



March 20, 2023

Ms. Sandy Riffle, CMC, CBTO
City Clerk
City of Edgewood
405 Bagshaw Way
Edgewood, FL 32809-3406

**RE: 485 Mandalay Road – variance for boat dock application review
CPH project number E7601**

Dear Ms. Riffle;

We are in receipt of the variance application and boat dock plan sheets for the above listed address, received on March 10, 2023. The application included a narrative from the applicant describing the request for variance as well as a response to the variance criteria for review and approval. The proposed variance request is to allow a dock to be constructed such that it extends 28.88% of the width of the canal in lieu of the 25% allowed by code. The width of the canal is 55.40 feet, per the plans and survey.

We have reviewed the dock application and plan sheets to verify the proposed boat dock meets City Code. We utilized that review to verify the variance request application and response to the 8 criteria as shown on the City Variance application. We reviewed the response to each criteria and compared those responses to the dock plans, aerial exhibits and surveys to verify if they satisfy the request for a variance.

We specifically looked at Criteria Letter E. The response to this item stated “The overly high bulkhead makes it so that the backyard cannot be used as an extension of the boat dock. The 4’ and 2’ walkways will provide minimal safe egress.” The statement referenced a 4’ walkway for the dock. We revisited the dock plans to check the width of the dock in the water and what impact the 4’ walkway has on the dock. The overall width is 16 feet, which equates to the 28.88% encroachment into the canal. For the dock to be at 25% encroachment, the width would need to be a maximum of 13.85 feet, or 2.15 feet narrower than proposed. Based on our review, the area where the width can be reduced is on the width of the 4’ walkway. However, if the walkway was reduced to 2’, that would make the walkway rather narrow for the intended use, which is access to the boat. We do not have any objections to the response to Criteria E.

In addition, the narrative for Criteria E also noted the back yard cannot be used as an extension of the dock since the seawall was built almost 4’ above NHWE. Based on our review of the plans and aerial maps, it appears the property has a walkway that steps down approximately 18 inches (1.5 feet) so the end of the walkway will be between 0 and 6 inches above the proposed deck for the dock. Therefore, we also agree the back yard could not be used as an extension of the dock as the rear yard is approximately 1.5 feet higher than the proposed dock deck.

We reviewed the plans to verify that there is a minimum distance of 25’ between the proposed dock and adjacent dock. The plans show a 30’ distance to the nearest dock on the opposite side of the canal, which complies with the code.



We do not have any objections with the City approving this variance. Please be reminded, approval of this application by the City of Edgewood does not grant authority to alter other portions of this property, nor does it waive any permits that may be required by Federal, State, or County agencies which may have jurisdiction.

Sincerely,
CPH, LLC

Allen C. Lane, Jr.

Allen C. Lane, Jr., P.E.
Sr. Project Manager

CC: file

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