

## P&Z 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.**  
MAYRELLA 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

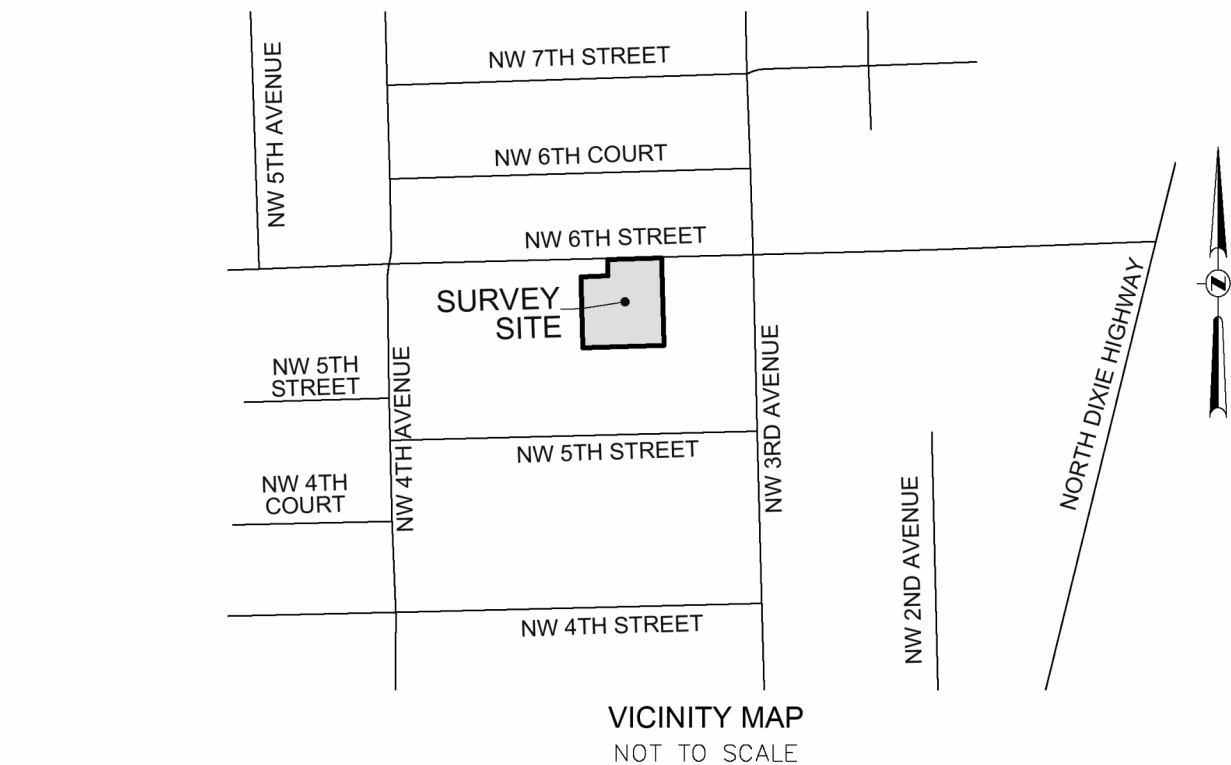
SEAL & SIGNATURE

### REVISION LOG

No.	Description	Date
2	AAC Submission	01.05.26
3	P&Z Submission	01.20.26

## SURVEY

<b>P&amp;Z</b>	Project Number	AF2552
	Date	01.20.2026
	Drawn by	STAFF
	Checked by	AF
	Scale	1.04



**LEGAL DESCRIPTION (DEED):**  
THE EAST 50 FEET OF THE WEST 500 FEET OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

AND  
PARCEL "A", OF "RAYSON PLAT", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGE 33, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND  
LOT 6 OF "THE GROOM AND GAY'S SUBDIVISION" IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, SAME BEING A SUBDIVISION OF THE N 1/2 OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID LOT BEING 50 FEET IN WIDTH AND 150 FEET IN LENGTH, SITUATED IN POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, WHICH PROPERTY IS ALSO KNOWN AND DESCRIBED AS: THAT PORTION OF THE N 1/2 OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SAID N 1/2 THENCE WESTERLY ALONG THE NORTH BOUNDARY OF THE SAID 1/2 A DISTANCE OF 216.44 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING WESTERLY ALONG SAID NORTH BOUNDARY OF SAID N 1/2 A DISTANCE OF 50 FEET, THENCE SOUTHERLY AND PARALLEL TO THE WEST BOUNDARY OF SAID N 1/2 A DISTANCE OF 161.58 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF SAID N 1/2 THENCE EASTERLY ALONG SAID SOUTH BOUNDARY A DISTANCE OF 50 FEET, THENCE NORTHERLY AND PARALLEL TO THE WEST BOUNDARY OF SAID N 1/2 A DISTANCE OF 161.66 FEET TO THE POINT OF BEGINNING, WHICH PROPERTY IS ALSO KNOWN AND DESCRIBED AS: LOT 9, ACCORDING TO A SKETCH OF THE N 1/2 OF THE N 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY OF FLORIDA, PREPARED BY J. W. MCLAUGHLIN, ENGINEER, DATED MAY, 1941, AND RECORDED IN DEED BOOK 388, PAGE 428, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA.

**LEGAL DESCRIPTION (SURVEYOR):**  
PARCEL "A", "RAYSON 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 NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 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.

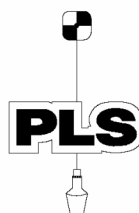
SAID LANDS LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 22,710 SQUARE FEET (0.521 ACRES), MORE OR LESS.

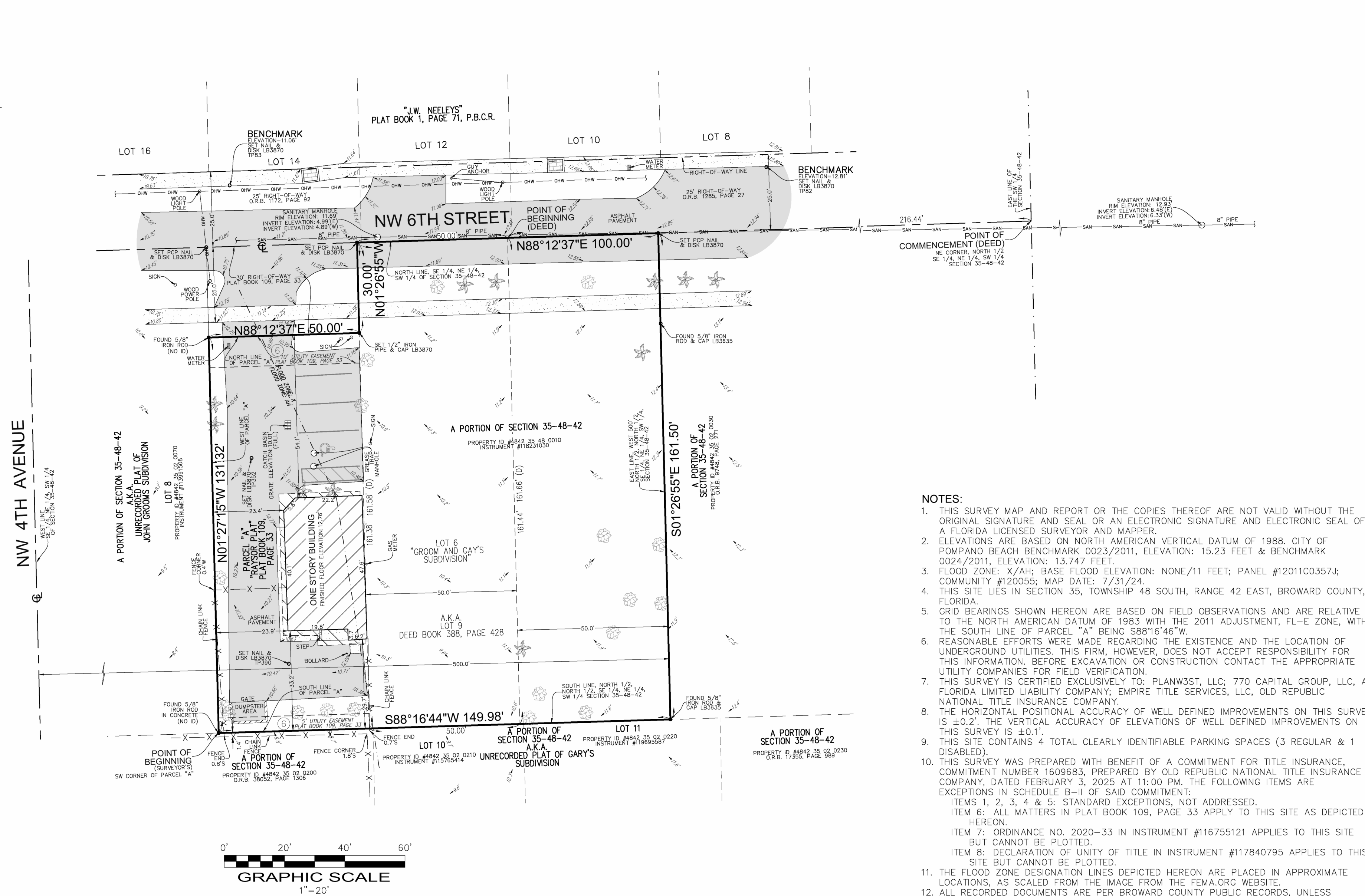
**CERTIFICATION:**  
I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
Digitally signed by John F Pulice  
Date: 2025.06.12 15:36:26 -04'00'

□ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
□ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
□ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660  
STATE OF FLORIDA

**CROWN HEIGHTS GARDENS**  
324 NW 6TH STREET  
POMPAÑO BEACH, FLORIDA 33060  
(CITY OF POMPAÑO BEACH, BROWARD COUNTY)

### BOUNDARY AND TOPOGRAPHIC SURVEY

	<b>PULICE LAND SURVEYORS, INC.</b> 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: <a href="mailto:surveys@puliceandsurveyors.com">surveys@puliceandsurveyors.com</a> WEBSITE: <a href="http://www.puliceandsurveyors.com">www.puliceandsurveyors.com</a> CERTIFICATE OF AUTHORIZATION LB93870		
DRAWN BY: A.R.	SCALE: 1" = 20'	CLIENT: PLANW3ST, LLC	
CHECKED BY: J.F.P.	SURVEY DATE: 5/29/25	ORDER NO.: 74427	



- LEGEND & ABBREVIATIONS**
- CONCRETE
  - ASPHALT PAVEMENT
  - BRICK PAVER
  - ELEVATION
  - OVERHEAD WIRES
  - UNDERGROUND SANITARY SEWER LINE
  - CENTERLINE
  - TITLE COMMITMENT LABEL
  - DEED BEARING
  - LB LICENSED BUSINESS
  - O.R.B. OFFICIAL RECORDS BOOK
  - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
  - P.B.C.R. PALM BEACH COUNTY RECORDS
  - PCP PERMANENT CONTROL POINT
  - PALM TREE
  - TREE