

1/8/2026

Re: 53 Palm Square.
Delray Beach
Florida, 33483.

City of Delray Beach

To: City of Delray Beach Planning and Zoning Department

Subject: Request for Relief

Pursuant to LDR Section 2.4.11(A)(6)

We are seeking relief to keep the existing home at the current elevation of **5.06 ft NAVD lieu of 8.00 + 1 NAVD PER FEMA.**

(a) That a variance is necessary to maintain the historic character of property and demonstrating that the granting of the variance would not be contrary to the public interest, safety, or welfare.

The home will undergo a small renovation which does not exceed 25% (already approved by the Board). This will enhance and preserve the Historic character of not only the home, but also the neighborhood and will not be contrary to the public interest, safety or welfare.

(b) That special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

The existing Historic structure was built in 1940 and has been maintained over the years. The site and the home are quite unique because over the years there has been no history of flooding or water damage. The crawl spaces were checked by the contractor previously and recently and there was no evidence of water marks in these areas. Similarly, no evidence of site flooding or water damage to the structure, only normal wear and tear over the years can be resolved with scope of work previously approved by the Board.

(c) That literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site.

The existing structure is at the current elevation of 5'-0 ¾" NAVD per the latest survey. Per FEMA's requirement the structure would be required to be raised to FEMA 8'-0" + 1 amounting to 9'-0" NAVD. This means the existing structure would need to be raised almost 4'-0" NAVD and this is not possible without destroying the Historic Character of the home. In addition to this the cost for such an undertaking is simply not worth it considering the enhancement does not exceed 25% and the sole intention is to preserve the Historic nature and character of the home.

(d) That the variance requested will not significantly diminish the historic character of a historic site or of a historic district.

The existing use is residential and will remain as such promoting and maintaining the Historic character of the home and the neighborhood as outlined in the City's Comprehensive Plan. The intent is to keep the existing home as designed originally in 1940 as much as possible.

(e) That the requested variance is necessary to accommodate an appropriate adaptive reuse of a historic building, structure, or site.

The requested variance is necessary to accommodate the reuse of this Historic property for basic residential security, basic family needs and better quality of life.

Pursuant to LDR Section 10.1.1 (C)(2)

(C) Intent. The purposes of the Floodplain Management Regulations and the flood load and flood resistant construction requirements of the Florida Building Code are to establish minimum requirements to safeguard the public health, safety, and general welfare and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to: (Ord. No. 32-16, § 2, 12-6-16)(1) Minimize unnecessary disruption of commerce, access and public service during times of flooding; (Ord. No. 32-16, § 2, 12-6-16)

(2) Require the use of appropriate construction practices in order to prevent or minimize future flood damage;

The renovation & addition was already approved by the Board, and all the necessary details and plans were prepared according to the Florida Building Codes to maintain the existing structure and provide adequate mitigation against flooding, to ensure public health and safety. In addition to this the existing home is unique location, because over the years there has been no flooding or water damage from the inspection of the crawl spaces, structure or the site.

Thank you for your time and consideration regarding this request.

Shane Ames

Architect CEO & Interior Designer

