



## Legislation Text

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**TO: Mayor and Commissioners**  
**FROM: Anthea Giannotes, Development Services**  
**THROUGH: Terrence R. Moore, ICMA-CM**  
**DATE: May 17 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:**

Review and consider Ordinance No. 14-22, a City-initiated Land Use Map Amendment (LUMA) from Medium Density Residential (MD) to General Commercial (GC) land use to correct a data conversion error on a parcel totaling 0.18 acres currently addressed as 716 N Lake Ave.

**Background:**

City staff recently identified a data conversion error on the adopted Land Use Map for a property totaling 0.18 acres, located to the east of the intersection of North Lake Avenue and North Federal Highway. The property is currently designated on the adopted Land Use Map as Medium Density Residential (MD). However, the subject parcel has had a commercial land use designation since the Comprehensive Plan was first drafted in 1961. No land use map amendments have been processed for the subject property. The current MD designation is the result of a scrivener's error. 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 June 7, 2022.