

S & E HOLDINGS INC
230 GEORGE BUSH BLVD
DELRAY BEACH, FL 33444

3/15/2016

PAY TO THE ORDER OF City of Delray Beach Florida

\$ **1,000.00

One Thousand and 00/100*****

DOLLARS

City of Delray Beach Florida

MEMO
appeal



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AUTHORIZED SIGNATURE

MP

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MAR 16 2016
CITY CLERK

architecture, planning & design
aa26002044

1045 e. atlantic ave, suite 303
delray beach, fl 33483

tel 561.276.6011
fax 561.276.6129

Date: MARCH 16, 2016

To: CITY CLERK
CITY OF DELRAY BEACH

Re: 226 PALM COURT MIXED USE BUILDING

THE FOLLOWING ITEMS ARE ATTACHED IN CONNECTION WITH THE ABOVE REFERENCED PROJECT:

DESCRIPTION:

- LETTER TO CITY COMMISSION TO APPEAL HISTORIC PRESERVATION BOARD'S DECISION ON ABOVE REFERENCED PROJECT
- \$1,000 APPEAL FEE

REMARKS:

By: LINDA L. HAMILTON



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March 16, 2016

City Commission
City of Delray Beach
100 N.W. 1st Avenue
Delray Beach, Florida 33444

Re: Appeal of the Historic Preservation Board's decision on the Class V Site Plan (2015-169)
226 Palm Court, Del-Ida Park Historic District.

Dear Commissioners:

We are the Owner's Agent regarding the above referenced project, which was denied approval by the Historic Preservation Board at its meeting on March 3, 2016. We are seeking a new hearing to review the above referenced project for reconsideration. As per section 2.4.7(E)(2) of the LDR's, we are requesting the following:

- * Identification of the action which is being appealed;

The basis was a failure to make positive findings with the LDRs and that the request was not consistent with the Comprehensive Plan.

- * Identification of who took the action and when it was made;

Historic Preservation Board at its meeting on March 3, 2016.

- * The basis of the appeal;

The board explained that their denial was based on a proposed third floor. We are appealing because the proposed project complied with all the required setbacks, height restrictions and building height plane, which is used for determining compatibility, scale and massing. Unlike the CBD Guidelines which have a restriction on the number of floors within a building envelope, there is no such restriction within this Historic District.

Also, the board incorrectly cited the wrong building size and incorrectly characterized the building as being surrounded by small residential homes, when in fact the property is surrounded only by commercial buildings.

- * The relief being sought;

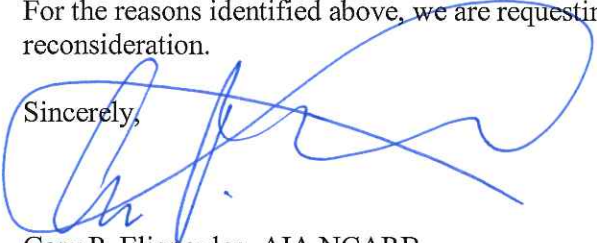
No relief sought.

* The name of the appellant and the appellant's interest in the matter.

Dr. Steve Hacker, who is the owner of the property and the proposed project will consist of his new office and residence.

For the reasons identified above, we are requesting a new hearing to review the above referenced project for reconsideration.

Sincerely,



Gary P. Eliopoulos, AIA, NCARB
Vice President