



June 11th, 2025

Development Review Committee
City of Pompano Beach
Development Services, Planning & Zoning Division
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

RE: CROWN HEIGHTS GARDENS Plat Application (324 NW 6 ST POMPANO BEACH FL 33060, folio 484235480010)

Dear members of the Development Review Committee (DRC),

PLANW3ST is representing applicant POMPANO DEVCO I LLC's in pursuit of plat approval for the above-referenced property. The property is 22,960 sq. ft. (0.52 acres), located on the south side of NW 6th Street, approximately 152 feet west of NW 3rd Avenue within the City of Pompano Beach (refer to **EXHIBIT "A"** included with this narrative). The property currently houses a 1,160 sq. ft. restaurant building that will be demolished. The applicant intends to redevelop the property into a mixed-use development with 20 multi-family residential units and 2,031 sq. ft. of commercial use. The property is partially platted and needs replatting. The Zoning Designation is TO/DPOD Transit Oriented/ Downtown Pompano Beach Overlay District and the Land Use Designation is TO Transit Oriented, both of which allow multi-family and commercial uses. The site plan is concurrently being reviewed by the city and is in the DRC level (PZ# 22-12000032).

We believe that we meet all review standards as specified in code section 155.2410 [Plat] and understand that a Plat shall be approved only on a finding that the proposed subdivision or development on the lot proposed to be platted meets all of the following standards:

1. The development complies with the applicable standards in Part 7 (Lots) of Article 5: Development Standards;

The lot being platted is existing and was previously created. According to the City of Pompano Beach Zoning Code, section 155.3708.G.3 [Building Typology and Placement Regulating Diagrams and Modified Dimensional Standards; Lot Standards], lot standards are determined based on the selected building typology. The building typology proposed is Flex, which has the following lot standards:

Lot Area	NA	
Lot Width	25 feet minimum	350 feet maximum
Lot Depth	70 feet minimum	NA

The subject property measures over 100 feet in width and has an average depth of 145 feet. The property meets the minimum lot area and lot width of the TO zoning district.

2. The development complies with all other applicable standards in this Code;

The subject property lies within the TO Land Use designation of the City's Future Land

DRC

Use Map. According to the City's adopted Comprehensive Plan, commercial uses are permitted in this designation. Residential uses, in accordance with Broward County Administrative Rule 3.5(A)(4), are permitted via City Commission allocation of "flexibility units". The proposed use includes multi-family residential and retail commercial uses, consistent with the land use designation in which it will be located. Additionally, the property is will be seeking Site Plan approval from the Planning & Zoning Board and Building Design approval from the Architectural Appearance Committee for new major development. The site plan application will meet all other applicable standards in the Code when approved. The project proposes 20 units within the O.R. (1) 18-36 density area. 18 dwelling units are permitted minimum in this area, with additional units available through a Public Art Density Bonus option.

3. The development complies with all requirements or conditions of any applicable development orders (e.g., Planned Development);

The development will comply with all requirements and conditions of the Site Plan approval development order when granted. There are no applicable development orders on this property.

4. Any land within the platted lot(s) that is necessary to comply with the Broward County Trafficways Plan has been conveyed to public by deed or grant of easement;

The property is located adjacent to NW 6th Street, a roadway not identified in the Broward County Trafficways Plan. As per City of Pompano Beach code section 100.01(C), property owners required to dedicate right-of-way in accordance with the Zoning Code shall only be required to dedicate half of the applicable right-of-way width to the center line of the street. A portion of NW 6th Street is 0 feet to the centerline of the roadway; as the site plan is providing on-street parking, 30 feet of additional right-of-way minimum is needed from this property per the Street Regulating Plans.

(Source: <https://www.broward.org/Planning/Pages/GIS.aspx>; https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-83849)

5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The lot is not located within a Broward County Wellfield Protection Zone, nor is it designated as a contaminated site.

6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed underground;

All facilities for the distribution of electricity, telephone, cable television, and similar utilities, will be placed underground when the property is developed, unless deemed unsafe by FPL.

Thank you for your consideration. We respectfully request Plat approval as justified above.

DRC

Please do not hesitate to contact me with any questions.



Paola A. West, AICP, ISA-CA
President

EXHIBIT "A"

Location Map



Parcel Id: [484235480010](#)
Owner: POMPANO DEVCO I LLC
Situs 324 NW 6 ST POMPANO
Address: BEACH FL 33060

DRC