



June 30, 2022

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

**RE: 495 Mandalay Rd - boat dock variance application review
CPH project number E7601**

Dear Ms. Riffle;

We are in receipt of the variance application, date stamped May 12, 2022, for the above listed address. The applicant is requesting a variance to Sec 14-11(b)(2) of the City's code to allow a dock to be constructed 24.4 feet away from the dock across the canal, in lieu of the minimum 25ft requirement; and to allow the dock to extend 28% into the canal, in lieu of the 25% maximum. The variance application included an as-built survey of the boat dock with the necessary dimensions to verify the dock location and size. The application also included a letter from the applicant identifying the issues with the constructed dock and justification of the variance request.

CPH previously inspected the dock and provided a letter to the City noting the differences between the original plans and the constructed location of the dock. Based on the as-built survey and our site visits, below are our notes for the constructed dock:

- The as-builts show the dock was constructed 11.26 feet from the west property line of the lot. The original plans showed the dock was to be constructed 25 feet from the west property line. The applicant has provided to the City a "no objection letter" from the adjacent property referencing the proximity of the dock to the adjacent property line.
- Based on the existing conditions, the new seawall is approximately 12 inches farther out into the canal than the original seawall, thus reducing the overall width of the canal. This is reflected on the revised as-builts.
- Based on the as-builts, the distance between the two docks is 24.40 feet. The code states the minimum distance between any two docks is 25 feet.
- The as-builts also show the dock extends 13.95 feet into the canal, measured from the face of the new seawall. Based on the submitted as-builts, the width of the canal at the boat dock is 49 feet. 25% of the width of the canal is 12.25 feet, which is the maximum distance the dock can extend into the canal, per City code. The dock is into the canal 13.95 feet (28% of the width), a difference of approximately 1.7 feet from the approved plans.

In addition to the as-builts review, the City also contacted the Orange County Sherriff's office and had one of their "boat patrols" visit the area and to navigate between the new dock and the existing dock in an effort to verify if the new dock will cause a navigation hazard. Based on the response from the City, the Sherriff's office does not see this as a navigation hazard.

Per City code, Chapter 14, Sec. 14-11 Dock Construction, (b), (2), "No dock shall be constructed or extended to a length of more than 25 percent of the navigable corridor..." As



noted above, the applicant is asking for a variance to the distance the dock extends into the canal.

Based on the inspections by CPH and the submitted as-builts, the dock was constructed both in the wrong location along the shore line and off-set too far into the canal. CPH does not see any extenuating circumstances that would cause the dock to be built in the location it was constructed. Both of these are hardships due to dock construction and not existing conditions. CPH cannot support the variance request.

Sincerely,
CPH, LLC

A handwritten signature in cursive script that reads "Allen C. Lane, Jr.".

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

CC: David E. Mahler, P.E., CPH, file

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