

From: [Scott Reale](#)
To: [Mario Sotolongo](#)
Cc: [Monique Pinock](#)
Subject: RE: Code Case Inquiry – Hillsboro Shores Executive Club Variance Application
Date: Monday, June 29, 2026 5:16:00 PM

Thank you, Mario. Development Services will not impose the heavier application fee since there was no intent to circumvent the code.



Hours of Operation Mon – Thurs 7am to 6pm

From: Mario Sotolongo <Mario.Sotolongo@copbfl.com>
Sent: Monday, June 29, 2026 5:00 PM
To: Scott Reale <Scott.Reale@copbfl.com>
Cc: Monique Pinock <Monique.Pinock@copbfl.com>
Subject: RE: Code Case Inquiry – Hillsboro Shores Executive Club Variance Application

To make the necessary repairs and bring the property into compliance, a permit will be required. Although the violation is somewhat related to the variance, there was no intent to circumvent the code.

Violation code: CO 151.05
Violation description: TIDAL FLOOD BARRIERS
3/31/2025, 5:50:37 PM PINMON
151.05 the seawall at property is in disrepair. Please repair. A permit may be needed. This case will not be closed until all permits are approved and all inspections have passed
please provide and engineer report if no permit is required for the seawall repair .

Violation code: CO 151.03
Violation description: STRUCTURES IN WATERWAYS
3/31/2025, 5:51:28 PM PINMON
151.03 h ** dock in disrepair/ falling into canal
-structures in waterways. (h) any structure erected pursuant to this section shall be kept in good repair by the owner thereof dock is in need of repair. Remove or repair the structure that is in disrepair. Please obtain the proper city permits for the repair/removal work must be done by a certified marine contractor or general contractor.



Mario Sotolongo
Code Compliance Director
Mario.Sotolongo@copbfl.com
954-786-7870
Pompanobeachfl.gov



Hours of Operation Monday – Thursday 7:00 am to 6:00 pm

Please note: Florida has a very broad public records law. Most written communications to City officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Scott Reale <Scott.Reale@copbfl.com>

Sent: Monday, June 29, 2026 4:41 PM

To: Mario Sotolongo <Mario.Sotolongo@copbfl.com>

Subject: Code Case Inquiry – Hillsboro Shores Executive Club Variance Application

Good afternoon Mario,

The Hillsboro Shores Executive Club (2508 Bay Drive) is submitting a Variance application to replace an existing finger pier and marginal dock in Wahoo Bay. Although the proposal is to reconstruct the structures essentially within the same footprint, a variance is required because the current Code is more restrictive than the regulations in effect when the structures were originally constructed.

I noticed that there is an active Code Enforcement case associated with the property in Naviline. Can you please confirm whether this violation is related to the proposed variance request?

I am trying to determine the appropriate application fee:

- Multifamily without outstanding related code violations: \$1,144
- Multifamily with outstanding related code violations: \$2,281

Please advise at your earliest convenience.

Thank you,



Scott Reale, AICP
Principal Planner
scott.reale@copbfl.com
954.786.4667
Pompanobeachfl.gov



Hours of Operation Mon – Thurs 7am to 6pm

CASE TYPE	DATE ESTBL	STATUS	STATUS DATE
Subd/Block/Lot/Str#/Apt ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CITY ORDINANCE VIOLATION 8329-AH- -COMMON002508COMM1 2508 BAY DR COMM1 POMPANO BEACH FL 33062	3/31/25 PINOCK, MONIQUE	ACTIVE	3/31/25

4. CASE 25-09000885

CASE DATA: ORIG. CASE CERT. MAIL NUMBER
TYPE OF SERVICE-THIS CASE
DAYS TO COMPLY-THIS CASE
INSPECTION DATE-THIS CASE
COMPLIANCE DATE
SCHEDULED HEARING DATE
COMPLIED DATE-THIS CASE
FINAL ORDER MEETING DATE
F.O. COMPLY BY DATE-THIS CASE
I. OF F. MEET'G DATE-THIS CASE
COMMENTS
COMMENTS - FINAL ORDER
COMMENTS
COMMENTS
COMMENTS - IMPOSITION OF FINE
COMMENTS
COMMENTS
COMMENTS - ABATEMENT FINE
COMMENTS
DATE LIEN RECORDED
LIEN INSTRUMENT NUMBER

NARRATIVE: 3/31/2025, 5:48:16 PM PINMON 3/31/25
resident complaint of Seawall is deteriorating into the 3/31/25
water, the dock is falling into the water and the cement on 3/31/25
the building is cracking. 3/31/25

NOTICE NAMES: HILLSBORO SHORES OWNER 942-0400
EXECUTIVE CLUB
MOFORIS, RENA CONTACT PERSON
2508 BAY DRIVE
MIKE BRADLEY *ERROR* 321-749-7900
: 130 LINDERWOOD DRIVE,
JML MANAGEMENT, LLC REGISTERED AGENT
1870 N. CORPORATE LAKES BLVD.

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(1)	3/31/25	TIDAL FLOOD BARRIERS	1	CO 151.05	ACTIVE	

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Subd/Block/Lot/Str#/Apt ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
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4. CASE 25-09000885

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(1)	3/31/25	TIDAL FLOOD BARRIERS § 151.05 TIDAL FLOOD BARRIERS.	1	CO 151.05	ACTIVE	

(A) All new or substantial repair or substantial rehabilitation of banks, berms, green-grey infrastructure, seawalls, seawall caps, upland stem walls, or other similar infrastructure shall be designed and constructed to perform as tidal flood barriers. Tidal flood barriers shall have a minimum elevation of five feet NAVD88 and shall not exceed an elevation of five feet ten inches NAVD88. Persons desiring to construct or repair a tidal flood barrier or rip-rap shall obtain all required permits and furnish a plan to the City Engineer for approval, which are prepared by an engineer licensed in the State of Florida, showing elevations, and proposed and adjacent seawalls referenced to North American Vertical Datum of 1988 (NAVD 88).

(B) All property owners must maintain a tidal flood barrier in good repair. A tidal flood barrier is presumed to be in disrepair and a public nuisance if it allows tidal waters to flow unimpeded through or over the barrier and onto adjacent property or public right-of-way. Failure to maintain a tidal flood barrier in good repair shall be a citable offense. The owner of the tidal flood barrier shall demonstrate progress towards repairing the cited defect within 60 days after receiving a citation and shall complete repairs within 365 days after receipt of the citation. If the required repair or rehabilitation meets the substantial repair or substantial rehabilitation threshold, no later than 365 days after receipt of the citation, the property shall design, obtain permits, cause to be constructed, and obtain final inspection approval of seawall improvements that meet the minimum elevation and design requirements.

(C) Tidal flood barriers below a minimum five feet NAVD88 elevation shall be improved, designed, and constructed so as to prevent tidal waters from impacting adjacent property or public right-of-way. Causing, suffering, or allowing the trespass of tidal waters onto adjacent property or public right-of-way is hereby declared a public nuisance and a citable offense requiring abatement. The owner shall

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8329-AH- -COMMON002508COMM1			
2508 BAY DR COMM1	PINOCK, MONIQUE		
POMPANO BEACH FL 33062			

4. CASE 25-09000885

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(1)	3/31/25	TIDAL FLOOD BARRIERS	1	CO 151.05	ACTIVE	
demonstrate progress toward addressing the cited concern within 60 days after receipt of the citation and complete the construction of an approved remedy no later than 365 days after receipt of the citation.						
(D) Tidal flood barriers shall be designed and constructed to prevent tidal waters from flowing through the barrier, while still allowing for the release of upland hydrostatic pressure.						
(E) To the extent practicable, tidal flood barriers shall be designed and constructed to adjoin immediately proximate tidal flood barriers to close gaps and prevent trespass of tidal water.						
(F) All tidal flood barriers below five feet NAVD88 undergoing substantial repair or substantial rehabilitation shall be brought to the minimum height of five feet NAVD88 and shall be constructed along the property's entire shoreline.						
(G) All tidal flood barriers below five feet NAVD88 shall be brought to the minimum height of five feet NAVD88 when modifications, alterations, or installation of appurtenant structures (such as mooring structures) exceed 50% of the cost of a tidal flood barrier along the property s entire shoreline.						
(H) All tidal flood barriers shall be constructed with natural lime rock rip-rap, or other approved habitat enhancement, at the waterward face of the structure.						
(I) Property owners are encouraged to consider approaches and materials that enhance the biological value of traditional (flat surface) seawalls and flood barriers with the incorporation of living shoreline features, use of hybrid green-grey materials, and the use of biological forms, where practicable.						
(J) This section shall not be construed to require the						

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4. CASE 25-09000885

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(1)	3/31/25	TIDAL FLOOD BARRIERS installation of a seawall where other protection measures serve as an equally effective tidal flood barrier. (K) Tidal flood barriers capable of automatically being elevated in advance of high tides to prevent tidal flooding are permissible, provided that automation cannot require daily human intervention. (L) Whenever it shall come to the attention of the City Engineer or the City Building Official or designee, that any property adjacent to any natural or artificial canal, stream, or other body of water requires the construction of or maintenance of a tidal flood barrier, rip-rap, derelict erosion control structures or permeable earthen mounds that do not provide an impermeable water barrier to tidal flooding on the property in order to abate a public nuisance or abate a condition which is injurious to the health, safety, or welfare of the neighborhood or community or dangerous to the navigability of any canal, stream, or other body of water or to abate a condition causing soil erosion or mitigation of soil to such body of water the City Engineer or the City Building Official or designee shall inspect the premises. The City Engineer or the City Code Compliance Officer or their designees of the city shall give to the owner or person having a beneficial interest in the property notice of the condition. This notice shall require the owner or person having beneficial interest in the property to obtain all necessary approvals and permits to abate the condition and to complete construction or repair within 365 days. Proper service shall be as set forth in F.S. Ch. 162 and Chapter 37 of this Code. In the event that after a hearing before the Pompano Beach Special Magistrate for Code Enforcement a violation of this section is found, the Special Magistrate shall hear testimony by the alleged violator and the City Engineer or the City Building Official or their designees prior to setting a time for compliance. Such testimony shall include a listing of the regulatory agencies which will be involved in the permitting process and the magnitude of the work which will be involved to abate the condition.	1	CO 151.05	ACTIVE	

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4. CASE 25-09000885

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(1)	3/31/25	TIDAL FLOOD BARRIERS	1	CO 151.05	ACTIVE	
		(M) The maximum width of a seawall cap cannot exceed 36 inches seaward from the wet face of the existing tidal flood barrier or rip-rap.				
		(N) Unless approved by the City Engineer, the wet-face of a reconstructed tidal flood barrier or rip-rap shall not exceed 12 inches from the wet-face of the existing tidal flood barrier or rip-rap. A request to exceed 12 inches must include; a signed and sealed detailed drawing of the existing tidal flood barrier or rip-rap, a signed and sealed statement by a licensed Florida engineer that structural damage will occur to the adjacent properties if a new tidal flood barrier or rip-rap is installed within 12 inches of the existing wet face of the existing tidal flood barrier or rip-rap and all necessary approvals, permits and/or exemptions from the Broward County Environmental Protection and Growth Management Department, Florida Department of Environmental Protection or South Florida Water Management District, United States Army Corps of Engineers, and other governmental agencies as applicable, unless subject to the exceptions set forth in F.S. § 403.813.				
		NARRATIVE: 3/31/2025, 5:50:37 PM PINMON				3/31/25
		151.05 the seawall at property is in disrepair. Please repair. A permit may be needed. This case will not be closed until all permits are approved and all inspections have passed				3/31/25
		please provide and engineer report if no permit is required for the seawall repair .				3/31/25
(2)	3/31/25	STRUCTURES IN WATERWAYS	1	CO 151.03	ACTIVE	3/31/25
		§ 151.03 STRUCTURES IN WATERWAYS.				
		(A) Measurement standards for all structures except for wooden, fabricated wood, or concrete docks shall be from the measurement reference line seaward to the end of the structure including pilings. Measurement standards for wooden, fabricated wood, or concrete docks and finger piers shall be from the measurement reference line seaward to the end of the dock's decking.				

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8329-AH- -COMMON002508COMM1			
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POMPANO BEACH FL 33062			

4. CASE 25-09000885

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(2)	3/31/25	STRUCTURES IN WATERWAYS	1	CO 151.03	ACTIVE	
		(B) No mooring structures or other similar structures may be erected or installed within five feet of an extended side property line or cause a watercraft or vessel to extend within five feet of an extended side property line.				
		(C) No mooring structures or any other similar structures may be erected or installed into the navigational channel or cause a watercraft or vessel to extend into the navigational channel.				
		(D) Any structure erected pursuant to this section shall be kept in good repair by the owner thereof and shall be subject to removal by the city in the event that they are unsafe or create a hazard to navigation as determined by the City Engineer or City Building Official, the cost thereof to be assessed against the owner. However, opportunity for notice and a hearing shall be afforded to the owner prior to such removal by the city.				
		(E) In a canal, river, basin, or waterway 50 feet in width or less, fixed, or floating docks shall not be constructed or installed more than five feet waterward of the measurement reference line.				
		(F) In a canal, river, basin, or waterway 50 feet in width or less, vessel davits, hoist, vessel lift, floating vessel platform, personal watercraft/jet ski platform are permitted to be constructed seaward to the navigational channel.				
		(G) In a canal, river, basin, or waterway which is more than 50 feet in width, mooring structures or any other marine structures must be constructed or installed pursuant to the following conditions.				
		(1) Fixed vessel docks, floating docks or wharves may be constructed or installed to extend into any canal, river, basin, or waterway a distance of 10% of the width of the canal, river, basin, or waterway or a distance of eight feet whichever is less, as measured from the measurement reference line.				

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4. CASE 25-09000885

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(2)	3/31/25	STRUCTURES IN WATERWAYS	1	CO 151.03	ACTIVE	

(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

(3) Fixed vessel docks, wharves, or finger piers shall not be constructed or erected so as to cause the elevation of the deck to exceed the elevation of the top of the abutting tidal flood barrier or rip-rap, with the exception that decking on fixed vessel docks, wharves, or finger piers may be elevated above the abutting tidal flood barrier or rip-rap a total of two inches in order to meet any surface finish of the abutting tidal flood barrier or rip-rap.

(4) Vessel davits, elevator lifts, cradle lifts, floating lifts, floating vessel platforms, personal watercraft/ jet ski platform used for the express purpose of storing a watercraft out of the water or any other similar form of vessel lifting device may be constructed or installed to extend into any canal, river, basin, or waterway, in a fully raised position, a distance equal to 20% of the width of the canal, river, basin, or waterway or a distance of 28 feet, whichever is less, as measured from the measurement reference line.

(5) If an elevator lift is permitted, approved, and built, an access platform may be constructed pursuant to an approved permit to facilitate access to vessels when the lift is in the down position. Said access platform, attached to a permitted and approved dock structure, shall be limited to the spacing between the battered support beams of the elevator and shall not extend more than three feet beyond the dock into the waterway or exceed ten feet in width. Said access platform is deemed an accessory to the elevator lift and its authorized placement is contingent upon the

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4. CASE 25-09000885

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(2)	3/31/25	STRUCTURES IN WATERWAYS existence of a permitted and properly operating lift at the location. Should the lift fall into disrepair and no longer function or is removed and not replaced, then an approved existing access platform must be removed if it causes the dock structure to exceed any of the size restrictions set forth in this section including, but not limited to, the requirements of subsection (F) and (G)(1) above. (6) In a canal, river, basin, or waterway less than 150 feet, but more than 50 feet in width, dolphin, mooring, or fender piles and/or mooring buoys may not be installed in any canal, river, basin, or waterway any further than the navigation channel boundary line as measured from the measurement reference line. (7) In a canal, river, basin, or waterway 150 feet or greater in width, dolphin, mooring, or fender piles and/or mooring buoys may not be installed in any canal, river, basin, or waterway any further than 40 feet as measured from the measurement reference line. (8) In a canal, river, basin, or waterway, adjacent to single-family zoned lots, dolphin, mooring, or fender piles are limited to two or two clusters per lot. (9) All dolphin, mooring, and fender piles shall have a six-inch wide fluorescent or reflective band placed two feet below the top of the piling. Mooring buoys shall have a reflective band a minimum of four inches wide. (10) No roofs or similar covering structures may be installed in, over, or upon any canal, river basin, or waterway within the city. This shall include covered structures over mooring structures or other similar structures. (H) Docks, fixed docks, floating docks, or similar structures meeting the requirements of subsection (A) through (G) above may be constructed or installed within five feet of the extended side property line once the	1	CO 151.03	ACTIVE	

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2508 BAY DR COMM1	PINOCK, MONIQUE		
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VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(2)	3/31/25	STRUCTURES IN WATERWAYS	1	CO 151.03	ACTIVE	
		following conditions have been met prior to any permit being issued pursuant to the terms of this section:				

(1) The affected abutting property owners shall enter into an agreement with the city which states the property owners have reviewed and approved the proposed plans as they relate to the placement of the above structures which is erected within five feet of the extended side property line and the owners indemnify the city for any claim brought against the city for the placement of structures installed within five feet of the extended side property line. The agreement shall be approved by the Office of the City Attorney for legal content and recorded along with a copy of the approved plans in the Public Records of Broward County, Florida, and shall be considered to be a restriction running with the land and shall bind the heirs, successors and assigns of the property owners.

(2) No watercraft or any type of vessel shall be docked within five feet of the extended side property line.

(3) Fire suppression systems shall be installed in accordance with all applicable fire codes.

(I) In addition to the requirements contained in subsections (A) through (G), if two or more lots share a common docking area, the following conditions must be met prior to any permit being issued under the terms of this section.

(1) The affected property owners may enter into an agreement with the city which shall state the property owners have reviewed and approved the proposed plans as it relates to the placement of any structure in the common docking area as well as the proposed docking of any vessel or watercraft as permitted in § 91.10. The agreement shall be approved by the Office of the City Attorney for legal content and recorded along with a copy of the approved plans in the Public Records of Broward County, Florida, and shall be considered to be a restriction running with the land and shall bind the heirs, successors and assigns of the property

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VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(2)	3/31/25	STRUCTURES IN WATERWAYS owners.	1	CO 151.03	ACTIVE	

(2) In lieu of provisions in subsection (I)(1) above, the City Engineer may divide the common docking area from the seaward intersection of the extended lot lines to the wet face of the tidal flood barriers or rip-rap corner of the adjoining lots.

(J) The provisions of subsections (H) through (I) shall not apply where a court of competent jurisdiction has adjudicated the docking rights of the adjoining property owners.

(K) Diagrams which document examples of the different docking provisions and waterways described by this section shall be maintained by and with the Code Enforcement Division.

NARRATIVE: 3/31/2025, 5:51:28 PM PINMON 3/31/25
151.03 h ** dock in disrepair/ falling into canal 3/31/25
-structures in waterways. (h) any structure erected pursuant 3/31/25
to this section shall be kept in good repair by the owner 3/31/25
thereof dock is in need of repair. Remove or repair the 3/31/25
structure that is in disrepair. Please obtain the proper 3/31/25
city permits for the repair/removal work must be done by a 3/31/25
certified marine contractor or general contractor. 3/31/25