



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

December 5, 2019

Richard Jones Architecture
10 S.E. First Avenue, Suite 102
Delray Beach, FL. 33444
rich@rjarchitecture.com

**RE: Approval Letter for 40-44 E Atlantic Ave
Certification of Appropriateness (COA) (2019-192)**

Dear Mr. Jones:

At its meeting of December 4, 2019 the Historic Preservation Board approved Certificate of Appropriateness (2019-192) request for the property located at **40-44 E. Atlantic Avenue, Old School Square Historic District** by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to the following condition(s):

1. That the proposed Masonic crest on the façade match the originally designed crest in design, texture and materials;
2. That the mural be deleted from the proposal; and
3. That the proposal be subject to CRA approval due to a façade easement with the organization.

Next Steps

Please be advised that the COA and site plan approval are valid for 24 months; thus, expiring on **December 4, 2021**. Prior to the expiration date of the COA and site plan, 25% of the cost of all improvements associated with the approved development must be constructed in order for this proposal to be considered established. Any request for an approval extension shall be filed 45 days prior to the previously noted expiration date.

Applicant Appeal

Pursuant to the City of Delray Beach Land Development Regulation Section 2.4.7(E), you have the right to appeal the decision by the Board to the City Commission. Such an appeal must be filed within ten (10) working days of the Board action.

Additionally, at the City Commission's discretion, this Board action can be appealed by the City Commission at its meeting of **January 14, 2020**, as it will be listed within the "Report of Appealable Land Use Items" on the consent agenda. In such case, the HPB decision is NOT final until **January 14, 2020**. Decisions appealed by the City Commission or the applicant are scheduled for a new action. Plans pending certification or permit issuance could be held until the appeal period has lapsed.

Should you have any questions regarding this project approval, please do not hesitate to contact me via email at hoylandm@mydelraybeach.com or by phone at 561.243.7039.

Sincerely,

Michelle Hoyland
Principal Planner, Historic Preservation