

## Delray Beach commissioners OK 180-unit apartment project



Architectural drawing for the proposed Franklin at Delray Beach residential development.

By Palm Beach Business.com

DELRAY BEACH — The second time appears to be the charm for developers looking to build an apartment complex on the site of the Floranda Mobile Home Park on South Federal Highway.

Delray Beach city commissioners Tuesday evening gave their approval to the proposed Franklin at Delray Beach residential development, which would include 180 units in three-story buildings spread over eight acres.

The developers, New Century Cos. LLC, first proposed a mixed-use development project called New Century Courtyards that would have packed the 180 apartments into four-story buildings over six acres while making an adjacent 21,600-square-foot office complex part of the project. That office complex, called the Executive Quarters, sits on about two acres.

That project, while receiving some approvals necessary to move forward, ran into opposition on the commission. New Century withdrew the proposal and went back to the drawing board.

Under the current proposal, the office complex is to be demolished and the land is to be used for apartment buildings instead, reducing the project's density and pulling the building away from adjacent properties.

"In general, I'm definitely on board," Commissioner Gary Eliopoulos said. Eliopoulos was among those who opposed the previous project design.

Also Tuesday, commissioners approved first reading of an ordinance that would bring the city's land use regulations regarding flood zones to conform with state law.

Commissioners waived fees for the use of Pompey Park during the annual Dr. Martin Luther King Jr. holiday celebration on Jan. 17. Commissioners considered the celebration a city event.

Commissioners reappointed Kelli Freeman to the code enforcement board, and appointed Jim Smith to the general employees retirement fund committee and Barbara Chester to the Financial Review Board.

Resident Dave Armstrong suggested the city establish a clothing-optional municipal beach as a way of promoting tourism and economic development.