

ADMINISTRATIVE MEMORANDUM NO. 21-026

TO: Greg Harrison
VIA: David L. Recor, ICMA-CM, Director of Development Services *DR*
VIA: Jennifer Gomez, AICP, Assistant Development Services Director *JG*
FROM: Jean E. Dolan, AICP, CFM, Principal Planner *JED*
SUBJECT: Scrivener's Error Correction on Future Land Use Map for 950 South Cypress Road
DATE: March 3, 2021

It has recently come to Staff's attention that the CF land use designation on the property at 950 South Cypress Road (an existing and long-time church use) does not appear to have been accomplished through the process required by Chapter 163.3184 Florida Statutes and thus appears to be a scrivener's error and should be corrected. The following research process resulted in this conclusion.

The official Future Land Use Map dated 1988 (attached) shows the property in question as "L – Low Residential 5 du/ac."

The official Future Land Use Map dated 1998 (attached) shows the property in question as "CF – Community Facilities."

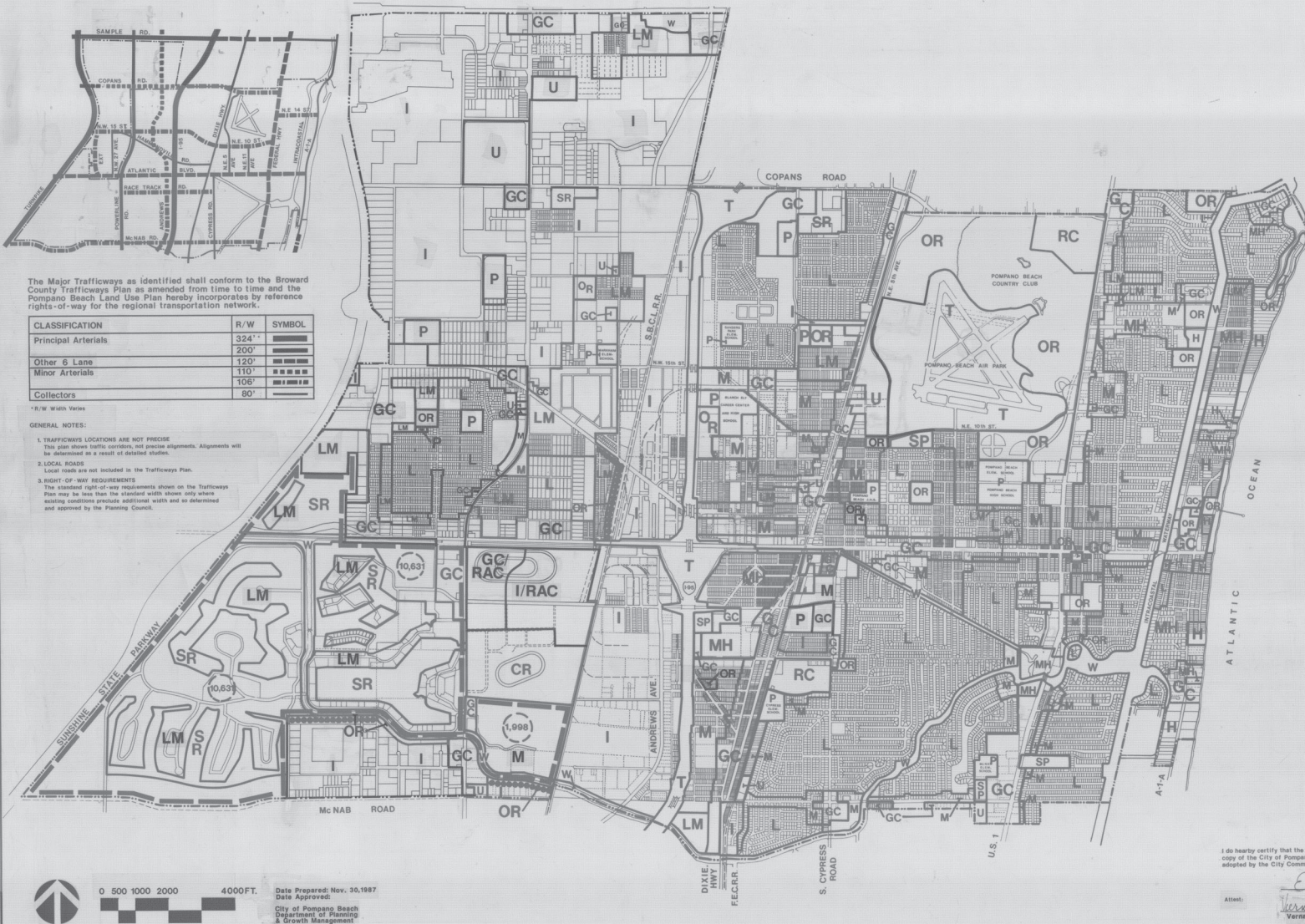
The following was considered:

- The 1998 map was prepared by a private consultant for the city.
- The 1998 map includes a table that identifies all "amendments" that were made to the Map (see list below). None of the listed ordinances amending the land use map pertain to the property at 950 South Cypress Road.
 - 90-39 – LM to C (Hammondville Road)
 - 91-78 – NW Pompano Beach amending the Land Use for the recently annexed areas
 - 92-64 – I to M (1400 NW 33 Street)
 - 93-25 – LM to L (Palm Aire)
 - 95-40 – LM to I (NW 15 Avenue)
 - 95-42 – CM to C (Atlantic & SW 27 Ave)
 - 96-15 – C to M (Atlantic Blvd)
 - 97-81 – M to C (W McNab Road; between I-95 & SW 9 Ave)
- The map change from Low 5 to CF happened between 1988 and 1998 and the first date on the table of ordinances was dated 1990. To determine if the ordinance changing the map happened prior to 1990, the City Clerk's office searched the City's official records for any Future Land Use map amendments between 1987 and 1990 and found no ordinance for map amendments related to 950 South Cypress Road or any other property during this time period.
- In addition to all of the above evidence, if the map was legitimately changed from Low 5 to CF with a local-only land use plan amendment, the amendment would not have been effective until recertified by the Broward County Planning Council. The Broward County Planning Council staff

checked their records and confirmed that no land use plan amendment for 950 South Cypress Road had been recertified at any time.

Based on the above evidence, the change on the Future Land Use Map from Low 5 to CF for 950 South Cypress Road has been determined to be a scrivener’s error and is being corrected back to the Low 5 designation. This designation is identical to what is shown on the County’s Land Use Plan and is the correct land use plan for the property’s current and continuous zoning designation of RS-2.

It should be noted that the existing church use is not effected in any way by this correction to the land use map. The Church has the same permitted use status in a residential land use category as it does in the CF land use category.



The Major Trafficways as identified shall conform to the Broward County Trafficways Plan as amended from time to time and the Pompano Beach Land Use Plan hereby incorporates by reference rights-of-way for the regional transportation network.

CLASSIFICATION	R/W	SYMBOL
Principal Arterials	325'	
Other 6 Lane	200'	
Minor Arterials	120'	
Collectors	106'	
	90'	

- GENERAL NOTES:**
- TRAFFICWAYS LOCATIONS ARE NOT PRECISE
This plan shows traffic corridors, not precise alignments. Alignments will be determined as a result of detailed studies.
 - LOCAL ROADS
Local roads are not included in the Trafficways Plan.
 - RIGHT-OF-WAY REQUIREMENTS
The standard right-of-way requirements shown on this Trafficways Plan may be less than the standard width shown only where existing conditions preclude additional width and so determined and approved by the Planning Council.

LEGEND

Classification	Units/Acre Gross	Symbol
RESIDENTIAL		
Estate	Max 1	
Low	5	
Low-Medium	10	
Medium	16	
Medium-High	25	
High	45	
COMMERCIAL		
General		
Recreational		
Regional		
INDUSTRIAL		
TRANSPORTATION + UTILITIES		
Transportation		
Utilities		
COMMUNITY FACILITIES		
Public		
Semi-Public		
RECREATION + OPEN SPACE		
Public		
Semi-Public		
AGRICULTURE		
CONSERVATION AREAS		
WATER		
REGIONAL ACTIVITY CENTER		
LANDSCAPE BUFFER		
BOUNDARIES		
City of Pompano Beach		
NUMBER		
Reflects the maximum total number of units permitted within the dashed line of Palm Aire and Cypress Bend, being 10,631 and 1,998.		

I do hereby certify that the above is a true and accurate copy of the City of Pompano Beach Land Use Plan adopted by the City Commission on the

E. Pat Linkins, Mayor
 4/12/88 Date

 Vernadette Howell, City Clerk
 4/12/88 Date

CITY OF POMPANO BEACH LAND USE PLAN

0 500 1000 2000 4000 FT.
 Date Prepared: Nov. 30, 1987
 Date Approved:
 City of Pompano Beach
 Department of Planning
 & Growth Management

CITY OF POMPANO BEACH

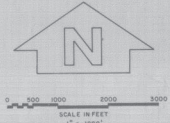
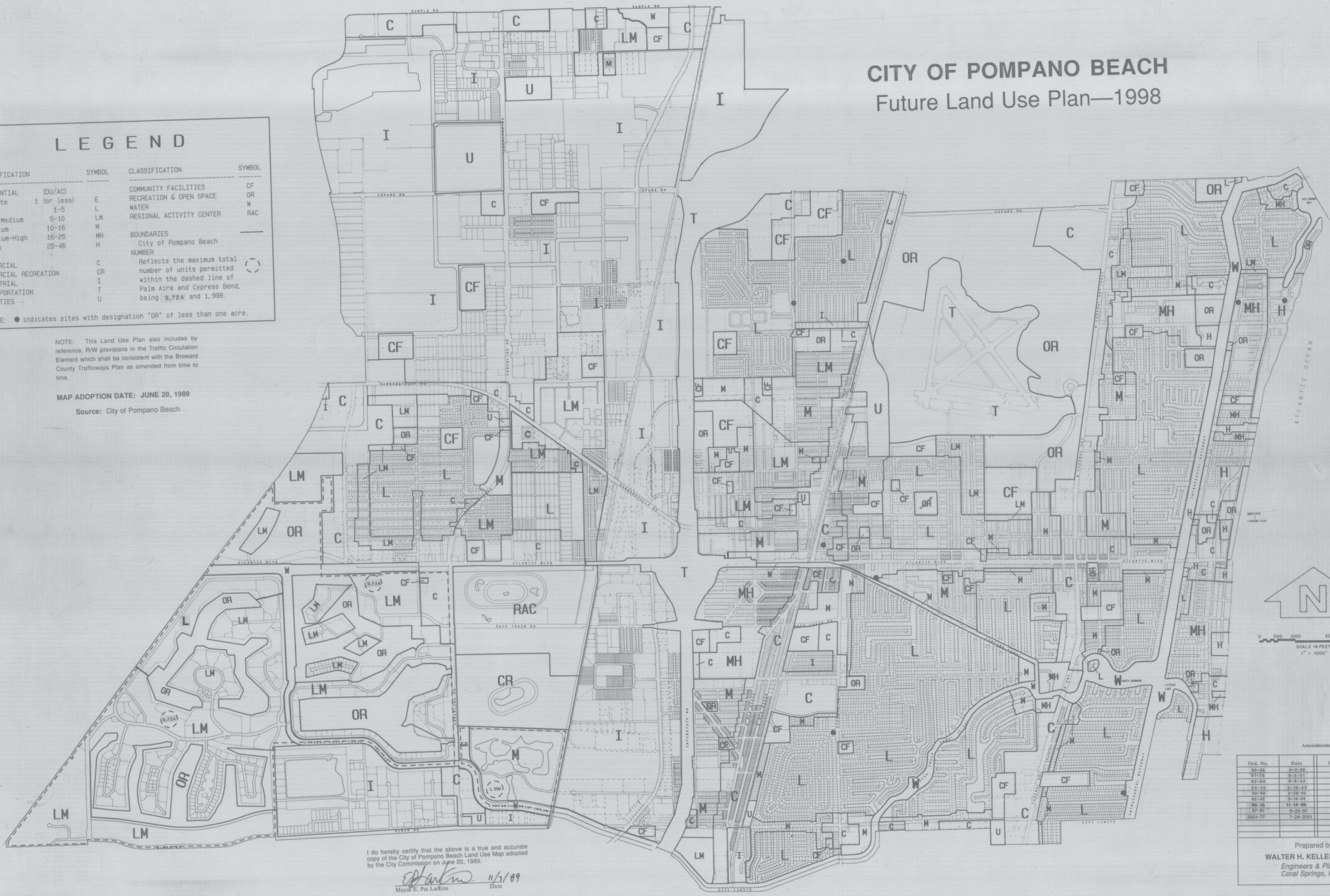
Future Land Use Plan—1998

LEGEND			
CLASSIFICATION	SYMBOL	CLASSIFICATION	SYMBOL
RESIDENTIAL	(DU/AC)	COMMUNITY FACILITIES	CF
Estate	1 (or less)	RECREATION & OPEN SPACE	OR
Low	1-5	WATER	W
Low-Medium	5-10	REGIONAL ACTIVITY CENTER	RAC
Medium	10-16	BOUNDARIES	
Medium-High	16-25	City of Pompano Beach	—
High	25-46	NUMBER	○
COMMERCIAL	C	Reflects the maximum total number of units permitted within the dashed line of Palm Aire and Cypress Bend, being 9,724 and 1,998.	
COMMERCIAL RECREATION	CR		
INDUSTRIAL	I		
TRANSPORTATION	T		
UTILITIES	U		

NOTE: ● indicates sites with designation 'OR' of less than one acre.

NOTE: This Land Use Plan also includes by reference, FOM provisions in the Traffic Circulation Element which shall be consistent with the Broward County Trafficways Plan as amended from time to time.

MAP ADOPTION DATE: JUNE 20, 1989
Source: City of Pompano Beach



I do hereby certify that the above is a true and accurate copy of the City of Pompano Beach Land Use Map adopted by the City Commission on June 20, 1989.

[Signature] 11/1/89
Mayor E. Pat Larkins Date

Appt: *[Signature]* 11-7-89
City Clerk Vernadette Fuller Date

Amendments			
Ord. No.	Date	Ord. No.	Date
95-23	6-3-95		
97-7	2-2-97		
92-84	2-2-92		
92-23	2-16-92		
95-07	2-28-95		
95-08	2-14-95		
98-15	11-14-98		
07-01	9-29-07		
2007-77	7-24-2007		

Prepared by:
WALTER H. KELLER JR., INC.
Engineers & Planners
Coral Springs, Florida