



**Delray Beach Planning & Zoning Department**

100 NW 1st Ave,  
Delray Beach, FL 33444

**Re: Waiver Requests for Seawall Installation at 1019 LakeShore Dr., Delray Beach, FL 33444  
(Sections 7.1.7(D))**

To whom this may concern,

I am writing on behalf of **Paul Stadfeld** 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 1019 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 9.67 and 10.10 NAVD88, and the adjacent yard ranges from 11.60 to 11.93 NAVD88, making any reduction to 9 NAVD88 unsafe and impractical—especially since the homeowner has young children who need a secure outdoor environment. We're therefore proposing to raise the seawall to 12.60 NAVD88, slightly above the current upland grade, so there is no abrupt 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 wall. 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.

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.

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

In support of this waiver application, we affirm that:

1. **The proposed seawall improvements will not adversely affect the neighboring area.** The design is consistent with surrounding properties and provides long-term shoreline protection that will reduce erosion and improve visual harmony.
2. **The improvements will not diminish the provision of public facilities,** as they do not encroach on public easements, rights-of-way, or utilities. The work remains fully within the property's boundaries and permitted scope.

3. **No unsafe situation will be created.** On the contrary, the proposed elevation prevents hazardous drop-offs in the rear yard and mitigates flood risk, aligning with modern resiliency standards.
4. **No special privilege is being granted.** This waiver is based on specific site conditions (existing grade differential, seawall height, and yard elevation). Similar relief would be appropriate for any property facing comparable elevation constraints.

**Sincerely,**

Ileen Gonzalez | Permitting Coordinator  
561-946-9249