

From: ehgo3go@aol.com
To: [Zoning Inquiries](#); [Cindy Duarte](#)
Subject: Variance Request for finger docks. March 21st P&Z #: 23-11000016
Date: Tuesday, March 19, 2024 8:32:40 AM
Attachments: [The Nancy Canal 2.docx](#)

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Please add this letter to the list of respondents to the variance filed by Pompano Real Estate Investments, Joseph Accardi, President.

Regards,

Elaine Hall

March 18, 2024

City of Pompano Beach Zoning Board of Appeals
Planning & Zoning Department

Re: Pompano Real Estate Investments P&Z #: 23-11000016

My name is Elaine Hall, residing at 938 SE 10th CT Pompano Beach, FL 33060.

The homeowners to the west of the referenced property are owners of this property (10ft easement) because the city failed to maintain the entire bed and banks of the Nancy Canal, nor did it dredge the canal to the full 70' width agreed to with the developer. As such, the easement reverted back to the homeowners. See referenced cases/documents below. This property ownership has been in contention with the Accardi's and the city for years, since sometime in 1960.

The Title to the Property is vested in owners on the WEST side of the canal as successors in title to the original developer of the subdivision, for the city's negligent failing to maintain the canal bank and prevent the erosion of the east side (originally the easement) of the Nancy canal. The city has maintained that the money to comply with its responsibility, was never budgeted; at one time, trying to compel Edmund Accardi to erect a seawall.

Since the west side of the canal homeowners own that 10' property on the east side of the canal, the referenced property in the variance is landlocked and cannot, therefore, put in any docks on property it doesn't own. Definition of Land Locked- Enclosed by Land and having NO navigable route to the sea.

The below referenced documents are on file with the city and I encourage they be reviewed carefully.

1. Code Enforcement Board City of Pompano Beach, FL
City of Pompano Beach, FL (Petitioner)

Vs

Mr. & Mrs. Edmond Accardi (Respondents)

Case No. 03078 CEB#04444

Florida Bar No.284041

Respectfully Submitted: McCune, Hiaasen, Crum, Ferris & Gardner, P.A.

Attorneys for Respondent, Accardi Post Office Box 14636 Ft. Lauderdale, FL 33302
(305) 462-2000

This will explain more about the 10ft Easement (right of way)

2. City of Pompano Beach Marine Advisory Board Meeting Minutes July 16, 2001

I, along with my Attorney, was at that meeting speaking on behalf of homeowners on the west side of the canal.

Respectfully submitted via email to the City of Pompano Beach: zoning@copbfl.com

Elaine Hall