

Staff Report

File #: LN-486

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: FEBRUARY 3, 2026

324 HAUS

Request: Building Design
P&Z# 22-12000032
Owner: CROWN HEIGHTS GARDENS LLC
Project Location: 324 NW 6th ST
Folio Number: 484235480010
Land Use Designation: DPTOC (Downtown Pompano Beach Transit-Oriented Corridor)
Zoning District: TO-DPOD (Downtown Pompano Beach Overlay District)
Commission District: 4 (Beverly Perkins)
Agent: Austin Fox
Project Planner: Saul Umana (954-786-4662 / saul.umana@copbfl.com)

Summary:

This Major Site Plan application proposes a mixed-use development on a 0.45-acre site located at the northern edge of the Transit-Oriented/Downtown Pompano Overlay (TO/DPOD) in the Edge Sub-Area. The project consists of a single three-story building with a maximum height of 35 feet measured to the roof level. The development includes 20 residential dwelling units comprised of one-, two-, and three-bedroom units, along with 1,414 square feet of ground-floor commercial space fronting NW 6 Street. The site plan provides surface parking, on-street parking, an outdoor amenity area, and a publicly accessible open space at the primary entrance. The applicant is requesting additional residential density through the use of the Density Bonus provision of 10 units per acre by contributing a piece of public art valued at one percent of the total construction cost. The project represents the first redevelopment proposal within this underdeveloped portion of the Downtown Pompano Overlay District.

Architecturally, the development features a covered public plaza and ground-floor storefronts that provide transparency into the retail or future commercial spaces. The building design clearly articulates the base, middle, and top through variations in materials, colors, and stucco reveals. The base incorporates smooth gray stucco, wood cladding, wood garage screening, and 10-foot-high storefront glazing. The upper levels utilize white and gray stucco with horizontal reveals aligned with window elements, while the roofline is defined by architectural horizontal and vertical band projections. Additional façade articulation is achieved through recessed building elements, contrasting color treatments, scoring patterns, and a continuous architectural eyebrow that wraps the building corners from the second floor to the roof.

The property is located on the south side of NW 6 Street, between North Dixie Highway and NW 4 Avenue.

Pursuant to Section 158.04, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment, may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

Zoning / Existing Uses

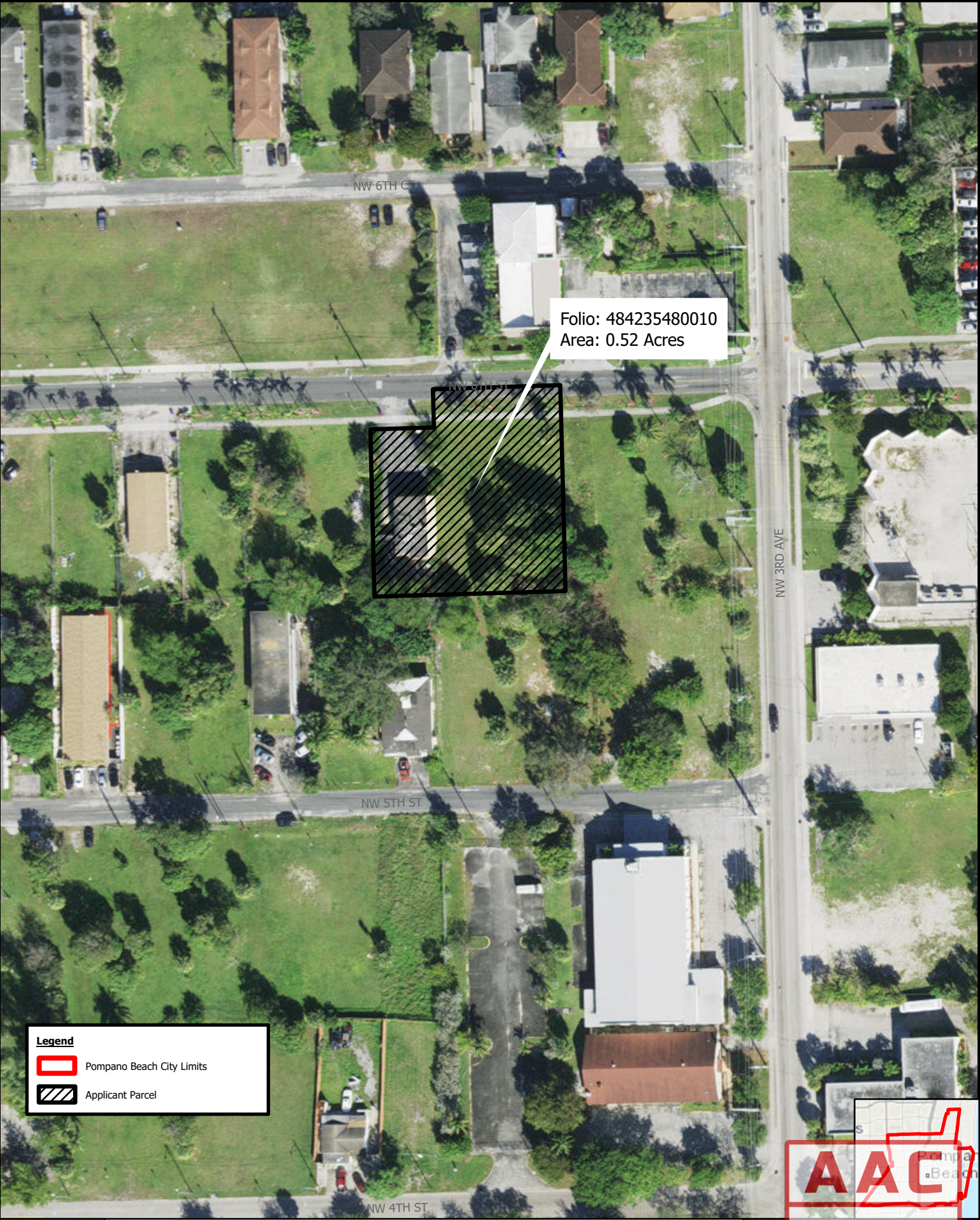
- Property
- A. Subject property (Zoning | Existing Use):
TO/DPOD (Transit Oriented/Downtown Pompano Overlay District) | Vacant Commercial Building, Vacant
- B. Surrounding Properties (Zoning District | Existing Use):
North: TO/DPOD (Transit Oriented/Downtown Pompano Overlay District) | Vacant parcel, Funeral Home
South: TO/DPOD (Transit Oriented/Downtown Pompano Overlay District) | Vacant parcel, multi-family
East: TO/DPOD (Transit Oriented/Downtown Pompano Overlay District) | Vacant parcels
West: TO/DPOD (Transit Oriented/Downtown Pompano Overlay District) | Vacant parcels

Staff Conditions:


If approved by the Architectural Appearance Committee, staff recommends including the following conditions:


- 1) Provide the required affordable housing or in-lieu-of fee. Pursuant to Section 155.3709.K, each residential development is required to set aside a minimum of 15% of its proposed units as affordable housing or contribute in-lieu-of fees of at least \$10,609 per unit in accordance with Chapter 154. Recently, the City adopted a policy to require the use of the County's mixed-income housing density bonus policies 2.16.3 or 2.16.4 for any project in the DPOD with 7 or more units.
- 2) A Plat must be filed with the City prior to County approval. The Plat must be approved by the Broward County Planning Council prior to approval of the Building Permit for the subject development.
- 3) Provide the required public art and/or fee, pursuant to Table 155.3709.E.3: Density Bonus Option #1 which requires new construction to provide public art to use one or a combination of the following strategies: a fee equal to 1% of the project's construction costs or, a piece of artwork valued at 1% of the project's construction costs (The applicant has indicated that a piece of artwork will be provided.). The artwork must be accessible to the public and may be displayed in the building's common areas, public open spaces, or areas along the street abutting the building. The public art is required to receive a recommendation from the Public Art Committee and approval from the City Commission.
- 4) Standard conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a) Provide a Final School Capacity Availability Determination (SCAD) letter from the Broward County School Board prior to Building Permit approval.
 - b) Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan, including comments from the Utilities Department.
 - c) Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - d) Provide a copy of the CPTED plan approved by the Broward Sheriff's Office.

CITY OF POMPANO BEACH
AERIAL MAP



Legend

 Pompano Beach City Limits

 Applicant Parcel

Scale:
1:1,150

Date: 1/8/2026

CROWN HEIGHTS GARDENS LLC
324 NW 6th Street

AAC

PZ22-12000032
02/03/2026

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Department of
Development Services