



November 16, 2020

City of Pompano Beach
Department of Development Services Planning & Zoning Division
100 W. Atlantic Blvd
Pompano Beach, FL 33060

Marine Advisory Board
1201 N.E. 5TH Avenue
Pompano Beach, FL 33060

**RE: Application for Variance Request
Marine Advisory Board Application
Zoning Board of Appeals Application**

**Bridgewater Design & Development LLC
1351 West Terra Mar Drive
Pompano Beach, FL 33062**

To Whom it May Concern,

Envirocare, Inc. is pleased to provide the following application for a variance request to the Marine Advisory Board and The City of Pompano Beach Department of Development Services Planning & Zoning Division on behalf of Bridgewater Design & Development LLC , the owner of 1351 West Terra Mar Drive Pompano Beach, FL 33062.

The applicant is requesting to install a no profile boat lift to the west of his existing marginal dock which will encroach 8'-2" beyond the City of Pompano Beach 20-foot limitation. A similar variance was submitted and approved by the City last year allowing the applicant's neighbor to his south (1361 West Terra Mar Drive) to encroach 10 feet beyond the 20-foot limitation to install a 40,000 pound 8 post boat lift.

Attached you will find a complete application, owner's certificate, narrative for each review standard, current survey, legal description, conceptual site plan, bathometry survey and letters of consent from both north and south adjacent neighbors.

If you should have any questions or concerns, please feel free to contact our office at (954)730-7707 or services@envirocareinc.com

Thank you,

Adam Licht

BRIDGEWATER DESIGN & DEVELOPMENT LLC
1351 West Terra Mar Drive
Pompano Beach, FL 33062

**City of Pompano Beach, Florida - Zoning Board of Appeals Application for
Variance – November 2020**

a) There is an exceptional condition that supports this request for a variance. There are shallow water depths directly in front of the applicant's property at 1351 W. Terra Mar Drive, Pompano Beach that encompass the general area known as Lake Santa Barbara or Lettuce Lake which is adjacent to the Intra-Coastal Waterway. To illustrate the contour of the water depths a bathymetric survey was conducted by Terraquatic, Inc. an independent, licensed surveyor. The bathymetric survey is included in this application. The survey shows insufficient water depths along the seawall for vessel mooring. However, sufficient water depth of -4' MLW exists on the waterward side of the existing marginal dock. Therefore, installing a boat lift in the existing slip along the marginal dock will be a maximum distance of 26'-7" from the wet face of the seawall and 28'-2" from the property line. Due to the shallow water depths along the seawall, it is not possible to install a boat lift at the seawall to achieve a maximum of 20-foot distance waterward of the seawall. In addition, the property's location is subject to increased boat wake impacts as compared to other properties within the City because of the proximity to the Intracoastal Waterway and Lake Santa Barbara or Lettuce Lake. The boat lift will protect the vessel while it is moored at the property.

b) The shallow water depth and the boat wake impacts as a result of the proximity to the Intracoastal Waterway and Lake Santa Barbara or Lettuce Lake at 1351 W. Terra Mar Drive are exceptional condition caused by the currents and tides moving sand and silt along the shore and not the result of any actions taken by owners or contractors working for owners.

c) Without approval of the variance request, the exceptional condition resulting in shallow water depths and boat wake impacts would preclude the landowners from safely mooring their vessel or utilizing their property to its full potential. Mooring a vessel at a waterfront property is a right enjoyed by riparian owners. A variance to install a boat lift beyond the 20-foot limitation was approved for the adjacent neighbor.

Approval of the variance will allow the owner to moor a vessel safely out of the water on a lift, and help protect it from the increased boat wake impacts that occur due to the property's proximity to the Intracoastal Waterway and Lake Santa Barbara or Lettuce Lake. Not approving the Variance will create an unnecessary and undue hardship on the property owner by forcing them to moor in a less secure and safe manner compared to mooring on the proposed boat lift and he will not be afforded the same benefits as his neighbors.

d) Approval of the variance would not confer any special privilege upon the landowner because several other properties on Lake Santa Barbara have been granted approval for docks that extend beyond 20 feet from the wet face of the seawall due to shallow water depth. More specifically the property to the south was granted a waiver to extend beyond the City of Pompano Beach 20-foot limitation.

e) The placement of the boat & lift from shore is the absolute minimum distance needed to access & operate the lift at the existing MLW in front of the applicant's property. Illustrated on Figures: PC (Proposed Conditions), SP (Site Plan) and DTL 1 (Boat Lift Detail "A") is the distance relationship between the proposed boat lift and the wet face of the seawall. The boat lift was designed to accommodate the applicant's boat by taking into consideration, water depth required for the boat draft, plus the platform, bunker beam supports and piles

to hold the boat securely. The minimum size lift was designed, and it extends beyond the 20' limitation imposed by the city. The contractor has ensured that this lift size and location are the minimum necessary to meet these requirements for access and use.

f) The variance request to install a boat lift in the property owners existing boat slip will not create any additional hazards to navigation and will comply with the general purpose and intent of the Code. The subject property is within a bay that is over 300' from the ICW. The proposed boat lift will not interfere with adjacent property's access to the Waterway because it will be installed in the owners existing boat slip. All required setbacks will be honored regarding the north and south riparian right lines. Therefore, the requested variance is in harmony with the general purpose and intent of this Code and preserves its spirit.

g) The variance request only pertains to use of an existing slip on the owners water frontage at 1351 W. Terra Mar Drive and does not impact public access, workers, or neighborhood improvements; nor will it interfere with navigation, fishing, commerce and other traditional uses of the water.

h) The variance request is consistent with the comprehensive plan as it relates solely to the installation of a boat lift within an existing boat slip adjacent to a private residence for the sole purpose of safely mooring a private vessel.