



CITY OF DELRAY BEACH
DEPARTMENT OF DEVELOPMENT SERVICES
100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



June 13, 2025

Ms. Lauren Schramek
Mouw Associates
601 N Congress Avenue, Suite 109
Delray Beach, FL 33445

RE: 1020 Seasage Drive; 12-43-46-21-08-005-0110
Request for Modification of the Standards of Approval – Dock

Dear Ms. Schramek,

This letter is in reference to the request for a modification of the standards for approval in Land Development Regulation (LDR) Section 7.9.5(A)(3). "Standards of approval", to permit a dock to extend more than 7 feet into the Intracoastal Waterway for the property located at 1020 Seasage Drive.

Pursuant to LDR Section 7.9.5(A)(3), Standards of Approval, *"a dock projection into a waterway, exclusive of dock pilings, shall be designed by one of the following methods:*

(3) If existing or proposed seawall with or without a seawall cap with batter piles: Seven feet as measured from the face of the seawall.

The request is to install a new 10 foot wide by 33.5 feet long dock into the waterway from the seawall, more than the 7 feet allowed per LDR Section 7.9.5(A)(3). The subject property is located within the Intracoastal Waterway; in a basin that extends 550 feet from east to west.

LDR Section 7.9.4(A); *modification of standards for approval; appeals*, allows the City Commission to authorize a modification in the standards of approval set forth in various Subsections of Article 7.9, if it is determined that the requirements of these sections would not be feasible or would constitute hardship in a particular instance, and provided that a modification would not endanger public safety and welfare.

The Building Official has deemed that the proposed boatlift extending 33.5 feet *does not* constitute an unsafe situation danger to public safety, therefore, the City Commission shall make the final determination as to whether or not to modify the standards of approval pursuant to LDR Section 7.9.4(A).

Sincerely,

Steve Tobias
City of Delray Beach Building Official

SB/jb