



## Cover Memorandum/Staff Report

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**File #:** 23-508

**Agenda Date:** 6/6/2023

**Item #:** 8.C.

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**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, Development Services Director  
**THROUGH:** Terrence R. Moore, ICMA-CM  
**DATE:** June 6, 2023

ORDINANCE NO. 20-23. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, REZONING AND REDESIGNATING A PARCEL OF LAND APPROXIMATELY 0.63 ACRES IN SIZE LOCATED AT 214 NE 22<sup>ND</sup> LANE, PRESENTLY ZONED NEIGHBORHOOD COMMERCIAL (NC), TO SINGLE FAMILY RESIDENTIAL (R-1-AA), AS MORE PARTICULARLY DESCRIBED HEREIN; AMENDING THE "CITY OF DELRAY BEACH, ZONING MAP, JULY 6, 2021"; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (SECOND READING/PUBLIC HEARING)

**Recommended Action:**

Consider Ordinance No. 20-23, a City-initiated rezoning request from Neighborhood Commercial (NC) to Single Family Residential (R-1-AA) for the +/-0.63-acre property located at 214 NE 22<sup>nd</sup> Lane.

**Background:**

City staff recently identified a data conversion error on the adopted Zoning Map for the 0.63-acre parcel located at 214 NE 22<sup>nd</sup> Lane, east of the intersection of Seacrest Boulevard and NE 22<sup>nd</sup> Lane. The site was developed in 1955 with a 3,648 square foot single-family residence, which remains on the site.

The parcel is currently designated on the adopted Zoning Map as Neighborhood Commercial (NC). However, this designation is the result of a data conversion error; the correct zoning designation is Single Family Residential (R-1-AA). The subject parcel has had a Single Family Residential (R-1-AA) zoning designation dating back to 1970. The June 2016 Zoning Map was the last map adopted with the correct zoning of R-1-AA (see maps below). The 2017 zoning map changed the zoning of the property from R-1-AA to NC when the City's' data was converted from AutoCAD to ArcGIS. No rezonings were proposed or adopted for the subject area at that time.

The Planning and Zoning Board heard the request on June 20, 2022 as Ordinance No. 19-22 and voted 5-2 to recommend approval. First reading at City Commission was held on May 2, 2023.

**City Attorney Review:**

Ordinance No. 20-23 has been approved as to form and legal sufficiency.

**Funding Source/Financial Impact:**

Not applicable.

**Timing of Request:**

Ordinance No. 20-23 will become effective immediately at second reading on June 6, 2023.