



Cover Memorandum/Staff Report

File #: 21-225

Agenda Date: 4/6/2021

Item #: 6.B.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Jennifer Alvarez, Interim City Manager
DATE: April 6, 2021

APPROVAL OF A WORKFORCE HOUSING COVENANT BETWEEN THE CITY OF DELRAY BEACH AND FREDERICK ISLES, LLC.

Recommended Action:

Consideration of a Workforce Housing Covenant between the City and Frederick Isles, LLC.

Background:

The subject property is generally located east of South Federal Highway, west of Florida Boulevard and north of La Mat Avenue, along the east side of Frederick Boulevard. The 0.39-acre site, which is currently vacant, is zoned Medium Density Residential (RM) with a Land Use Map (LUM) designation of Transitional (TRN); the property is also located within an identified Infill Workforce Housing Area.

On December 1, 2020, the City Commission approved a conditional use request to allow for an increase in density from a maximum of 12 du/ac to 16 du/ac (Resolution No. 179-20). The increase in density was approved for the provision of one moderate income workforce housing unit in exchange for one additional market rate dwelling unit, bringing the allowable number of units for the property from 4 to 6. To ensure that the workforce unit remains priced for moderate income households over time, this covenant is required.

At its meeting of February 10, 2021, the Site Plan Review and Appearance Board (SPRAB) approved a Class V Site Plan, Landscape Plan, and Architectural Elevations for a 2-story, 6-unit townhome development with associated parking and landscaping. The SPRAB approval of the plan is part of the appealable report on this agenda. The proposed street trees within the right-of-way (ROW) of Frederick Boulevard require the approval and recordation of a Landscape Maintenance Agreement. The agreement and the Final Plat approval are also under consideration in a separate agenda item.

City Attorney Review:

Approved as to form and legal sufficiency.

Funding Source/Financial Impact:

N/A

Timing of Request:

The Workforce Housing Covenant must be recorded prior to the issuance of a building permit.