



# City of Delray Beach

100 N.W. 1st Avenue  
Delray Beach, FL 33444

## Cover Memorandum/Staff Report

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File #: 22-1525

Agenda Date: 11/1/2022

Item #: 9.A.

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**TO:** Mayor and Commissioners  
**FROM:** Anthea Giannotes, Development Services Director  
**THROUGH:** Terrence R. Moore, ICMA-CM  
**DATE:** November 1, 2022

ORDINANCE NO. 14-22: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, ADOPTING A SMALL-SCALE LAND USE MAP AMENDMENT RE-DESIGNATING A PARCEL OF LAND MEASURING APPROXIMATELY 0.18 ACRES, LOCATED GENERALLY EAST OF NORTH FEDERAL HIGHWAY AND SOUTH OF NORTH LAKE AVENUE, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM MEDIUM DENSITY TO GENERAL COMMERCIAL, PURSUANT TO THE PROVISIONS OF THE "COMMUNITY PLANNING ACT," FLORIDA STATUTES SECTION 163.3187; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (FIRST READING)

**Recommended Action:**

Consider Ordinance No. 14-22, a City-initiated Land Use Map Amendment (LUMA) for the property located at 716 North Lake Avenue from Medium Density Residential (MD) to General Commercial (GC) to correct a data conversion error.

**Background:**

Staff recently identified a data conversion error on the adopted Land Use Map for the property located at 716 North Lake Avenue. Located to the east of the intersection of North Lake Avenue and North Federal Highway, the single parcel totaling 0.18 acres is currently designated on the adopted Land Use Map as Medium Density Residential (MD). However, this designation is the result of a data conversion error; the correct designation is General Commercial (GC). In 2017, the City switched from utilizing AutoCAD to using Geographic Information Systems (GIS) for its mapping software; the conversion resulted in several confirmed errors throughout the city that are now being identified. The proposed amendment reverts the properties to the correct designation of General Commercial (GC).

The Planning and Zoning Board voted 6-0 to recommend approval of Ordinance No. 14-22 at its meeting on April 18, 2022.

**City Attorney Review:**

Ordinance No. 14-22 was approved to form and legal sufficiency.

**Funding Source/Financial Impact:**

Not applicable.

**Timing of Request:**

Second reading of Ordinance No. 14-22 is anticipated for November 15, 2022.