

AAC SUBMISSION
DESIGN DEVELOPMENT

PROJECT NAME:

324 HAUS

PROJECT ADDRESS:

324 NW 6TH STREET
POMPAÑO BEACH, FL, 33060

OWNER NAME:

770 CAPITAL

OWNER ADDRESS:

TBD

ARCHITECT

AUSTIN FOX ARCHITECTURE

1754 E Commercial Blvd
FORT LAUDERDALE, FL 33334
PH: 954-790-2702
INFO@AF-ARCHITECT.COM
AR101117

STRUCTURAL ENGINEER:

TBD

Name

PH:

email

MEP ENGINEERING

TBD

ADDRESS LINE

ADDRESS LINE

phone

email

CIVIL ENGINEER

CONEMCO ENGINEERING, INC.

MAYRELLINA FERNANDEZ
782 NW 42nd Avenue Unit 635, Miami, FL 33126
PH: 786-540-2444
mfernandez@conemco.com

LANDSCAPE ARCHITECT

PARAMETRIKA LANDSCAPE ARCH.

GABRIELA ALBORNOZ

PH: 480-432-5637
galbornoz@parametrikadesign.com

SEAL & SIGNATURE

REVISION LOG

No.	Description	Date
2	AAC Submission	01.05.26

PLAT

Project number	AF2552
Date	12.29.2025
Drawn by	MO
Checked by	AF

P722-12000032
02/03/2026

Scale

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2 SHEETS

CROWN HEIGHTS GARDENS

A REPLAT OF PARCEL "A", "RAYSOR PLAT" (P.B.109, PG.33), AND A PORTION OF THE SW 1/4 IN SECTION 35,
TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777

JUNE 2025

LEGAL DESCRIPTION:

PARCEL "A", "RAYSOR PLAT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", THENCE NORTH 01°27'15" WEST ALONG THE WEST LINE OF SAID PARCEL "A" 131.32 FEET TO THE NORTH LINE OF SAID PARCEL "A", THENCE NORTH 88°12'37" EAST ALONG SAID NORTH LINE 50.00 FEET, THENCE NORTH 01°26'55" WEST 30.00 FEET, THENCE NORTH 88°12'37" EAST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 FOR 100.00 FEET, THENCE SOUTH 01°26'55" EAST ALONG THE EAST LINE OF THE WEST 500 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 FOR 161.50 FEET, THENCE SOUTH 88°16'44" WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 AND THE SOUTH LINE OF SAID PARCEL "A" 149.98 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 22,710 SQUARE FEET (0.521 ACRES), MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT CROWN HEIGHTS GARDENS LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "CROWN HEIGHTS GARDENS".

1. PARCEL RW AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES

IN WITNESS WHEREOF, SAID CROWN HEIGHTS GARDENS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____ DAY OF _____, ITS _____, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 202__.

WITNESS: _____ CROWN HEIGHTS GARDENS LLC,
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: _____ BY: _____
NAME

WITNESS: _____ TITLE

PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA }SS
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__ BY _____ AS _____ OF CROWN HEIGHTS GARDENS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - STATE OF FLORIDA

COMMISSION NUMBER: _____ PRINT NAME: _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: _____ DATE _____
JOHN F. PULICE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS2691
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
CERTIFICATE OF AUTHORIZATION NO. LB3870

CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR

POMPAÑO BEACH CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF OF THE CITY OF POMPAÑO BEACH, FLORIDA, BY RESOLUTION NO. _____, 202__.

ADOPTED BY THE SAID CITY COMMISSION THIS _____ DAY OF _____, 202__.

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

ATTEST: _____ APPROVED: _____
KERWIN ALFRED REX HARDIN
CITY CLERK MAYOR

POMPAÑO BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE PLANNING AND ZONING BOARD OF THE CITY OF POMPAÑO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS _____ DAY OF _____, 202__.

BY: _____ DATE _____
FRED STACER
CHAIRPERSON

POMPAÑO BEACH CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 202__.

BY: _____
JOHN SFIROPOULOS, P.E.
CITY ENGINEER

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 202__.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20__.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES
DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 202__.

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____
ROBERTO CHAVEZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS7280

BY: _____ DATE _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40263

PLAT NO.: ____-MP-25