



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



July 1, 2026

Jordana L. Jarjura, Esq.
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RE: 101 SE 1st Street, SOFA Office District, Class IV Extension Request (Pursuant to Executive Orders for Emergency Management – Section 252.363, F.S.)

Dear Ms. Jarjura:

This letter is in response to the extension request for the Class IV Site Plan for Sofa Office District submitted to the Development Services Division and dated June 17, 2026. The basis of the request is an updated notification letter for a Development Order Time Extension due to the State of Emergency declarations and issuance of the Executive Orders (EO) relative to Tropical Storm/Hurricane Ian and Sub-tropical Storm/Hurricane Nicole, both of which were valid at the time of application.

The Class IV Site Plan (2014-128) was originally approved by the Site Plan Review and Appearance Board (SPRAB) on September 14, 2016. Development Order Time Extension requests were subsequently requested for EOs related to Hurricane Matthew, statewide wildfires, the Zika virus, and the national opioid epidemic. The expiration date for the approved site plan was then established as April 24, 2023.

Section 252.363, F.S. authorizes a time extension for development orders and permits. The emergency declaration extends the period remaining to exercise the rights under a permit or other authorization for 24 months in addition to the tolled period. The extended period to exercise the rights under a permit or other authorization may not exceed 48 months in total in the event of multiple natural emergencies for which the Governor declares a state of emergency. The tolling and extension of permits and other authorizations under this paragraph shall apply retroactively to September 28, 2022.

The EO's for Tropical Storm Ian (No. 22-19) and Sub Tropical Storm Nicole (No. 22-253) qualify for the 48-month extension (24 months for each EO) to establish a new expiration date for file no. 2014-128 to April 24, 2027. In addition, the tolling period for the EOs, which extended from September 23, 2022, to August 12, 2025, for a total of 1,054 additional days (through EO No. 25-125). Therefore, **the updated expiration date for file no. 2014-128 is March 13, 2030**. Please be reminded that prior to the expiration date of the site plan, 25% of the cost of all improvements associated with the approved development must be constructed for this project to be considered established.

If you have any questions regarding this letter, please do not hesitate to contact the Development Services Department at (561) 243-7040.

Sincerely,

Amy Alvarez, AICP
Assistant Development Services Director