



## Cover Memorandum/Staff Report

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**File #:** 22-1529

**Agenda Date:** 3/6/2023

**Item #:** 8.B.

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

ORDINANCE NO. 05-23: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, ADOPTING A SMALL-SCALE LAND USE MAP AMENDMENT REDESIGNATING FOURTEEN PARCELS OF LAND MEASURING APPROXIMATELY 17.03 ACRES, LOCATED ON GREENSWARD LANE, SOUTH OF HAMLET DRIVE, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM OPEN SPACE TO LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL, 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. (SECOND READING/PUBLIC HEARING)

**Recommended Action:**

Consider a City-initiated Land Use Map Amendment (LUMA) from Open Space (OS) to Low Density (LD) and Medium Density (MD) in correction of a data conversion error for 14 parcels totaling 17.03+/- acres located on Greensward Lane within The Hamlet and fully described in Ordinance No. 05-23.

**Background:**

As part of a broader effort to identify mapping errors related to the conversion of City map data from AutoCAD to Geographic Information Systems (GIS) in 2017, City staff identified a data conversion error on the adopted Land Use Map for 14 parcels totaling 17.03+/- acres located within the development. The subject properties are currently designated as Open Space (OS) on the current Land Use Map. However, this designation is the result of the data conversion, not a LUMA. The correct designations for these properties are Low Density (LD) and Medium Density (MD) residential.

The subject parcels have had Low Density (LD) and Medium Density (MD) land use designations dating back to 1989. According to the 1979 Land Use Plan, prior to 1989 the subject parcels had designations of Single Family (SF) and Multifamily (MF-6). Both of which are similar to the current designations of Low Density (LD) and Medium Density (MD) in intent and purpose.

The request was heard by the Planning and Zoning Board on September 12, 2022, and the Board voted 6-0 to recommend approval. The attached Planning and Zoning Board Staff Report provides a thorough review of the request.

The request was approved 5 to 0 on first reading at the February 21, 2023 City Commission meeting.

**City Attorney Review:**

Ordinance No. 05-23 is approved as to form and legal sufficiency.

**Funding Source/Financial Impact:**

Not applicable.

**Timing of Request:**

Ordinance No. 05-23 will be effective immediately at second reading on March 6, 2023.