

Variance Recommendation

Regarding: 777 South Federal Highway PZ #25-11000002

Pompano Beach Marine Advisory Board

18 March 2025

Request: Grant Relief from 151.03 (G)(1) that states:

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.

This request for a variance is to extend the width of the dock to **11' versus the code of 8' or 3' greater than the code 1541.03(G)(1) allows.**

Rational:

- The shoreline is secured with riprap versus a seawall. Riprap is layers of large stones that protects soil from erosion in areas of high or concentrated flows. It is especially useful for armoring channel and ditch banks, among other features. More prevalent in our City, a seawall or tidal flood barrier is a vertical or near vertical (often interlocking) structures placed between an upland area and a waterway or waterbody for erosion control that impedes tidal waters from flowing onto adjacent property or public right-of-way.

In order for riprap to be effective, large stones are places on the upland property that extend out into the waterway several feet. In this case, along the eastern side of this waterway, the riprap extends out varying approximately 9-11' from the shoreline. The presence of riprap renders the water depth at the end of an 8' dock unnavigable and because of the extraordinary and exceptional conditions of riprap, 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.

- The width of the water way is approximately 110' wide. The variance of three additional feet will have no impact to the navigational aspects of the waterway.
- The applicant of this variance has received a letter of approval from the HOA.
- There are extraordinary and exceptional conditions (such as shallowness and rocks securing the shoreline) pertaining to this particular land for which the variance is sought, that do not generally apply to other lands or structures in the City.
- Approval of this variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.

The Pompano Beach Marine Advisory Board unanimously recommends this variance.

Respectfully,

Frank M. Pelly
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Chair PBMA