



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-840

PLANNING AND ZONING BOARD

Meeting Date: FEBRUARY 25, 2026

324 HAUS

Request: Major Site Plan
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 perimeter of the Transit-Oriented/Downtown Pompano Overlay (TO/DPOD) in the Edge Sub-Area. The project consists of a 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 Overlay District Density Bonus provision, which allows 10 units per acre, by contributing a piece of public art valued at 1% of the total construction cost. Architecturally, the development features a covered public plaza and ground-floor storefront that provide transparency into the retail or future commercial spaces, while screening all surface parking from street view.

The project was reviewed by the DRC on July 19, 2023, October 16, 2024, April 2, 2025, and October 28, 2025, and was approved by the Architectural Appearance Committee on February 3rd, 2026.

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

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SITE PLAN REVIEW STANDARDS

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is

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competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

The land use designation for this property is TO (Transit Oriented). The proposal is for a mixed-use residential development. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:

Goal 01.00.00. *The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.*

Objective 01.02.00. *Right-of-Way Protection and Accessibility. Protect the existing and future building encroachments and ensure proper accessibility with the roadway and transit network.*

Policy 01.05.01. *Continue to require all substantial improvement, new development and redevelopment to be consistent with the minimum finished floor elevations as specified in the Federal Emergency Management Agency Flood Insurance requirements, the South Florida Building Code, Chapter 152 of the City's Code of Ordinances and future maps being prepared to determine appropriate finished floor elevations and crown of road elevations based on adopted sea level rise projections.*

Policy 1.14.01. *The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.*

Policy 1.14.02. *The City will encourage and implement the use of compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure costs and take advantage of recycled and sustainably sourced building materials.*

Policy 01.14.07. *All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.*

Section 3.02.N.2.a.iv. *Affordable Housing: The ETOC land use plan amendment created 2,399 new residential units, and a minimum of 15% of those units (360 units) are required to be affordable or to contribute to the implementation of the City's policies, methods, and programs to achieve and/or maintain a sufficient supply of affordable housing in the City.*

2. Complies with the applicable district, use, intensity and dimensional standards of this Code (Articles 3, 4, and 5);

Article 3: Zoning Districts

The proposed development complies with the Intensity and Dimensional Standards of the TO/DPOD Zoning District as established in Article 3.

Article 4: Use Standards

The proposed mixed-use development is allowed in the TO/DPOD Zoning District, with a proposed mix of multi-family residential and commercial uses.

Article 5: Development Standards

See Section 3 below.

3. Complies with the applicable development standards of this Code (Article 5);

The DRC and the project applicant have worked extensively together through multiple review cycles to deliver a development that complies with the requirements of Article 5, including Access, Parking and Loading; Transit-Oriented Development standards; and Sustainable Development standards. The project has obtained a Development Order for the Building Design.

4. Complies with all other applicable standards in this Code;

The proposed site plan complies with the applicable Code standards.

5. Complies with all requirements or conditions of any prior applicable Development Orders;

No prior Development Orders for this property are on file.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

Based on the estimated demand calculated below, the proposed project complies with concurrency requirements.

Wastewater Treatment Demand 5,014.08 gallons per day *

Water Treatment Demand 5,946.70 gallons per day *

Raw Water Demand 6,422.43 gallons per day *

Park Acreage Required 0.14 acres *

School Impacts Final Broward County School Capacity Availability Determination must be provided.

Transportation Transit fees are paid to Broward County to meet concurrency.

Solid Waste Generation 1,445.20 lbs. per day (City has a contract with Waste Management for disposal of all solid waste through 2033)

** The City has adequate capacity to serve the proposed project.*

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

The project was designed to provide safe and adequate paved vehicular access between the proposed buildings and the adjacent streets. However, NW 6th Street is not on the County's Trafficways Plan.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The Property is not located within a wellfield protection area.

9. Complies with crime prevention, security strengthening, and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

As part of the Major Site Plan and Building Design application, the applicant's team has developed a separate CPTED security plan that addresses the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

10. Complies with the adopted Fire Codes and Standards pursuant to City Code Section 95.02;

The proposed site plan was reviewed by the Fire Department Plans Examiner during DRC.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan;

The Property is not located on environmentally sensitive lands.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning Code provision.

The proposed development is not located within the areas proposed as part of the approved Transportation Corridor Study.

DEPARTMENT RECOMMENDATION

Pursuant to §155. 2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. Provide the required affordable housing via declaration of restrictive covenants 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 \$10,927 per unit in accordance with Chapter 154. The City Commission has adopted policy (via Resolution 2023-195) 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. The Plat must be approved by the Broward County Planning Council and recorded with Broward County Records prior to approval of the Building Permit.
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.

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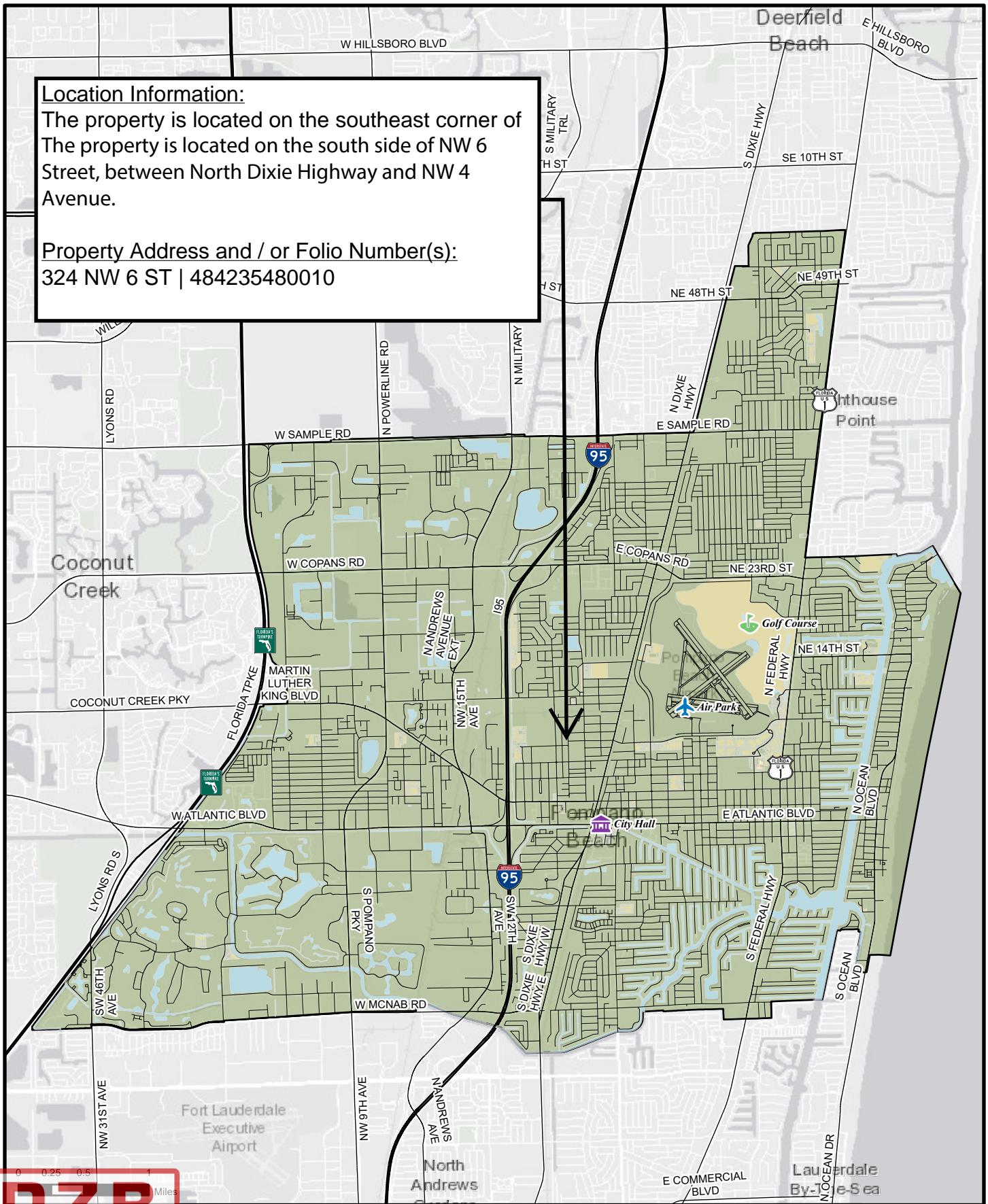
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Location Information:

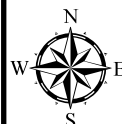
The property is located on the southeast corner of
The property is located on the south side of NW 6
Street, between North Dixie Highway and NW 4
Avenue.

Property Address and / or Folio Number(s):

324 NW 6 ST | 484235480010



City of Pompano
Beach



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1 inch = 1 mile

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Scale: 1:63,500

CITY OF POMPANO BEACH

AERIAL MAP



Legend

-  Applicant Parcel
-  Pompano Beach Parcels
-  Municipal Boundary



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Scale: 1:1,100


Date Exported: 2/19/2026

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CROWN HEIGHTS GARDENS LLC

Major Site Plan
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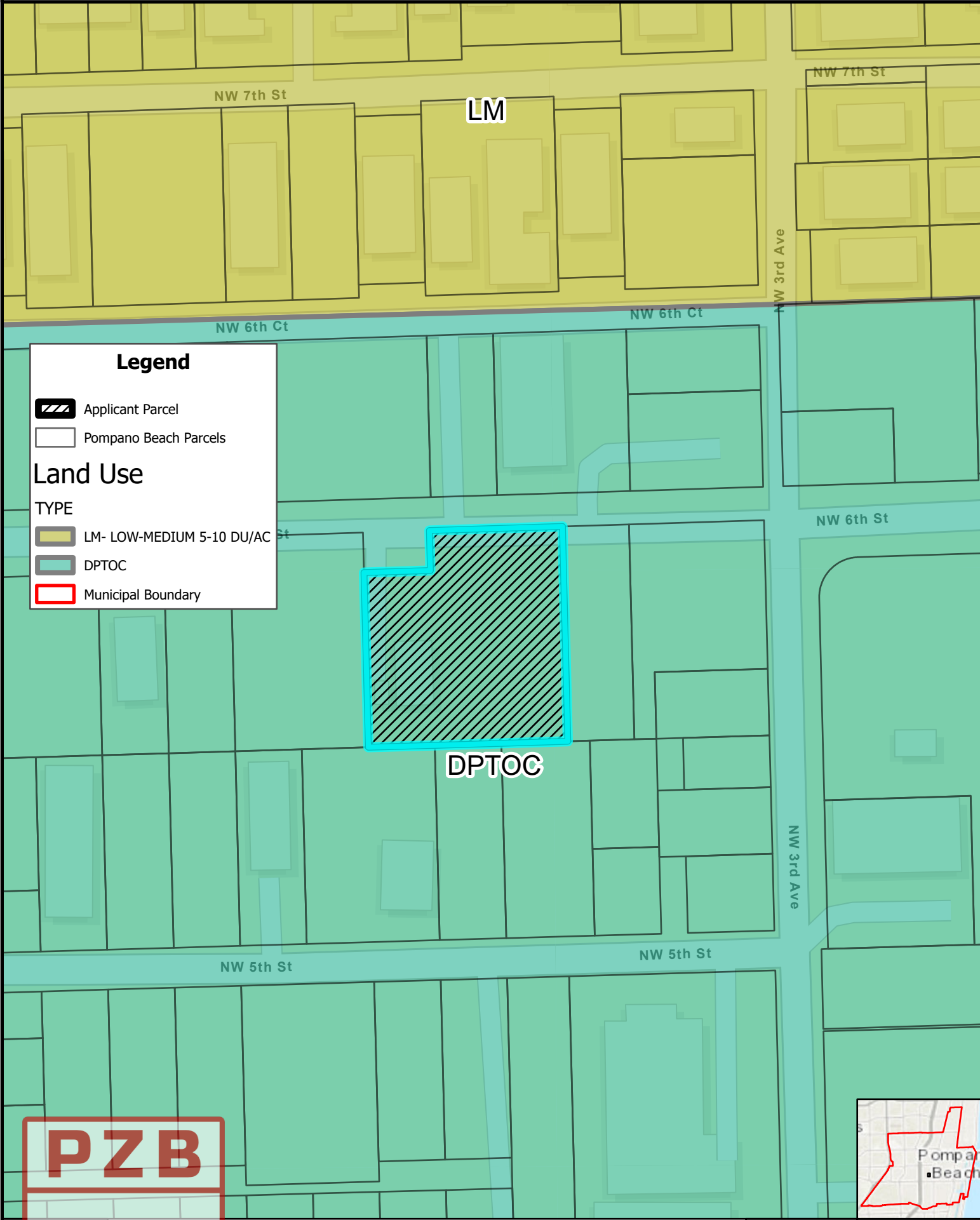


Pompano Beach



CITY OF POMPANO BEACH

LAND USE MAP



Legend

Applicant Parcel

Pompano Beach Parcels

Land Use

TYPE

LM- LOW-MEDIUM 5-10 DU/AC

DPTOC

Municipal Boundary

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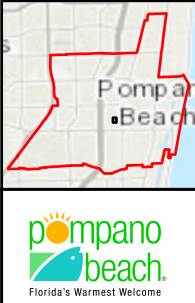
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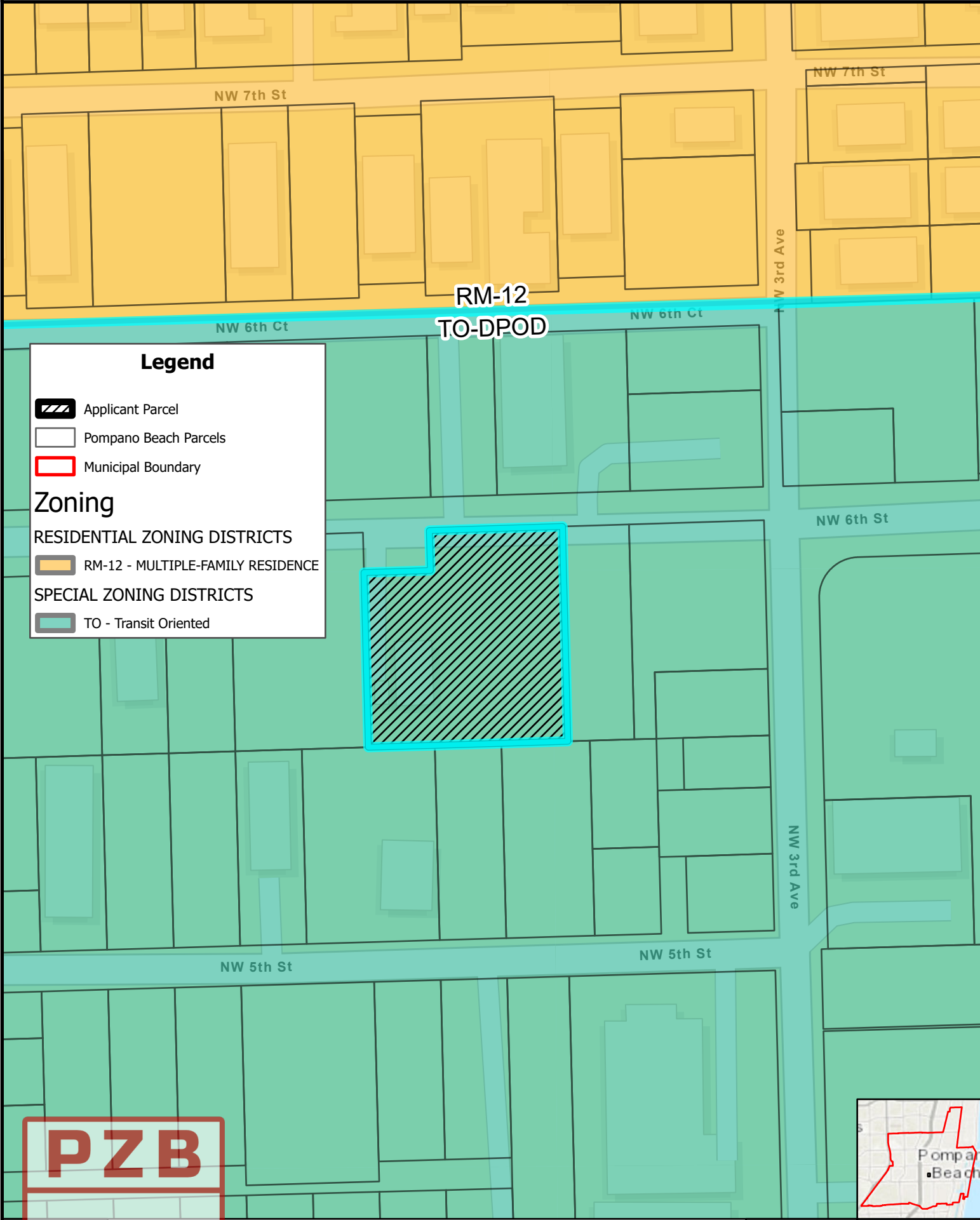
Major Site
Plan

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ZONING MAP



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