

ADMINISTRATIVE MEMORANDUM NO. 21-

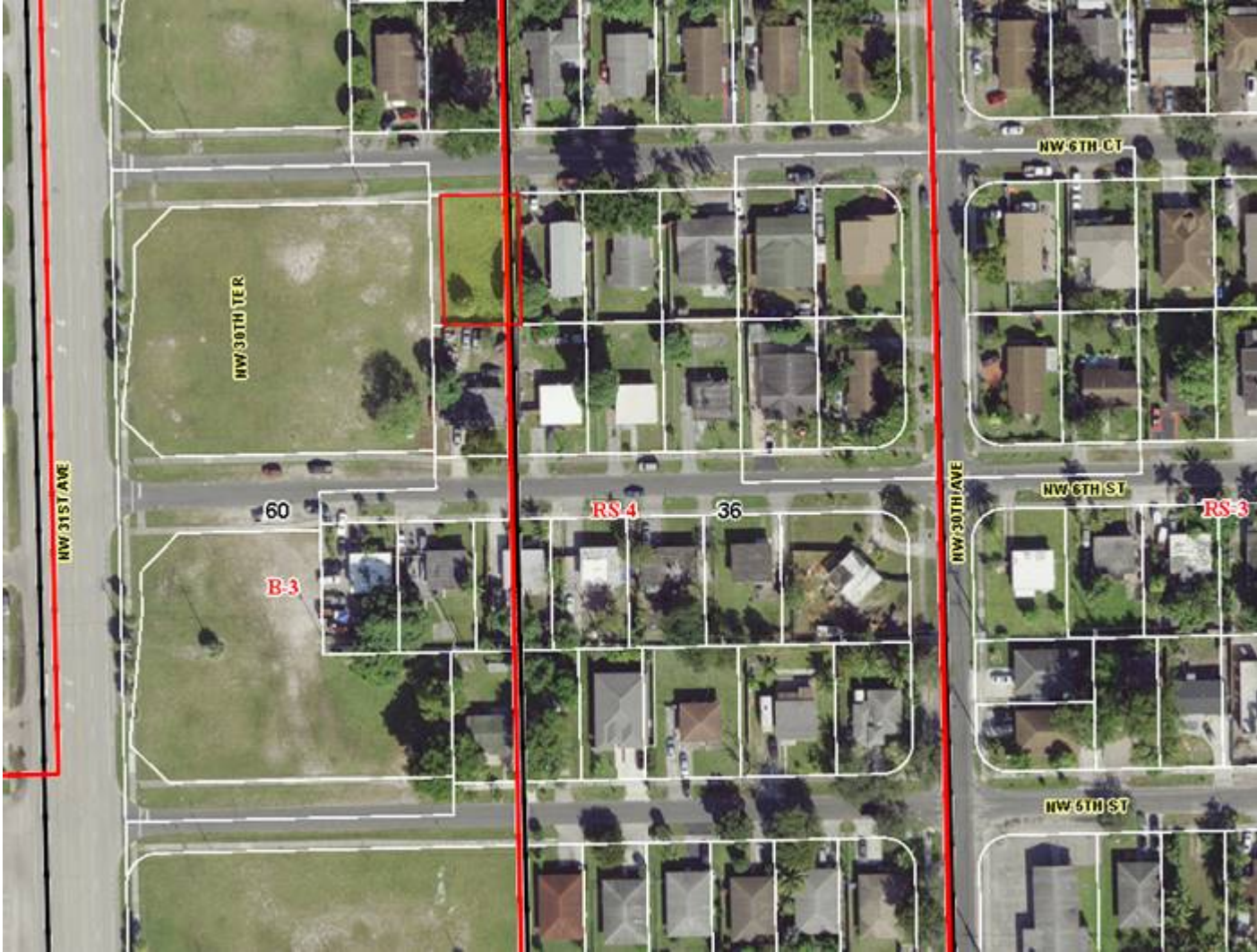
TO: Greg Harrison
VIA: David L. Recor, ICMA-CM, Director of Development Services *DR*
VIA: Jennifer Gomez, AICP, Assistant Development Services Director *JG*
FROM: Jean E. Dolan, AICP, CFM, Principal Planner *JED*
SUBJECT: Mapping Error Correction on Future Land Use Map for Properties East of and along
NW 31st Avenue
DATE: September 28, 2021

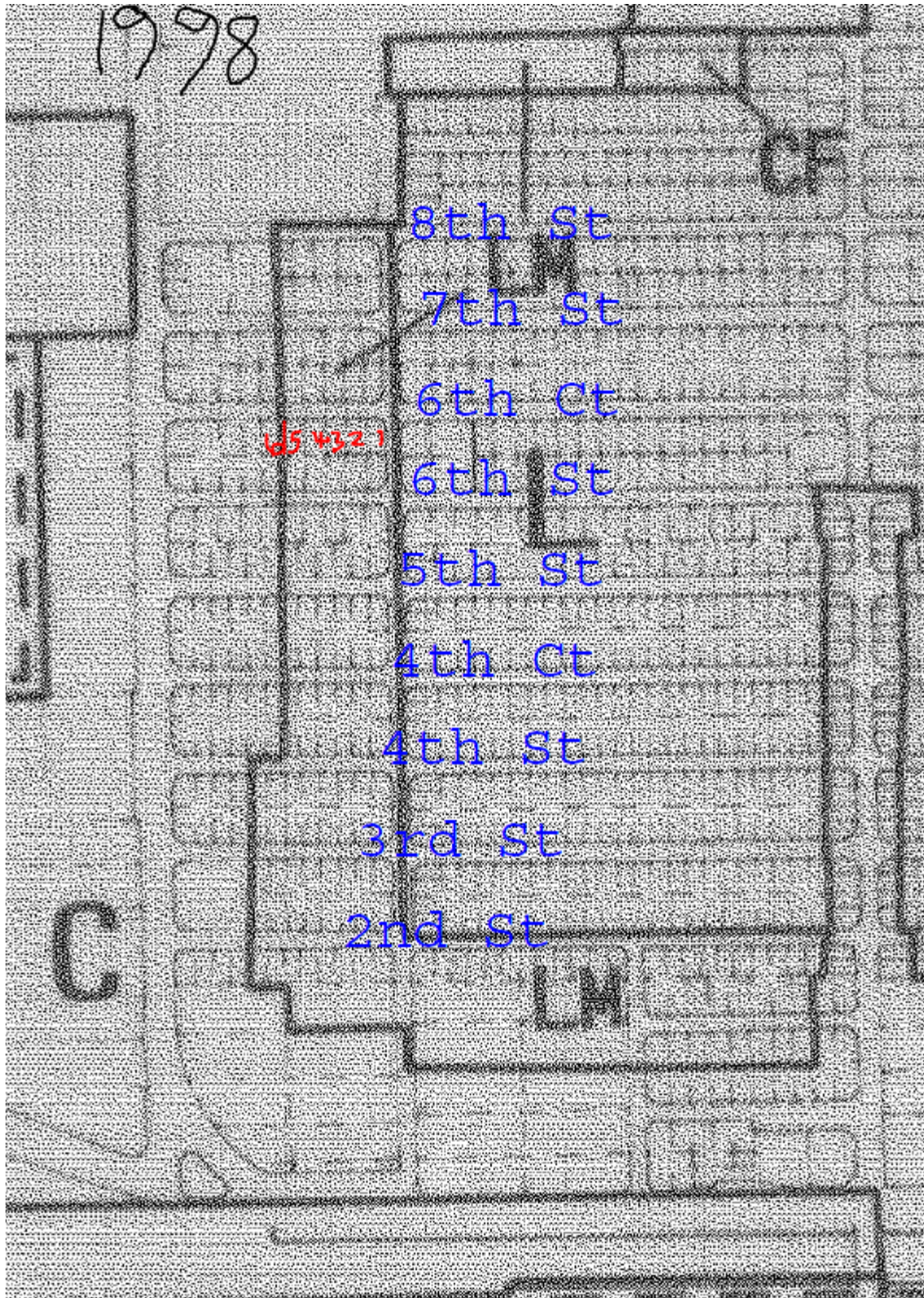
It has recently come to Staff's attention that the dividing line between the Commercial and Residential land use categories along NW 31st Avenue shifted sometime between 1998 and 2002 and does not appear to have been accomplished through the process required by Chapter 163.3184 Florida Statutes and thus appears to be a mapping error that should be corrected.

The error was discovered during the review of a building permit for a single-family home at 3050 NW 6th Court (outlined in red on the attached Broward County Property Appraiser's aerial).

The research for this building permit showed that the line between the Low Medium & Commercial land use categories on this block was moved between 1998 & 2002: in 1998 the land use line was between the 5th & 6th lot from NW 30th Avenue, but in 2002 the line was between the 6th & 7th lot. Based on the fact that the City and the County Land Use Plans should match, it was confirmed that the error is on the City's Land Use map and that line needs to be shifted back between the 5th and 6th lots.

A more thorough review of the boundary between the Commercial and Residential land use categories along the entire street frontage of NW 31st Avenue revealed the shift in the land use line affected 17 individual lots and an 18th property (145 NW 30th Avenue) just to the south of the shifted line was also showing an incorrect land use designation. The final exhibit to this memo shows the lots affected by the erroneous location of the line between the commercial and residential land use categories along NW 31st Avenue.





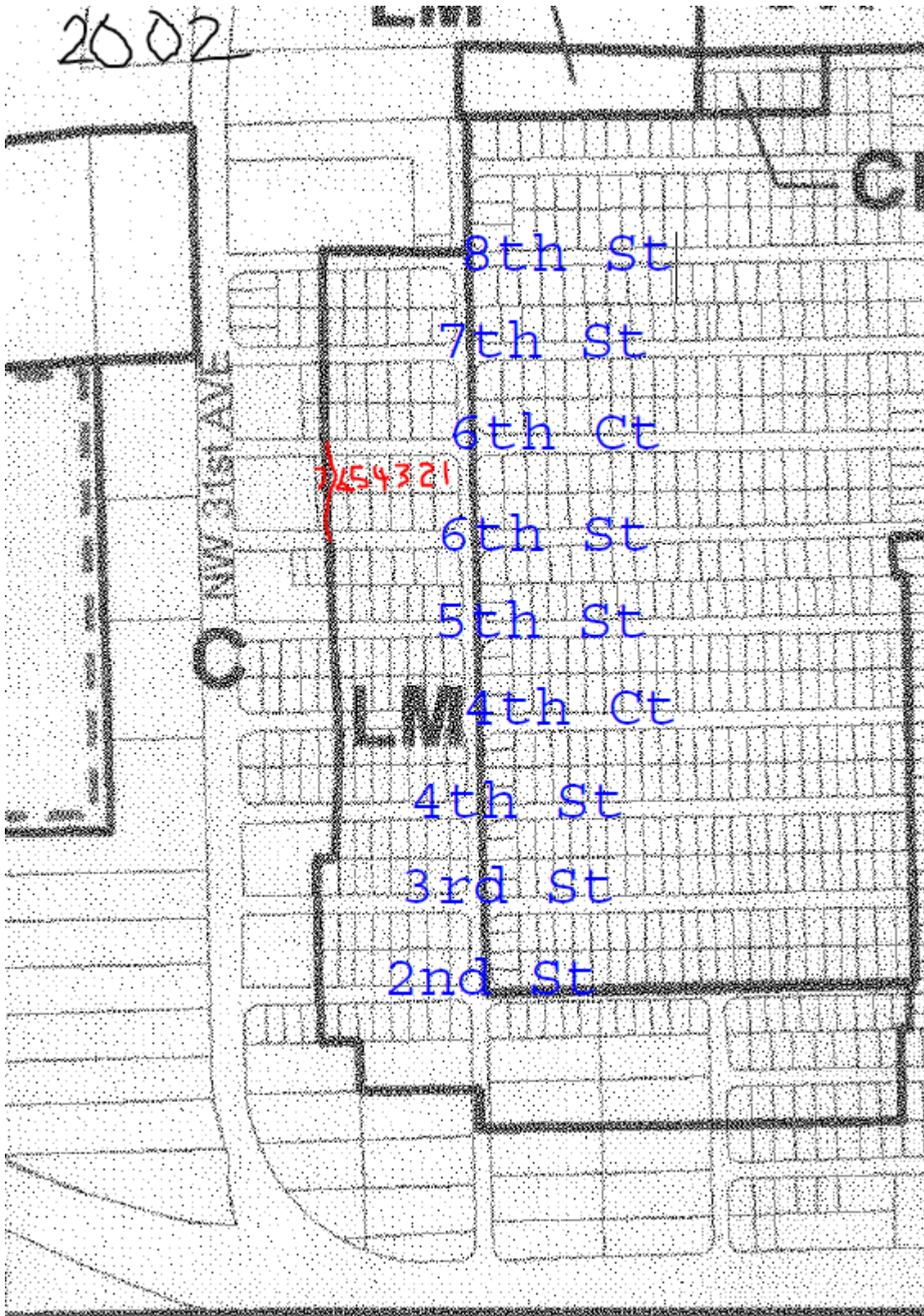
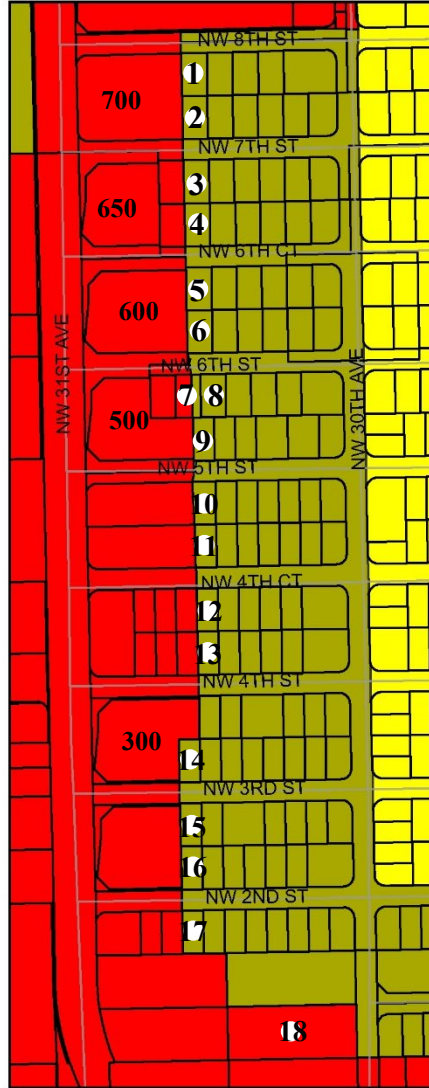


EXHIBIT "A"
PROPERTIES AFFECTED BY FUTURE LAND USE MAP CORRECTION

**Current Broward County
 Land Use Plan**



**Current Pompano Beach
 Land Use Plan**



1. 3090 NW 8th St (484233130010)
2. 3051 NW 7th St (484233053570)
3. 3050 NW 7th St (484233050160)
4. 3055 NW 6th Ct (484233120060)
5. 3050 NW 6th Ct (484233120040)
6. 3031 NW 6th St (484233044310)
7. 3032 NW 6th St (484233044270)
8. 3026 NW 6th St (484233044260)
9. 3037 NW 5th St (484233044420)
10. Eastern 5,000 SF of 4842-33-04-5000
11. Eastern 5,000 SF of 4842-33-04-5010
12. 3040 NW 4th Ct (484233045600)
13. 3037 NW 4th St (484233045680)
14. 3043 NW 3rd St (484233046370)
15. 3070 NW 3rd St (484233047020)
16. 3029 NW 2nd St (4842330470500)
17. 3028 NW 2nd St (484233047660)
18. 145 NW 30th Ave (484233054070)