

Summary Description
704 NE 20th Avenue
TCG Project No. 13-0049

The project site is located along the Middle River at 704 NE 20th Avenue, in Section 02, Township 50, Range 42, in the City of Ft. Lauderdale, Broward County, Florida

The property is located along the Middle River, which are tidal waters. The nearest direct connection to the Atlantic Ocean is 2.6 miles to the south at Port Everglades. As the project site is located along the Middle River, the incoming tidal waters (flood) at the site move to the north and the outgoing waters (ebb) move to the south.

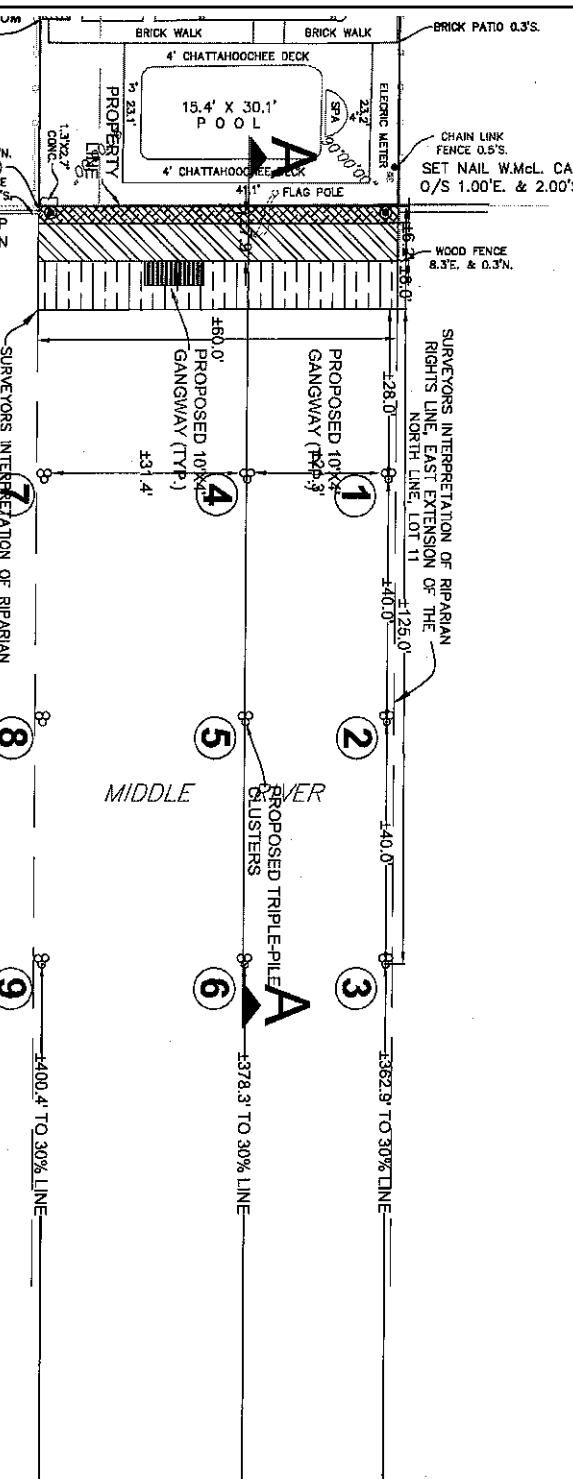
The proposed project consists of the installation of eight (8) triple-pile clusters into the Middle River. As measured from the property line, the proposed triple pile clusters encroach more than 25' from the property line into the Middle River. As these distances are over the allowable 25' distance into the waterway from the property line, the proposed triple pile clusters will require a variance waiver.

The following four (4) matters provide justification for this waiver request:

1. All boat slips and structures will not exceed 30% of the width of the waterway.
2. Due to the extraordinary width of the waterway at this location to the closest structure or vessel ($\pm 1,620'$), the proposed project will not impede navigation within the Middle River.
3. The additional piles are necessary for safely mooring existing vessels, especially during high wind events and severe weather.
4. The proposed slips are consistent with the adjacent waivers.

If this waiver is approved, the applicant will comply with all necessary construction requirements stated in Section 47-19.3 (C)(D)(E).

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Triple Pile Cluster #1	±45.0'	25'	±20.0'
Triple Pile Cluster #2	±85.0'	25'	±60.0'
Triple Pile Cluster #3	±125.0'	25'	±100.0'
Triple Pile Cluster #4	±45.0'	25'	±20.0'
Triple Pile Cluster #5	±85.0'	25'	±60.0'
Triple Pile Cluster #6	±125.0'	25'	±100.0'
Triple Pile Cluster #7	±45.0'	25'	±20.0'
Triple Pile Cluster #8	±85.0'	25'	±60.0'
Triple Pile Cluster #9	±125.0'	25'	±100.0'



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM UP/LAND PROPERTY LINE
1	45.0'
2	85.0'
3	125.0'
4	45.0'
5	85.0'
6	125.0'
7	45.0'
8	85.0'
9	125.0'

LEGEND

- PROPOSED CONCRETE DOCK (4372 SQ.FT. - 474 SQ.FT. OVERWATER)
- PROPOSED CONCRETE FLOATING DOCK (2480 SQ.FT.)
- PROPOSED 3.0" SEAWALL CAP (460 LINEAR FT.)
- PROPOSED TRIPLE-PILE CLUSTER

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704 NE 20TH AVENUE
 PREPARED FOR:
SHAWN BENYO

Date:	1/23/14	Sheet:	2	of:	3
Proj No.:	13-0029	PROPOSED CONDITIONS			