



UNLIMITED PERMIT SERVICES, INC.

City of Delray Beach Development Services  
Planning & Zoning  
100 NW 1<sup>st</sup> Avenue  
Delray Beach, FL 33444

Re: Project Relief Request for Waiver of LDR Sec. 7.1.7(D) Seawall max elevation at  
614 NW 8 Ave, Delray Beach FL 33344

To whom this may concern:

I am writing on behalf of Bettina Stepan, owner of the property located at 614 NW 8<sup>th</sup> Avenue in Delray Beach FL 33444. The property is legally described as Lake Ida Shores Lot 5, Block 3, with Parcel Control Number 12-43-46-08-18-003-0050.

We are requesting a relief waiver from the Delray Beach Land Development Regulations (LDR) Sec 7.1.7(D), which states the maximum elevation of a seawall or dock is determined by the base flood elevation (BFE) for the property, as identified in the corresponding FEMA Flood Insurance Rate Map (FIRM). The request is pursuant to Section 2.4.11(B) Waivers.

The proposed construction of a new seawall is designed at an elevation that exceeds the maximum height limitations which are tied to the property's Base Flood Elevation (BFE), which for this portion of the site is Zone AE (EL 9 NAVD88). The comments for requirement of waiver were added to the pending new seawall permit BLDR-002942-2025. The justification for this waiver request pertains to the unique site conditions for this property for a seawall elevation of 12.0' NAVD88, and in order to comply with civil drainage requirements. It is also consistent with modern coastal engineering practices for shoreline stabilization and storm surge protection in this area, with several other waivers granted for nearby properties at this proposed elevation. The height of the new seawall supports not adversely affecting the adjacent properties. It also avoids the hazards of a very severe slope with the development of the upland parcel residential home construction under separate issued permit 25-224091.

The Florida Department of Environmental Protection (FDEP) under Project No.: 50-465402-001, 002-EE and Army Corps of Engineers under SPGP VI-RI permit approvals are received and submitted with this application.

In accordance with Section 2.4.11 (B)(5), and in support of this waiver application, we affirm that:

- (a) The proposed seawall improvements will not adversely affect the neighboring area. The design is consistent with the upland approved development and civil

engineering plan to prevent runoff to adjacent property.

- (b) The improvements will not diminish the provision of public facilities; the site does not encroach on public easements, rights-of-way, or utilities and adheres to the common practice of establishing minimum elevations relative to the crown of the road, which is at +/-16.7 NAVD88.
- (c) No unsafe situation will be created. On the contrary, the proposed seawall elevation prevents a hazardous drop off and aligns with the shoreline stabilization modern resiliency design standards.
- (d) No special privilege is being granted. The same waiver has already been granted for nearby properties under similar circumstances. Similar relief would be appropriate for another property and applicant that is faced with these existing property grade elevations and the constraints of the City's LDR in this regard.

Thank you for your review and consideration of this request. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Lisa McConnell  
Authorized Permit Agent  
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