECORDS
IR	IRON ROAD
N/D	NAIL AND DISK
TYP	TYPICAL
R/W	RIGHT OF WAY

PREPARED BY:



TECHNICAL DISCIPLINES, INC. (LB 8123)
1533 SE 8TH TERRACE
DEERFIELD BEACH, FLORIDA 33441
954-850-2008

PREPARED FOR:

THE DOCK EXPERTS
2670 NORTH FEDERAL HIGHWAY
LIGHTHOUSE POINT, FL, 33064

A PORTION OF THE HILLSBORO INLET CHANNEL
SECTION 29, TOWNSHIP 48 SOUTH, RANGE 43 EAST
SPECIFIC PURPOSE SURVEY
(COE XY SURVEY)

DRAWING NO.: TDJ-1480	JOB NO.: TDJ-1480-COEXY
DRAWN BY: JDC	CHECKED BY:
SCALE: AS SHOWN	DATE: 7/25/2023
SHEET 1 OF 2	

EXHIBIT V
SITE AERIAL

Property Id: 484329AM0090

**Please see map disclaimer



December 14, 2022

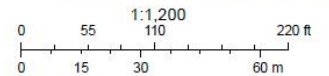




EXHIBIT VI
SITE PHOTOGRAPHS

THE DOCK EXPERTS



THE DOCK EXPERTS

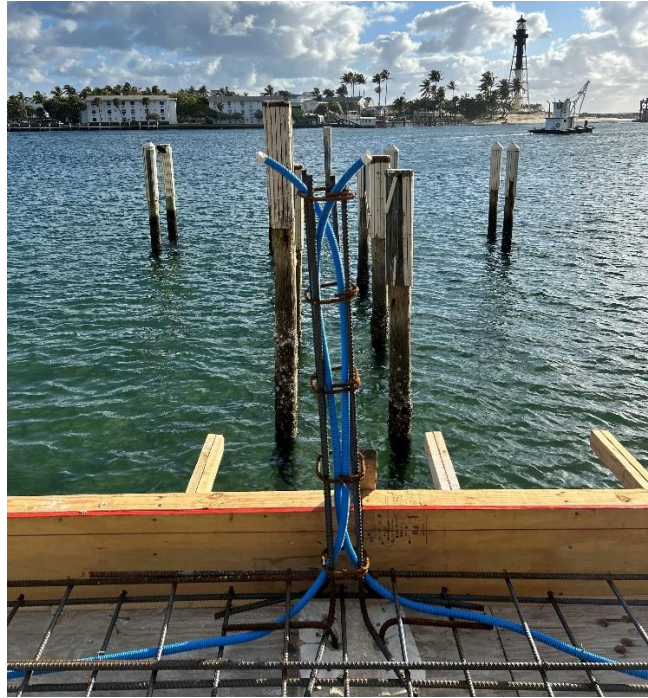
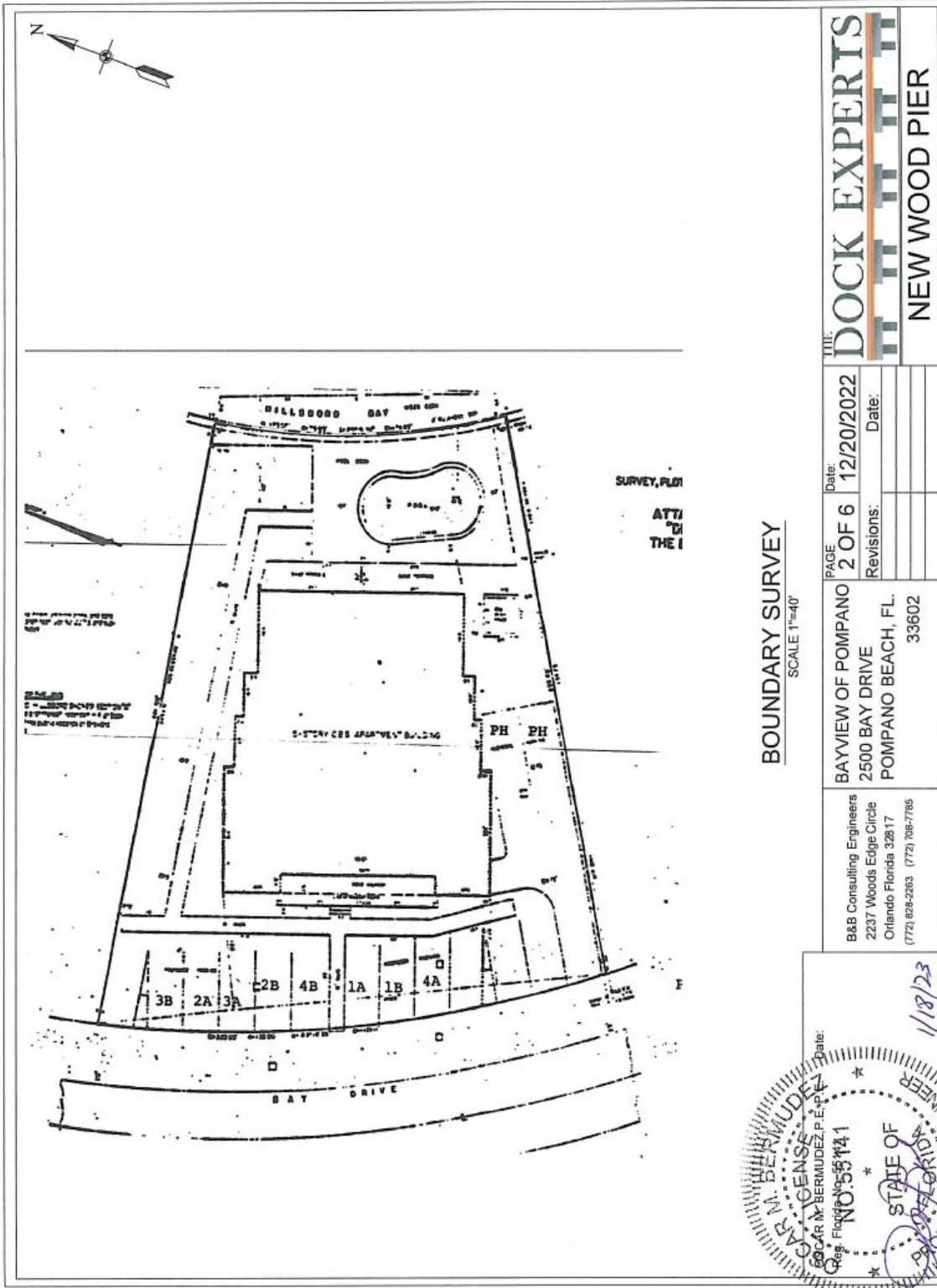
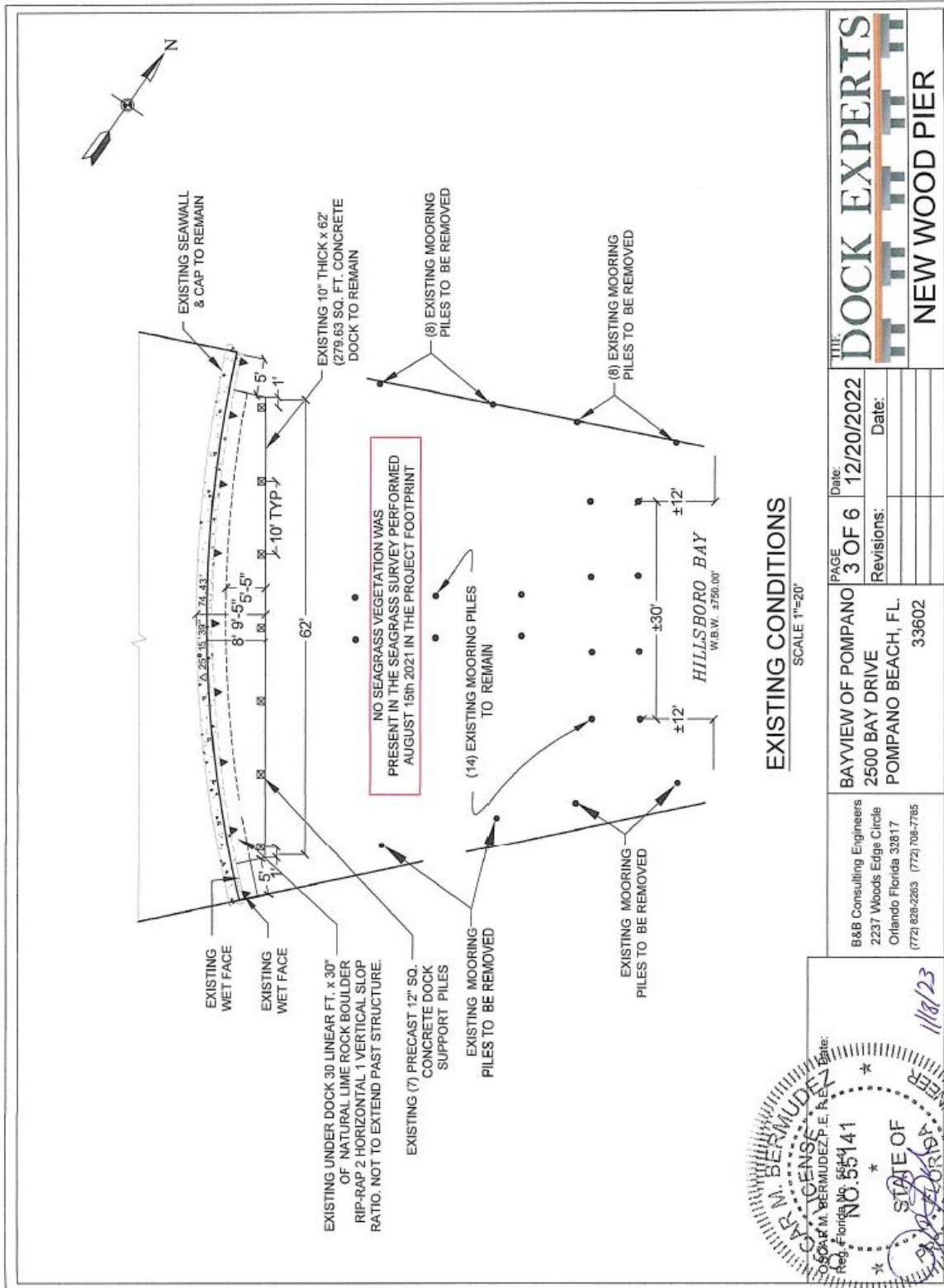
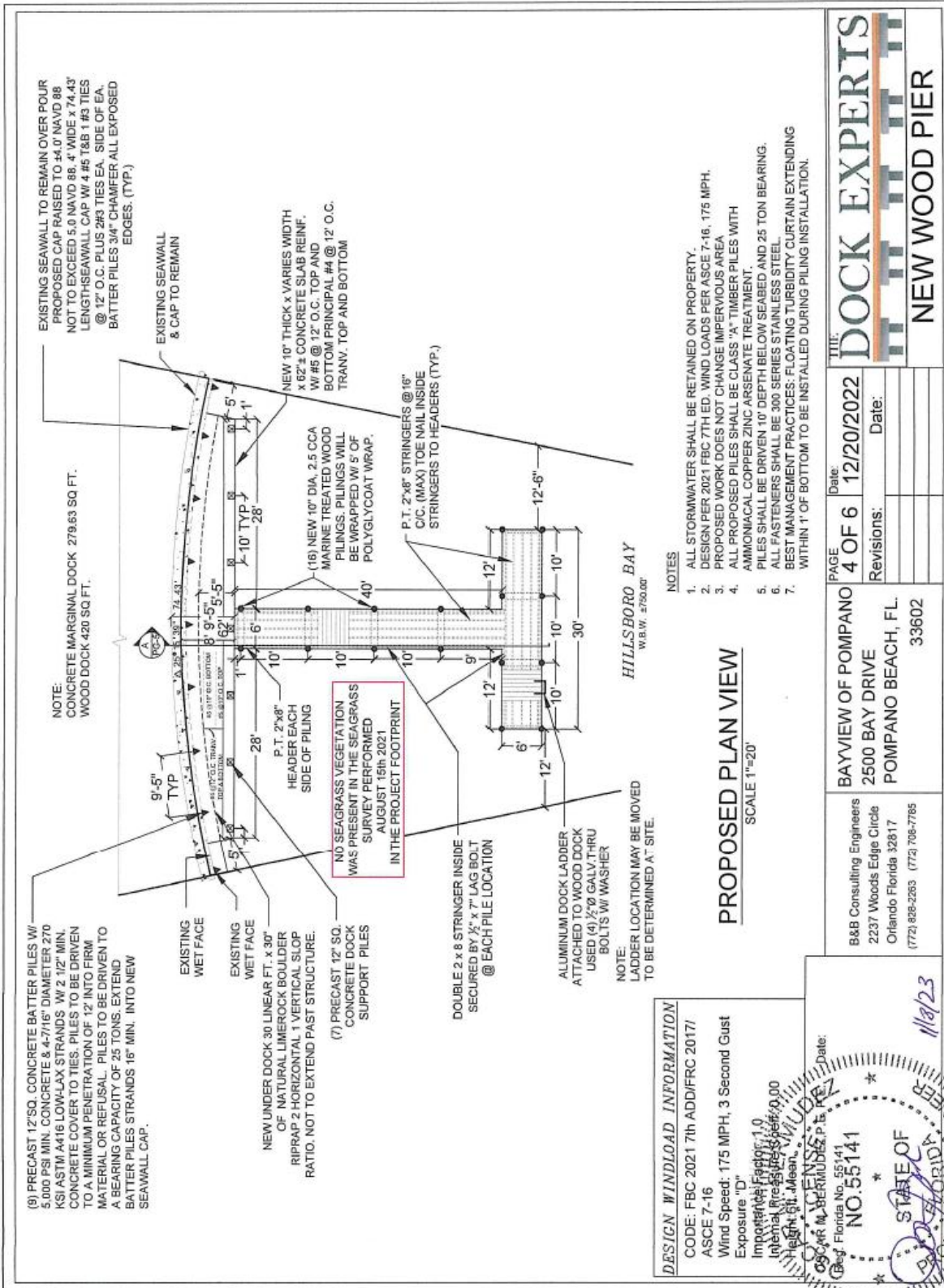


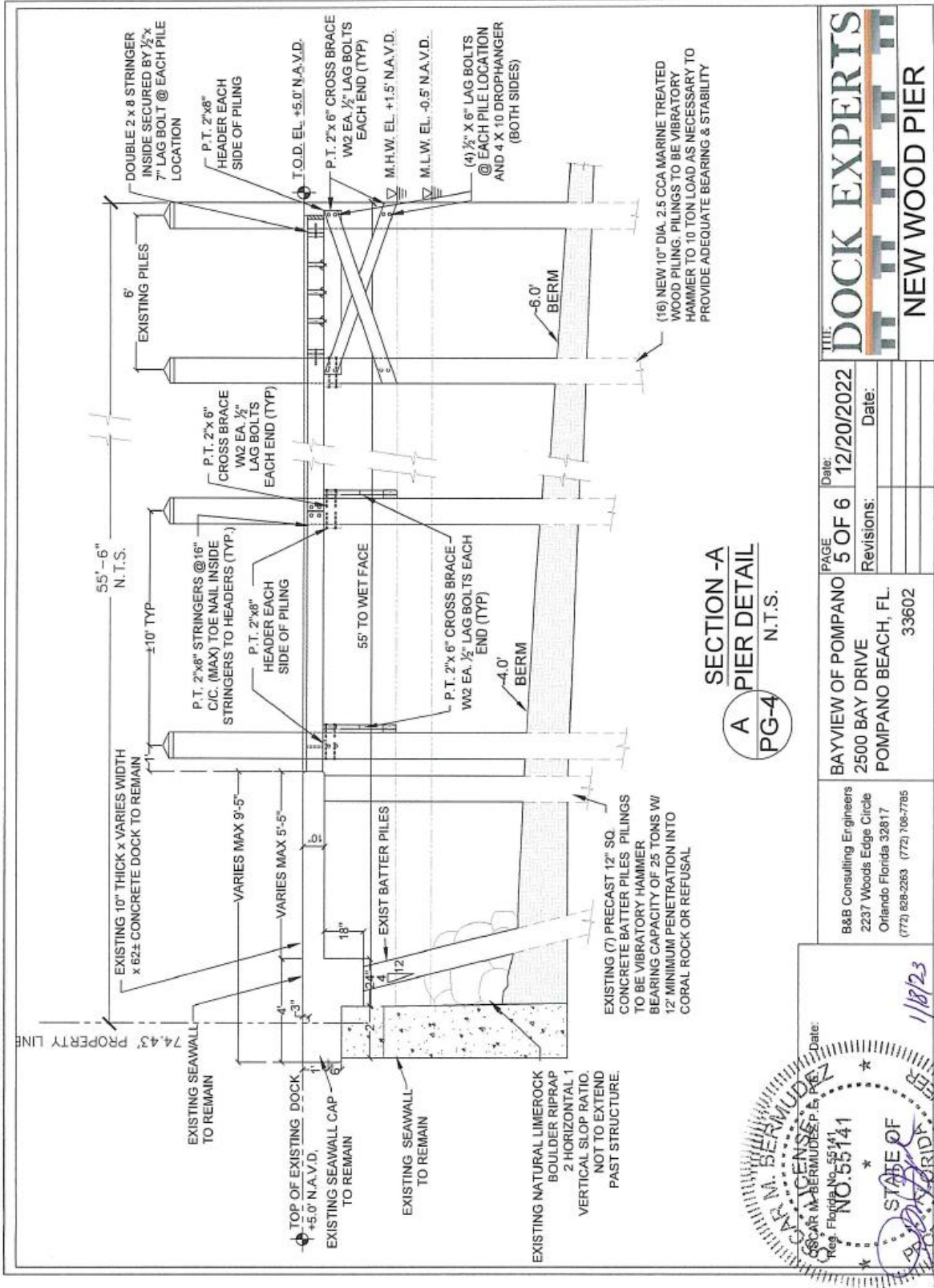


EXHIBIT VII
PROJECT PLANS



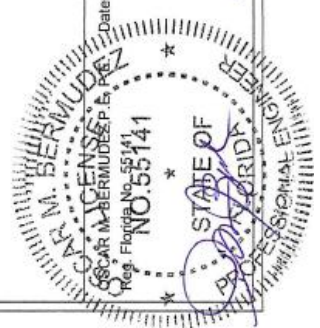


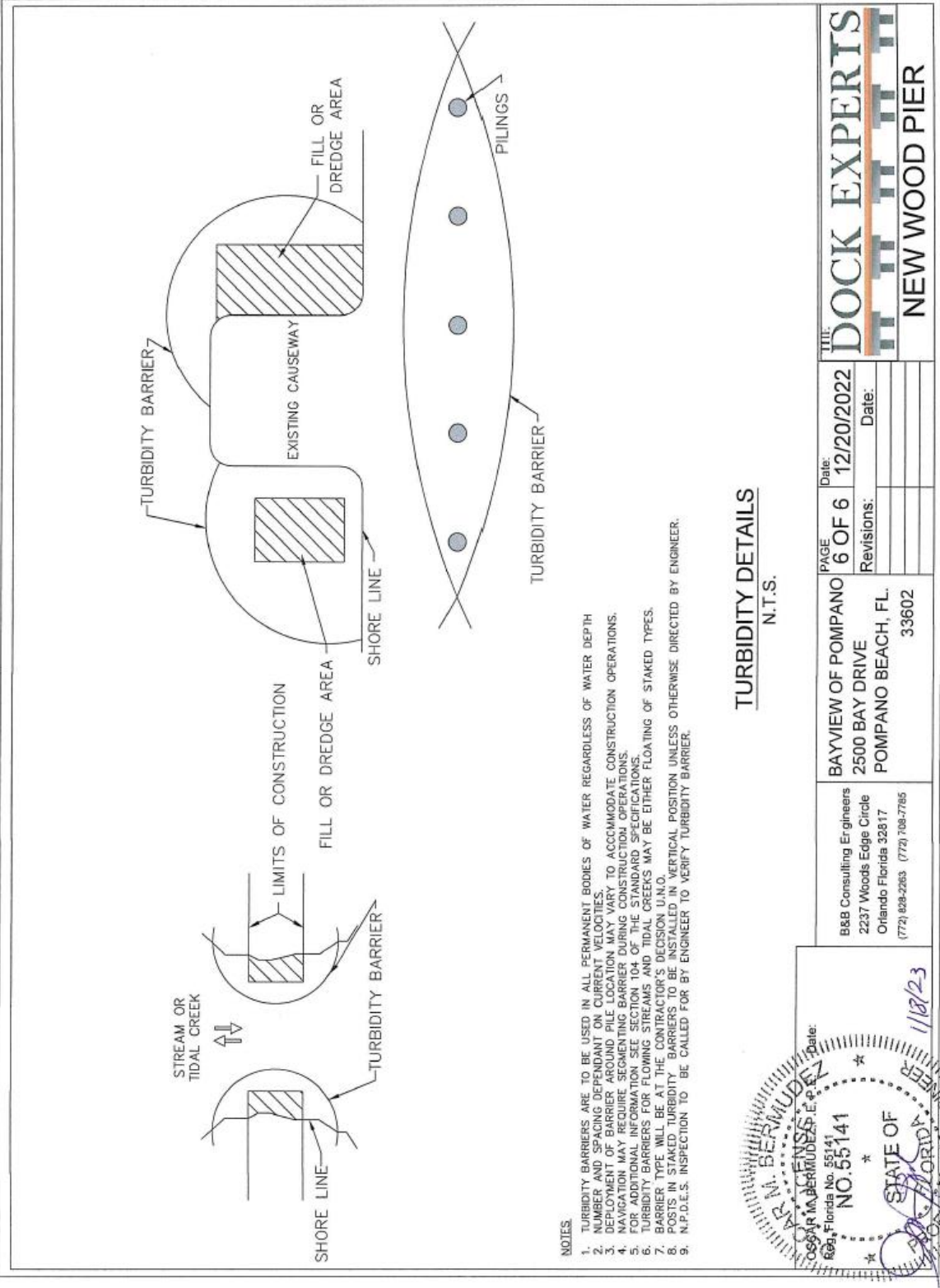




SECTION -A
A PIER DETAIL
PG-4 N.T.S.

		NEW WOOD PIER	
B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772) 828-2263 (772) 708-7785	BAYVIEW OF POMPANO 2500 BAY DRIVE POMPANO BEACH, FL. 33602	PAGE 5 OF 6 Revisions: _____ Date: 12/20/2022	THE DOCK EXPERTS NEW WOOD PIER





TURBIDITY DETAILS N.T.S.

 DOCK EXPERTS NEW WOOD PIER	TITLE:	DATE:	
	PAGE:	6 OF 6	Date:
Revisions:	_____	Date:	_____
B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772) 828-2263 (772) 708-7765	BAYVIEW OF POMPANO 2500 BAY DRIVE POMPANO BEACH, FL.	33602	11/21/23

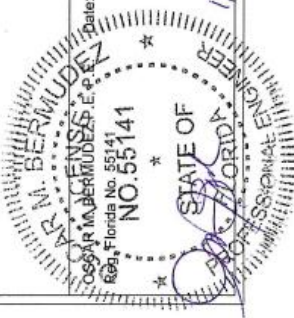




EXHIBIT VIII
NEIGHBOR APPROVALS



Neighboring property approvals for variance received from:

- The Hillsboro Shores Executive Club, Inc – 2508 Bay Dr
- James Barnet – 2406 Bay Dr

April 20, 2023

Bayview of Pompano, Inc.
Mr. Ralph Pasceri, President
Board of Directors
2500 Bay Drive – 2A
Pompano Beach, FL 33062

RE: 2500 Bay Drive, Pompano Beach, FL 33062
City of Pompano Beach Variance Request

Dear Mr. Pasceri,

We have reviewed the attached plans for the proposed project to replace (16) existing wood piles and frame and construct 40' x 6' wood pier extension and 30' x 6' wood t-dock. The proposed project would extend into the Hillsboro Inlet at 2500 Bay Drive, Pompano Beach, FL 33062 a total of 55' 6" from the property line (55' from the wet face). We understand that the proposed project will require a variance through the City of Pompano Beach along with permitting through the regulatory agencies. As President of The Hillsboro Shores Executive Club, Inc., I verify that we support the proposed project. Our principal address is 2508 Bay Drive, Pompano Beach, FL 33062 and mailing address is Hillsboro Shores Executive Club, Inc., c/o JML Management, 1870 N. Corporate Lakes Blvd., Suite 268595, Weston, FL 33326.

Sincerely,



Rena Moforis, President
Board of Directors

The Hillsboro Shores Executive Club, Inc.
2508 Bay Drive
Pompano Beach, FL 33062

February 27, 2023

Bayview of Pompano, Inc.
Mr. John Murray
2500 Bay Drive #PH
Pompano Beach, FL 33062

RE: 2500 Bay Drive, Pompano Beach, FL 33062
City of Pompano Beach Variance Request

Dear Mr. Murray,

I have reviewed the attached plans for the proposed project to replace (16) existing wood piles and frame and construct 40'x6' wood pier extension and 30'x6' wood t-dock. The proposed project would extend into the Hillsboro Inlet at 2500 Bay Drive, Pompano Beach, FL 33062 a total of 55'6" from the property line (55' from the wetface). I understand that the proposed project will require a variance through the City of Pompano Beach along with permitting through the regulatory agencies. I am the property owner of 2406 Bay Drive, Pompano Beach, FL 33062 and support the project as proposed.

Sincerely,



James Barnett
2406 Bay Dr
Pompano Beach, FL 33062



EXHIBIT IX
SEAGRASS SURVEY



THE DOCK EXPERTS

Marine Construction, Consultation & Inspections Services

4233 NE 6 Ave 754-200-4852 Fax 754-200-4854

CGC1527192, SCC131152065

Submerged Aquatic Vegetation Inspection Report

Client: Bayview of Pompano, Inc.
2500 Bay Drive
Pompano Beach, FL 33062

1. Introduction

The proposed project is at 2500 Bay Drive, Pompano Beach, FL 33062 on the south side of the Intracoastal Waterway in the county of Broward. The legal description of the property is Bayview of Pompano Condo Unit PH per CDO bk/PG:6853/633. A multi-family residence is located upland from the seawall (reference attached photos). The existing concrete seawall runs East to West 75 feet separating the uplands from the submerged area. The purpose of this inspection was to identify any submerged aquatic vegetation, seagrass or other protected species.

2. Proposed Work

The proposed project is to replace (14) existing wood piles, add (2) new wood piles, frame and construct 40'x6' wood pier extension and 30'x6' wood T dock. As such, due to permitting environmental issues related to dock building and impact on seagrass, the investigation of the presence and location of marine seagrass within the submerged bottoms is warranted.

3. Method

The purpose of this study is to identify and locate any seagrass species (*Halophilla decipiens* (Paddle Grass), *Halophilla johnsonii* (Johnson's Seagrass), *Thalassia testudinum* (Turtle Grass), *Halodule wrightii* (Shoal Grass), *Ruppia maritima* (Widgeon Grass), etc) that may be present within the property boundaries of the subject sight. The field work for the sea grass study was done on 06/08/23. This work was performed at 1:30 PM approximate 50% down from high tide by diver examination. Courses were run parallel to the seawall at 3 to 5 ft intervals to 50 ft from the seawall. The diver(s) swam these areas, and then randomly inspected areas under the dock to determine the presence of any sea grass species or other endangered species.

4. Conclusion

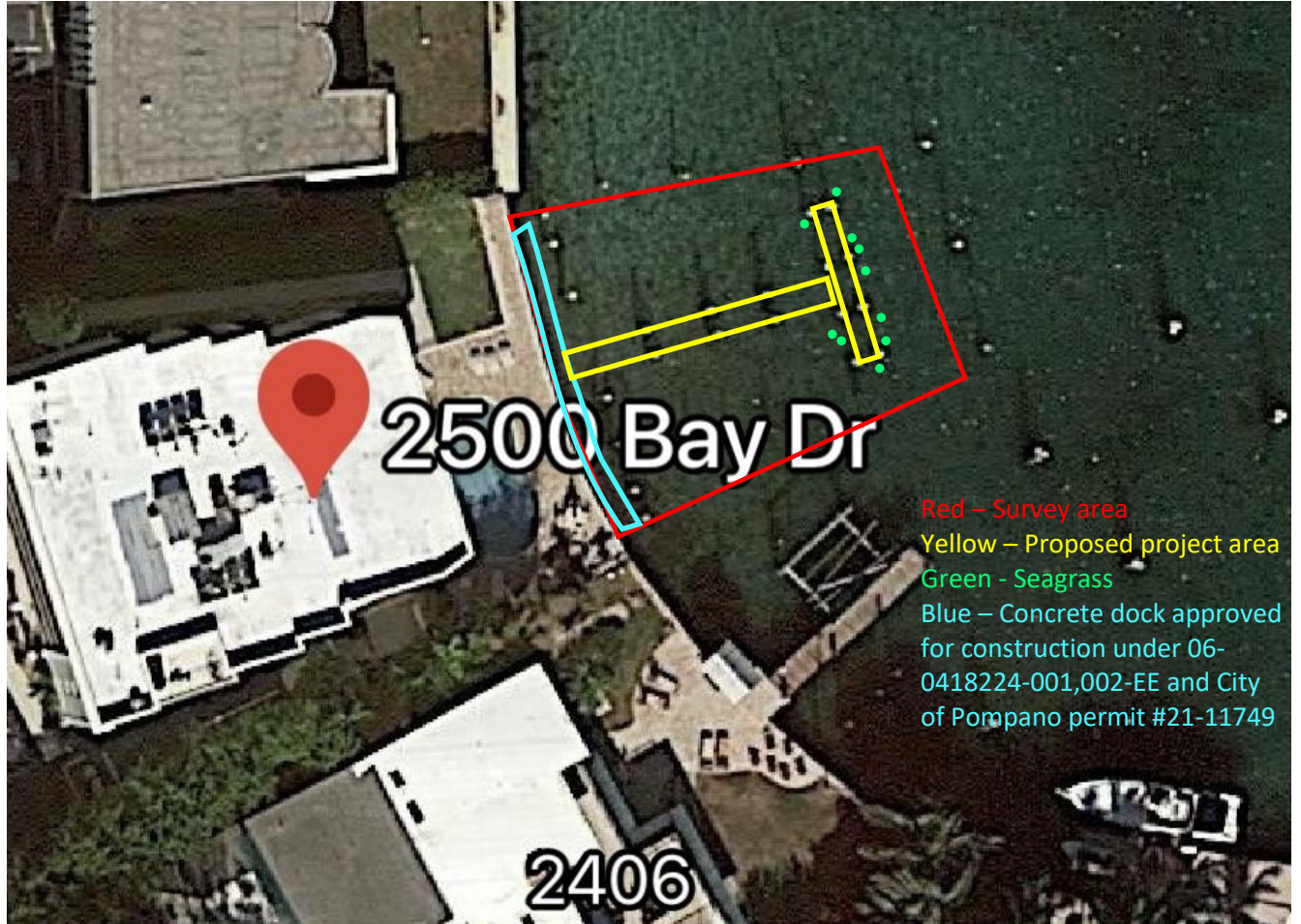
From the base of the seawall, out to the end of the survey area the substrate area was mostly white sand and rock clusters. There was some free floating sargassum seaweed that appeared to come in with the tide. There were some clusters of broken oyster shells and several small rocks. of any vegetation or protected seagrass (as identified in section 3) was not found in the Some small debris was noted from non-organic origins. There is a good deal of current and boat traffic in this area. Several areas of paddle grass were found toward the Northern end of the

surveyed area. The coverage was relatively light at less than 20% and patchy. Please see pictures attached.

This inspection and inspection report were supervised, conducted and prepared by John Piotrowski, a State Licensed Specialty Marine Contractor and General Contractor. CGC1527192 and SCC 131152065.

John Piotrowski





Seagrass Survey Pictures 6/8/23

