



June 30, 2022

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

**RE: 525 Mandalay Rd - boat dock variance application review
CPH project number E7601**

Dear Ms. Riffle;

We are in receipt of the original variance application, date stamped June 3, 2022, and a revised application for a boat dock variance, date stamped June 24, 2022. The application included a survey, and boat dock site plan, boathouse plans, and variance acknowledgment letter signed by the adjacent property owner. The applicant is requesting a variance for the existing side setback of 6.93', instead of the required 15 feet per the City land development code, Sec 14-11 (b)(1).

The proposed variance is for the existing dock. The existing dock is 6.93' from the north property line. We recognize it is not feasible to modify the existing dock to bring the existing dock up to City code.

The proposed boathouse is to be constructed as an extension of the original dock. The new boathouse is proposed to have a 10 foot setback from the north property line, which is also less than the required 15 foot setback. The existing dock and proposed boat house will not meet the 15 FT setback requirement per Sec 14-11(b)(1) of the City land development code. The application also applies to the proposed addition.

We have reviewed the application, plans and supporting documents, and we do not have any objections to the City of Edgewood approving this boat dock variance application. Please be reminded, final approval of the dock variance application by the City of Edgewood is not an approval to construct the proposed dock and 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.

Please note that the applicant will still need to submit a boat dock construction application upon approval of the variance.

Sincerely,
CPH, LLC

Lee Hurst

Lee Hurst
Project Engineer

CC: Allen C. Lane, P.E., CPH, file

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