



**CITY OF DELRAY BEACH**  
DEPARTMENT OF DEVELOPMENT SERVICES  
100 N.W. 1<sup>ST</sup> AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



December 31, 2024

Christina Bilenki, Esq., Partner  
Miskel Backman LLP  
14 SE 4<sup>th</sup> Street, Suite 36  
Boca Raton, FL 33432

**RE: Approval for Bliss on 4th, File No. 2022-223, 10 SW 4<sup>th</sup> Avenue – Class V Site Plan**

Dear Ms. Bilenki,

Please be informed that the Class V Site Plan Application for Bliss on 4<sup>th</sup> has been reviewed for compliance and **APPROVED**. The approval is specific to the Site Plan, Landscape Plan, Elevations to construct a four-story, mixed-use building, containing a retail bay and nine residential units, and the use of the Residential Incentive Program to increase the density from 12 du/ac to 27.3 du/ac by providing 20% of total units as workforce housing units (two units) that must be distributed equally between low-income and moderate-income levels. The Site Plan Review and Appearance Board (SPRAB) recommended approval at the meeting held on April 6, 2023. At its meeting of June 13, 2023, the City Commission approved Resolution No. 110-23 by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.

This approval does not grant final authorization for the commencement of the work. It is necessary to obtain a building permit and a certificate of completion/occupancy through the Building Division per LDR Section 2.4.13. Any future modifications to the scope of work must comply with all applicable regulations of the LDR and are subject to staff technical review to confirm compliance.

Prior to submittal of a Building Permit:

1. A plat to combine the lots must be recorded prior to the issuance of a building permit. The plat cannot be recorded until all existing buildings have been removed from the property.

Prior to issuance of a Building Permit:

1. A workforce housing covenant shall be recorded designating that at least one unit shall be available for the moderate income level, and one unit shall be available for the low income level.
2. Park impact fees of \$4,500 must be paid prior to the issuance of a building permit.
3. Ordinance No. 30-22 requires that new construction or addition(s) consisting of 15,000 sf of Gross Floor Area that is air-conditioned space, up to 50,000 sf in one or more buildings on a single parcel or as a part of a unified development shall achieve at least the minimum level of certification from a green building certification entity. This is applicable if the building permit is submitted on or after November 1, 2023, this requirement will apply to the project.

Please note that pursuant to LDR Section 2.2.4(F), Approvals of Site Plan applications shall be valid for a period of 24 months. As such, the expiration date for this approval is **June 13, 2025**, at which

**S**ERVICE • **P**ERFORMANCE • **I**NTEGRITY • **R**ESPONSIBLE • **I**NNOVATIVE • **T**EAMWORK

time the approval shall either be considered established or expired. All approvals shall be considered established when improvements representing 25 percent of the total cost of all improvements - excluding demolition - associated with the project approval have been completed, or a certificate of occupancy has been issued for use of the property pursuant to the development approval.

Should you have any questions, please reach out via email, [rodriguess@mydelraybeach.com](mailto:rodriguess@mydelraybeach.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Susana", written in a cursive style.

Susana Rodrigues  
Senior Planner  
Department of Development Services