

# Frederick Isles LLC

2621 Frederick Blvd, Delray Beach FL

Proposed 6 Unit Townhouse Community in Tropic Isle Neighborhood.



Frederick Isles is a proposed 6-unit townhome project in the Tropic Isles neighborhood. Frederick Blvd used to have a road just to the North of this subject property, named “Fladell Way.” This was an alternate access road to US 1, which was closed off permanently due to the construction of Grieco Chevrolet in 2018. Because of the closure of Fladell Way, Frederick Blvd now has a roundabout, which creates a nestled neighborhood feel

where kids can safely ride their bikes up and down Frederick Blvd. Adjacent to the Subject Property, is an 8 Unit Townhouse Community named "Tropic Cay", which was built in 2014. I have spoken to several of the Owners in Tropic Cay, whom are very excited to see this subject property be developed into a new townhouse community. According to the LDR's, Frederick Blvd conforms to multiple performance standards. The findings in 2.4.5(E)(5), Frederick Isles development will NOT have a significantly detrimental effect upon the stability of the neighborhood within which it will be located. Additionally, This project will NOT hinder development or redevelopment of nearby properties. The townhouse development will be a friendly addition to the neighborhood. Each unit has plenty of driveway space for the resident's guests to park, as well as a provided garage for each townhome.

Regarding the Work Force Housing Bonus Provision, Frederick Isles is located within the Infill Work Force Housing Area. According to 4.7.4, if one Unit is allocated

to Moderate Income Levels, 120%-81%, 2-Bonus Units can be provided in the project. The current base density in the RM zoning is a base of 6 units to a maximum 12 Units Per Acre. Frederick Isles Conforms to all performance standards to achieve the Maximum Density of 12 units per acre.

### **Density Calculations as follows for RM zoning**

*Lot Size:* 17,250SF

*Maximum Density-* 12du per acre

*Calculation:* 4.75 Units (Round down to 4 Units)

According to provisions in 4.4.6(A) the Maximum Density for Infill Workforce Housing area is 18 units. Frederick Isles is proposing only 6 units, which is less than the 18du per acre maximum density.

### **Density Calculations as follows for Infill Workforce**

#### **Housing Area**

*Lot Size:* 17,250SF

*Maximum Density (Per RM)-* 18du per acre

*Calculation:* 7.13 Units (Round down to 7 Units)

As provided, Frederick isles is only proposing

**Proposed Units: 6**

**Proposed Density- 16du Per Acre**

The traffic circulation system on Frederick Blvd is a two-lane Neighborhood road, with a roundabout at the end, this allows the neighborhood traffic to flow freely and minimizes speeding vehicular traffic. The Building footprint of Frederick Blvd is placed on the lot so there is plenty of open space in the rear of the property, allowing for an ample backyard space and recreational activities.

Frederick Isles has two different unit types. Four Units consists of 2 Bed/2 Bath and Two Units consist of 3 Bed/2 Bath. The Mix of units accommodates households of various ages and family sizes. Regarding Native Areas, although the lot is already cleared, new areas will be provided with open space, like the oversized backyard for each townhome explained earlier. The project has a convenient access to Public Transit, which is right off Federal Highway, and the new Shopping Center Delray Place is easily accessible via bicycle or pedestrian sidewalk.

According to 4.4.6 (I) (2) “It is acknowledged that some of the referenced standards may not be entirely applicable to small, infill type residential projects. For those types of projects, the ultimate density should be based upon the attainment of those standards which are applicable, as well as the development's ability to meet or exceed other minimum code requirements.”

I look forward to working with the City Planners,  
Commissioners, and Neighborhood Services

Miles Rich

Frederick Isles LLC

CGC1528301

**Updated Comments answered from 9/18/20**

1. Project addresses the criteria listed in Section 2.4.5(E)(5).

## Findings: 2.4.5 (E)

Establishing the Conditional Use will NOT:

- (a) Have a significantly detrimental effect upon the stability of the neighborhood within which it will be located<sup>[P]<sub>SEP</sub></sup>
- (b) Hinder development or redevelopment of nearby properties<sup>[P]<sub>SEP</sub></sup>

2. Project addresses the criteria listed in Section 4.7.4 et seq.

Frederick Isles is located within the Infill Workforce Housing Area, and meets the minimum standards for work force housing. The affordability factor is for moderate income levels, ONE unit will be allocated to the Moderate-Income level groups, as rentals. Therefore, according to Table 1 in 4.7.4 (d) Moderate income is 120%-81% of the Median income range. According to the table, 2 Bonus Units may be allocated to the project.

3. Project addresses the criteria listed in Section

4.4.6(I).<sup>P</sup><sub>SEP</sub>

Frederick Isles development substantially complies with the performance standards listed in this section. 4.4.6(I) A number of different unit types, sizes and floor plans are available within the development in order to accommodate households of various ages and sizes. Regarding Traffic circulation, streetscape, and building setback requirements Frederick Isles does conform to all requirements.