



THE DOCK EXPERTS®



ZONING BOARD OF APPEALS

May 16, 2024

BAYVIEW OF POMAPANO

2500 BAY DRIVE, POMPANO BEACH, FL 33062

2500 BAY DRIVE

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).

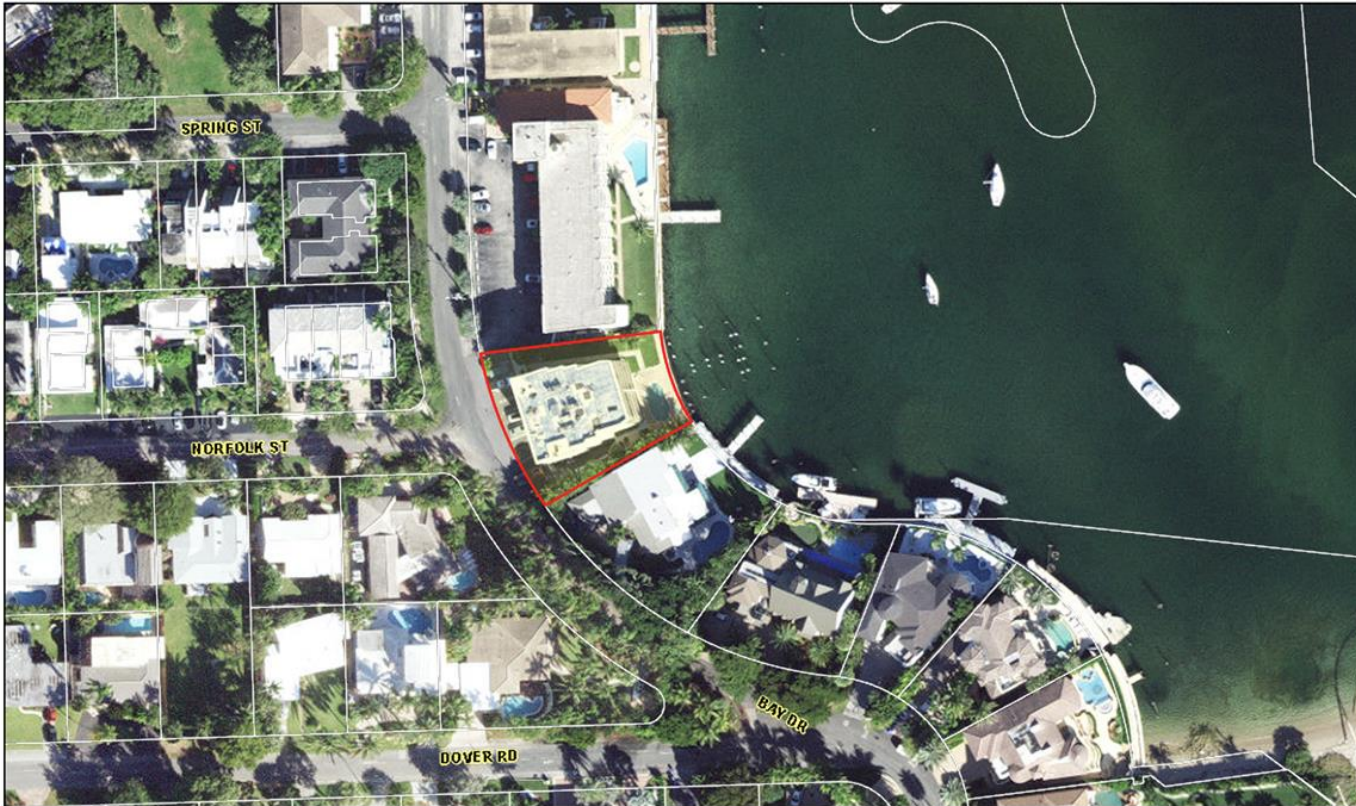
PROPOSED STRUCTURE	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER	WIDTH OF PIER/DOCK WITHOUT WAIVER	WIDTH OF PIER/DOCK REQUIRING A WAIVER
(16) 10" DIA wood pile	54'	20'	34'	N/A	N/A
40'x6' wood pier extension	54'	20'	34'	4'	2'
30'x6' wood t-dock	54'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

Agency	Type	Issued Date	Expiration Date
Broward County	Environmental Resource License DF20-1329	7/31/23	11/16/24
FDEP	Verification of Exemption 06-0418224-004-EE	9/26/23	
Broward County	Marine Facility Operating License MFOL21-0017	9/26/23	9/30/24
USACE	Verification of Exemption Exempt per SPGPVI-R1	9/26/23	7/27/26

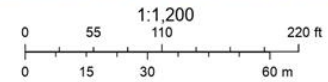
AERIAL VIEW 2022

Property Id: 484329AM0090

**Please see map disclaimer



December 14, 2022



Flight Date : Jan. 14 to Jan. 29, 2022 Broward County Property Appraiser

2017 T-DOCK BEFORE AND AFTER



AERIAL VIEW 2010



2010 aerial photograph
USDA (2010-04-22 - 2010-10-21)

□

AERIAL VIEW 1995



1995 aerial photograph
USGS DOQQ (1995-01-08 - 1995-12-26)

AERIAL VIEW 1979



1979 aerial photograph
USDA



VARIANCE REVIEW STANDARDS

1- 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.*

2- 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.*

3- 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.*

VARIANCE REVIEW STANDARDS

4- 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.**

5- The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;

•**Correct.**

6- The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;

•**Yes**

7- 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.**

8- The Variance is consistent with the comprehensive plan.

•**Correct. The scope of work will be completed per municipality and state building codes.**

BATHYMETRIC SURVEY

SUBJECT PROPERTY:

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

AKA: 2500 BAY DRIVE, POMPANO BEACH, FLORIDA

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A HYDROGRAPHIC AND TOPOGRAPHIC 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 SEAL OR SECURE ELECTRONIC SEAL OF THE UNDERSIGNED.
3. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF THE UNDERSIGNED SURVEYOR OR SECURE ELECTRONIC SIGNATURE.
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. THIS SURVEY IS INTENDED TO BE DISPLAYED AT SCALE OF 1 INCH EQUALS 30 FEET OR SMALLER.
6. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
7. UNLESS OTHERWISE NOTED, BEARINGS, ANGLES AND DISTANCES SHOWN HEREON ARE MEASURED AND CONSISTENT WITH THE INSTRUMENT OF RECORD.
8. CONTOURS SHOWN HEREON ARE RELATIVE TO MEAN LOW WATER AND BASE ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) TIDAL BENCH MARK #8722861.
9. LOCATION 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.



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

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED HYDROGRAPHIC/TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON NOVEMBER 27TH, 2023 I FURTHER CERTIFY THAT THIS SURVEY MEETS THE 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

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serialNumber=AATL20230406293170,
cn=Stanley Copeland,
email=stan@tdisurvey.com
Date: 2023.12.08 13:08:22 -05'00'

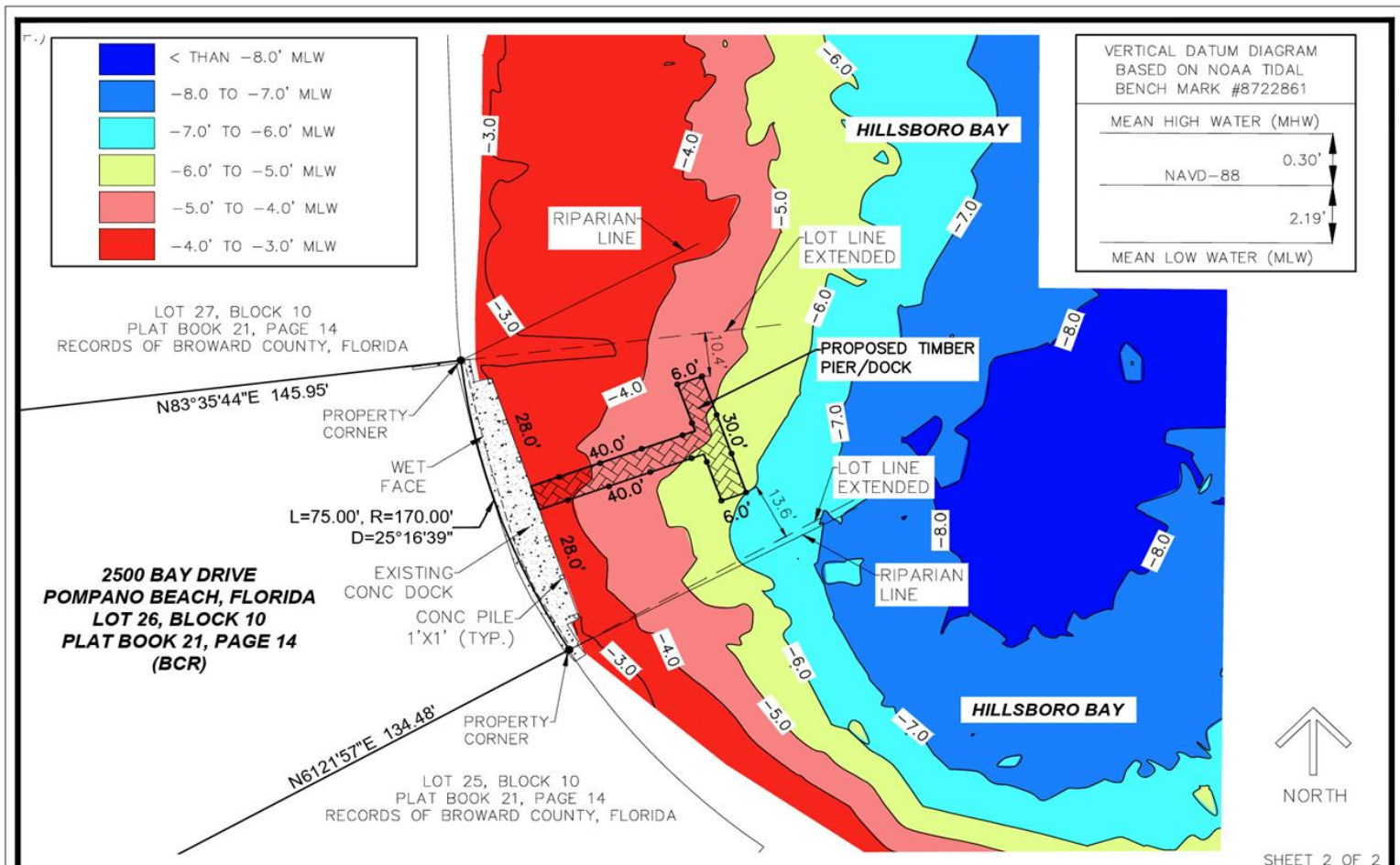


STAN D. COPELAND, PSM
FLORIDA REGISTRATION NUMBER 6797
DECEMBER 4TH, 2023

SHEET 1 OF 2

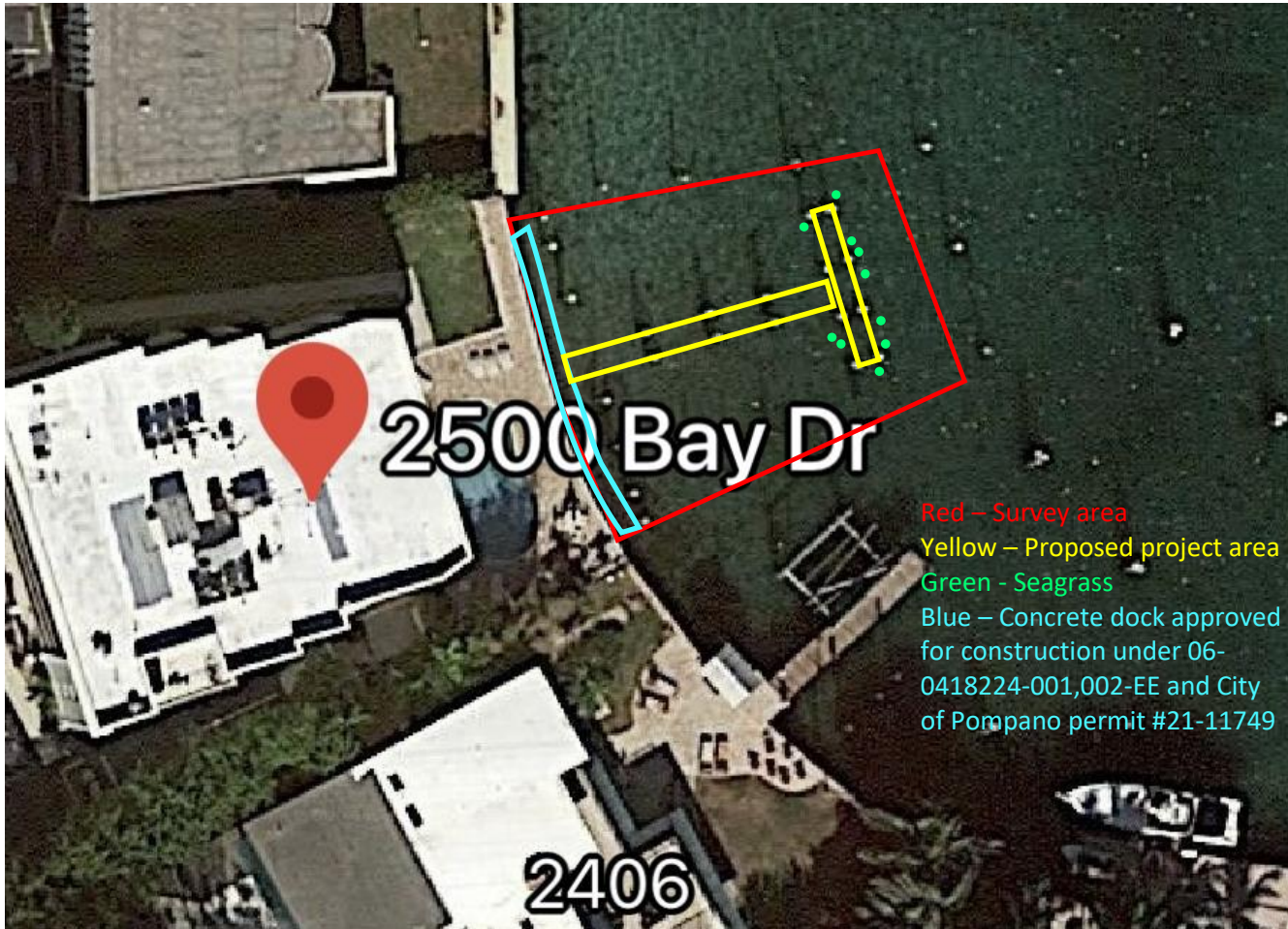
<p>PREPARED BY:</p> <p>TECHNICAL DISCIPLINES, INC. (LB 8123) 1533 SE 8TH TERRACE DEERFIELD BEACH, FLORIDA 33441 954-850-2008</p>	<p>PREPARED FOR:</p> <p>THE DOCK EXPERTS 2670 NORTH FEDERAL HIGHWAY LIGHTHOUSE POINT, FL, 33064</p>	<p>HYDROGRAPHIC AND TOPOGRAPHIC SURVEY 2500 BAY DRIVE, POMPANO BEACH, FLORIDA LOT 26, BLOCK 10 PLAT BOOK 21, PAGE 14, (BCR)</p>	
		<p>DRAWING NO.: TDI-1544</p> <p>DRAWN BY: HM</p>	<p>JOB NO.: TDI-1544-SUR</p> <p>CHECKED BY: SDC</p>

BATHYMETRIC SURVEY



SHEET 2 OF 2

<p>PREPARED BY:</p> <p>TECHNICAL DISCIPLINES, INC. (LB 8123) 1533 SE 8TH TERRACE DEERFIELD BEACH, FLORIDA 33441 954-850-2008</p>	<p>30 15 0 15 30</p> <p>GRAPHIC SCALE (IN FEET) 1"=30'</p>	<p>HYDROGRAPHIC AND TOPOGRAPHIC SURVEY 2500 BAY DRIVE, POMPANO BEACH, FLORIDA LOT 26, BLOCK 10 PLAT BOOK 21, PAGE 14, (BCR)</p>	
		<p>DRAWING NO.: TDI-1544</p> <p>DRAWN BY: HM</p>	<p>JOB NO.: TDI-1544-SUR</p> <p>CHECKED BY: CDC</p>



2500 Bay Dr

2406

- Red – Survey area
- Yellow – Proposed project area
- Green - Seagrass
- Blue – Concrete dock approved for construction under 06-0418224-001,002-EE and City of Pompano permit #21-11749

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 (*Halophilia decipiens* (Paddle Grass), *Halophilia 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 Sate Licensed Specialty Marine Contractor and General Contractor. CGC1527192 and SCC 131152065.

John Piotrowski

 6/9/2023

Seagrass Survey Pictures 6/8/23







LOCATION
N.T.S.

Location Address 2500 BAY DRIVE POMPANO BEACH, FL 33062
 Municipality POMPANO BEACH
 Parcel Control Number 4843-29AM-0090
 Subdivision BAYVIEW OF POMPANO
 Official Records CIN 112908887
 Legal Description BAYVIEW OF POMPANO CONDO UNIT PH CDO BK/PG

OSCAR M. BERMUDEZ, P.E., P.E. Date:
 Reg. Florida No. 55141



Digitally signed by
 Oscar M Bermudez
 Date: 2024.04.19
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B&B Consulting Engineers
 2237 Woods Edge Circle
 Orlando Florida 32817
 (772) 829-2263 (772) 709-7785

BAYVIEW OF POMPANO
 2500 BAY DRIVE
 POMPANO BEACH, FL.
 33602

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THE **DOCK EXPERTS**

NEW WOOD PIER

LOT 27, BLOCK 10
 PLAT BOOK 21, PAGE 14
 RECORDS OF BROWARD COUNTY, FLORIDA

HILLSBORO BAY

LAT N26°15'32.795"
 LON W80°05'02.226"
 X 956,387.63'
 Y 700,928.96'

LAT N26°15'32.795"
 LON W80°05'01.696"
 X 956,435.92'
 Y 700,929.37'

PROPERTY
 CORNER

N83°35'44"E 145.95'

LAT N26°15'32.827"
 LON W80°05'02.302"
 X 956,380.75'
 Y 700,932.18'

L=75.00', R=170.00'
 D=25°16'39"

2500 BAY DRIVE
 POMPANO BEACH, FLORIDA
 LOT 26, BLOCK 10
 PLAT BOOK 21, PAGE 14
 (BCR)

EXISTING
 CONC DOCK

PROPERTY
 CORNER

45°57'E 134.48'

LOT LINE
 EXTENDED

LAT N26°15'32.215"
 LON W80°05'02.010"
 X 956,407.75'
 Y 700,870.61'

LAT N26°15'32.132"
 LON W80°05'02.032"
 X 956,405.79'
 Y 700,888.01'

BOUNDARY SURVEY
 SCALE 1"=40'



LOT LINE
 EXTENDED

RIPARIAN
 561.7'

16 NEW 1' DIA
 TIMBER PILES

PROPOSED TIMBER
 PIER/DOCK

40.0'
 40.0'
 40.0'

6.0'

30.0'

6.0'

571.9'
 RIPARIAN

LAT N26°15'32.515"
 LON W80°05'01.587"
 X 956,446.01'
 Y 700,901.12'

90°

90°

90°

90°

90°

90°

90°

90°

90°

90°

90°

SOUTHWEST TOE (RANGE 1-25)
 CORPS OF ENGINEERS SENTINEL INLET
 CENTERLINE (RANGE 1-19)

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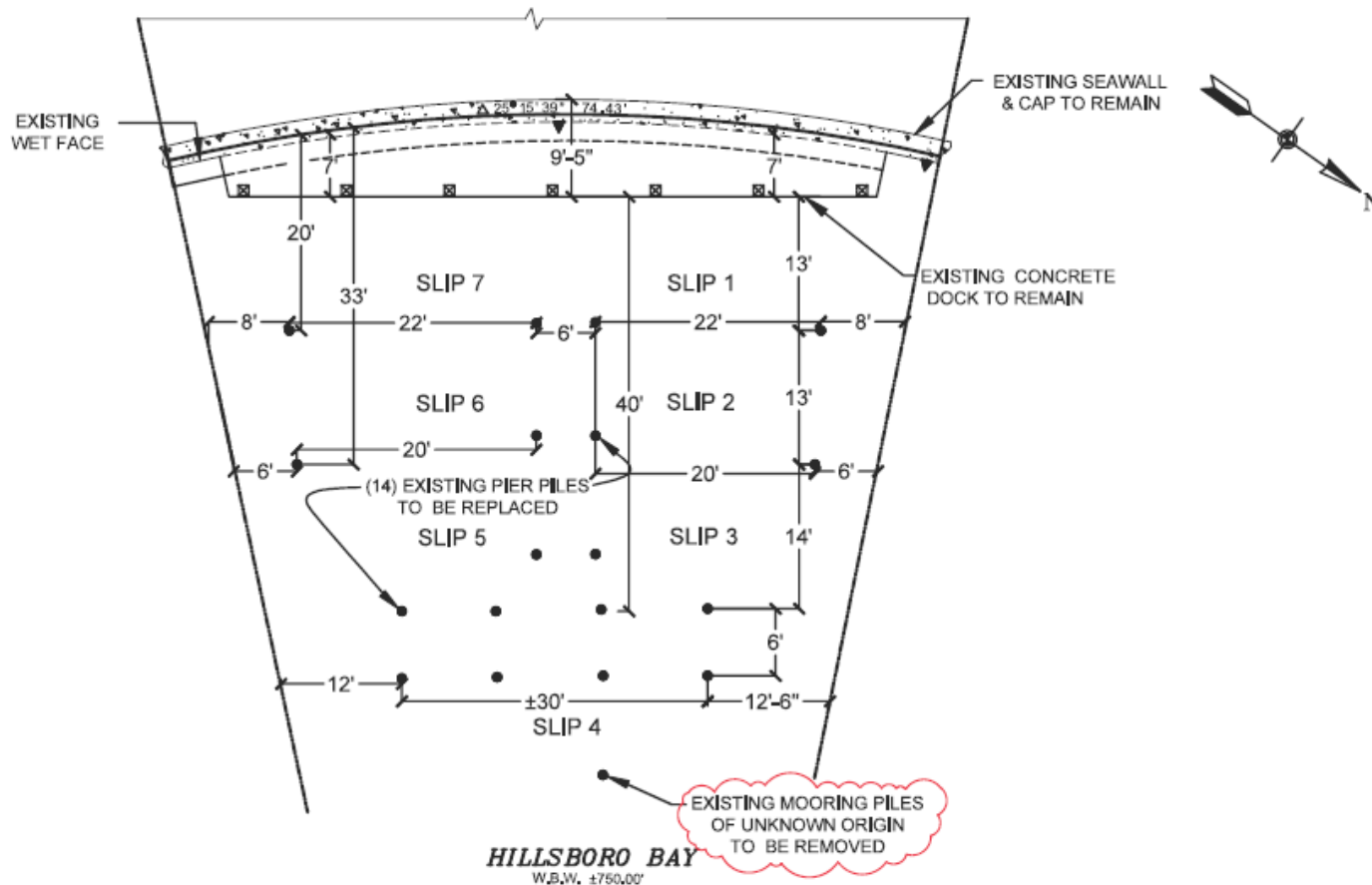
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THE DOCK EXPERTS

NEW WOOD PIER



EXISTING CONDITIONS

SCALE 1"=20'

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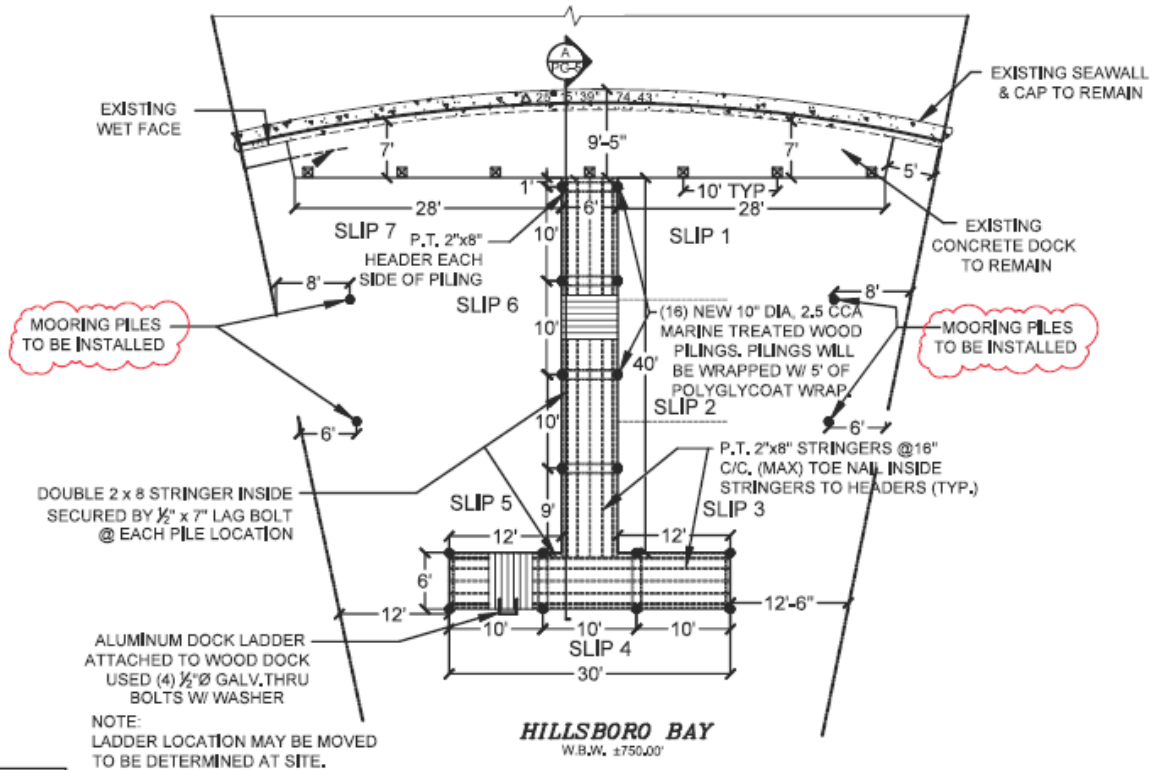
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THE DOCK EXPERTS

NEW WOOD PIER



DESIGN WINDLOAD INFORMATION

CODE: FBC 2023 8th
ASCE 7-16
Wind Speed: 175 MPH, 3 Second Gust
Exposure "D"
Importance Factor: 1.0
Internal Pressure Coeff.: 0.00
Height: 6ft. Mean

PROPOSED PLAN VIEW

SCALE 1"=20'

NOTES

1. ALL STORMWATER SHALL BE RETAINED ON PROPERTY.
2. DESIGN PER 2021 FBC 7TH ED. WIND LOADS PER ASCE 7-16, 175 MPH.
3. PROPOSED WORK DOES NOT CHANGE IMPERVIOUS AREA
4. ALL PROPOSED PILES SHALL BE CLASS "A" TIMBER PILES WITH AMMONIACAL COPPER ZINC ARSENATE TREATMENT.
5. PILES SHALL BE DRIVEN 10' DEPTH BELOW SEA BED AND 25 TON BEARING.
6. ALL FASTENERS SHALL BE 300 SERIES STAINLESS STEEL.
7. BEST MANAGEMENT PRACTICES: FLOATING TURBIDITY CURTAIN EXTENDING WITHIN 1' OF BOTTOM TO BE INSTALLED DURING PILING INSTALLATION.

OSCAR M. BERMUDEZ, P.E., P.E. Date:
Reg. Florida No. 55141



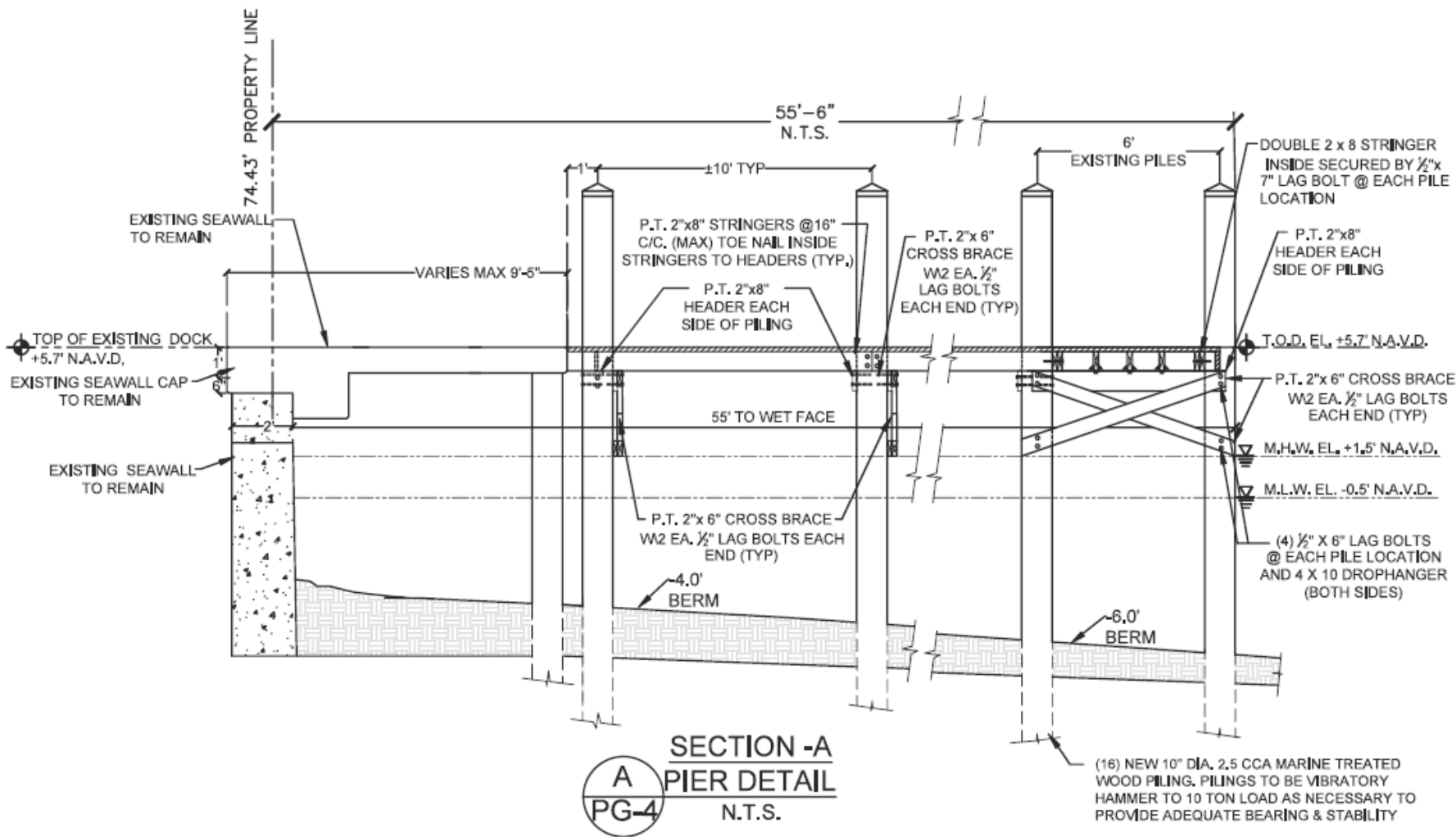
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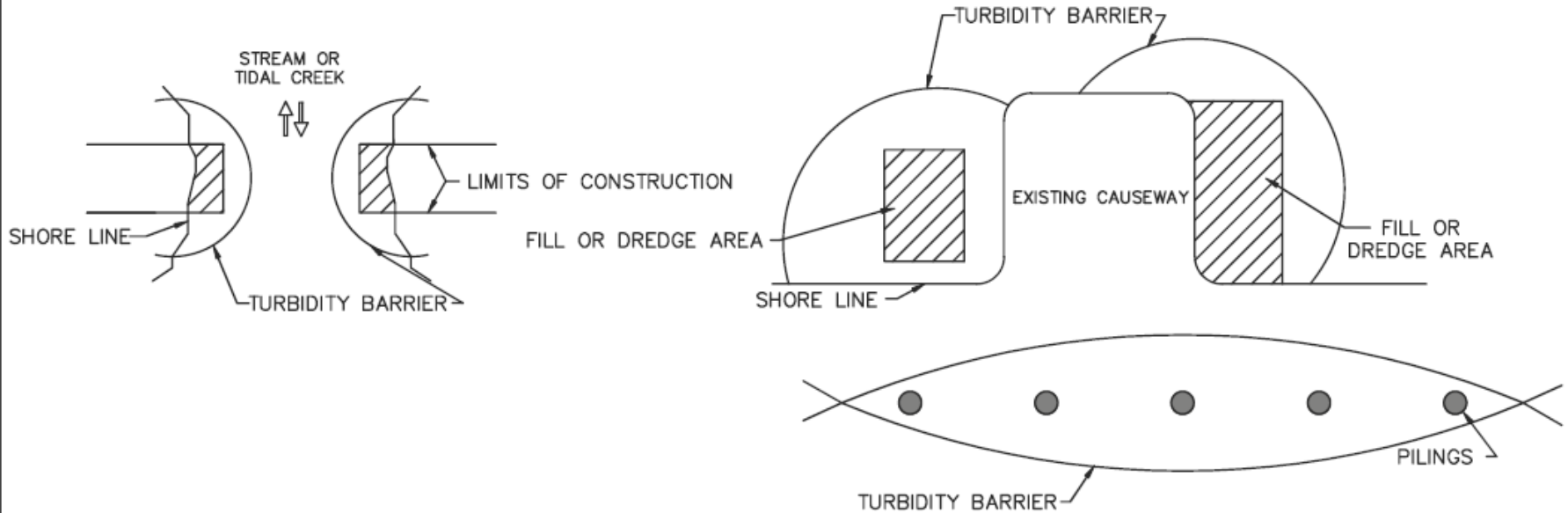
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THE **DOCK EXPERTS**
NEW WOOD PIER



NOTES

1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH
2. NUMBER AND SPACING DEPENDANT ON CURRENT VELOCITIES.
3. DEPLOYMENT OF BARRIER AROUND PILE LOCATION MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
5. FOR ADDITIONAL INFORMATION SEE SECTION 104 OF THE STANDARD SPECIFICATIONS.
6. TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING OF STAKED TYPES.
7. BARRIER TYPE WILL BE AT THE CONTRACTOR'S DECISION U.N.O.
8. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY ENGINEER.
9. N.P.D.E.S. INSPECTION TO BE CALLED FOR BY ENGINEER TO VERIFY TURBIDITY BARRIER.

TURBIDITY DETAILS
N.T.S.

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