



**Delray Beach Planning & Zoning Department**

100 NW 1st Ave,  
Delray Beach, FL 33444

Re: **Waiver Requests for Seawall Installation at 1020 LakeShore Dr., Delray Beach, FL 33444**  
**(Sections 7.1.7(D))**

To whom it may concern,

I am writing on behalf of **Mr. Bart Delsing** to request waivers from **Sections 7.1.7(D)** of the Delray Beach Land Development Regulations (LDRs), pursuant to **Section 2.4.11(B)**. Our goal is to replace the existing seawall at **1020 LakeShore Dr.**, where the property's unique grades necessitate a design that slightly exceeds the standard height limits.

Under **Section 7.1.7(D)**, a seawall's maximum elevation is tied to the property's Base Flood Elevation (BFE), which for this site is 9 NAVD88. However, the existing seawall sits between 9.91 and 10.09 NAVD88, and the adjacent yard ranges from 10.02 to 11.60 NAVD88, making any reduction to 9 NAVD88 unsafe and impractical—particularly since Mr. Delsing needs a secure outdoor environment free from abrupt grade changes. We're therefore proposing to raise the seawall to 12.60 NAVD88, slightly above the current upland grade, so there is no sudden drop-off in the backyard.

This design aligns with modern coastal engineering principles by enhancing storm surge protection, preserving natural drainage, and eliminating the fall hazard posed by a lower structure. Portions of the existing seawall already stand above 9 NAVD88, underscoring why strict adherence isn't practical here. We've also received approvals from the Florida Department of Environmental Protection (FDEP) and the U.S. Army Corps of Engineers, which confirm that the project complies with external environmental regulations and does not adversely affect the surrounding waterways.

In accordance with **Section 2.4.11(B)**, we believe the proposed seawall improvements will not negatively impact neighboring properties, will avoid creating an unsafe condition, and will not confer any undue special privilege. Any similarly situated property confronted with a comparable elevation gap would require the same relief. Enclosed are engineered plans, environmental approvals, site photographs, proof of ownership, and a current survey for your review.

**Waiver Findings per LDR 2.4.11(B)(5):**

1. **The proposed seawall will not adversely affect the neighboring area.** The design is consistent with neighboring waterfront properties and ensures long-term shoreline stability without introducing new impacts.
2. **The improvements will not significantly diminish public facilities.** All work is within private property boundaries and does not interfere with utilities, access, or public infrastructure.
3. **The project will not create an unsafe situation.** In fact, raising the seawall to align with the upland grade **eliminates the risk of fall hazards**, improves safety, and provides better flood resilience.
4. **The waiver does not confer a special privilege.** The request is based entirely on existing site-specific elevation conditions. Any similar property facing the same grade disparity would require similar relief.

Thank you for taking the time to consider this request. If you have any questions or need additional information, please feel free to contact me. We appreciate your careful review and look forward to working with the City to finalize a design that is safe, resilient, and consistent with Delray Beach's overall regulatory goals.

**Sincerely,**

Ileen Gonzalez | Permitting Coordinator

561-946-9249