



## Legislation Text

---

File #: 22-645, Version: 1

---

**TO: Mayor and Commissioners**  
**FROM: Anthea Gianniotis, Development Services Department**  
**THROUGH: Terrence R. Moore, ICMA-CM**  
**DATE: June 7, 2022**

ORDINANCE NO. 13-22: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, ADOPTING A SMALL-SCALE LAND USE MAP AMENDMENT REDESIGNATING SEVEN PARCELS OF LAND, MEASURING APPROXIMATELY 1.38 ACRES, GENERALLY LOCATED SOUTH OF LAKE IDA ROAD, NORTH OF NORTHWEST 4TH STREET, EAST OF NORTHWEST 8TH AVENUE, AND WEST OF NORTHWEST 6TH AVENUE, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM COMMUNITY FACILITIES (CF) TO LOW DENSITY (LD), 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)

**Recommended Action:**

Consider Ordinance No. 13-22, a City-initiated Land Use Map Amendment (LUMA) from Community Facilities (CF) to Low Density (LD) land use to correct a data conversion error on seven parcels totaling 1.38 acres currently addressed as 620, 704, 706, and 710 Lake Ida Road, and 655, 701, and 709 NW 4<sup>th</sup> Street.

**Background:**

City staff recently identified a data conversion error on the adopted Land Use Map affecting seven properties totaling 1.38 acres, located south of Lake Ida Road, north of NW 4<sup>th</sup> Street, east of NW 8<sup>th</sup> Avenue, and west of NW 6<sup>th</sup> Avenue. The properties are currently designated on the adopted Land Use Map as Community Facilities (CF); however, the subject parcels have had a Low Density (LD), single family residential, land use designation since the Comprehensive Plan was first drafted in 1961. No land use map amendments have been processed for the subject properties. The current CF 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 and corrected. The proposed amendment reverts the properties to the correct designation of LD.

The Planning and Zoning Board voted 6-0 to recommend approval of Ordinance No. 13-22 at its meeting on April 18, 2022.

**City Attorney Review:**

Ordinance No. 13-22 was approved to form and legal sufficiency.

**Funding Source/Financial Impact:**

Not applicable.

**Timing of Request:**

Ordinance No. 13-22 will become effective immediately upon adoption.