

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.

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
3	P&Z Submission	01.20.26

PLAT

P&Z

Project Number

AF2552

Date

01.20.2026

Drawn by

MO

PZ22-12000032

AF

02/25/2026

A0.02

Scale

CROWN HEIGHTS GARDENS

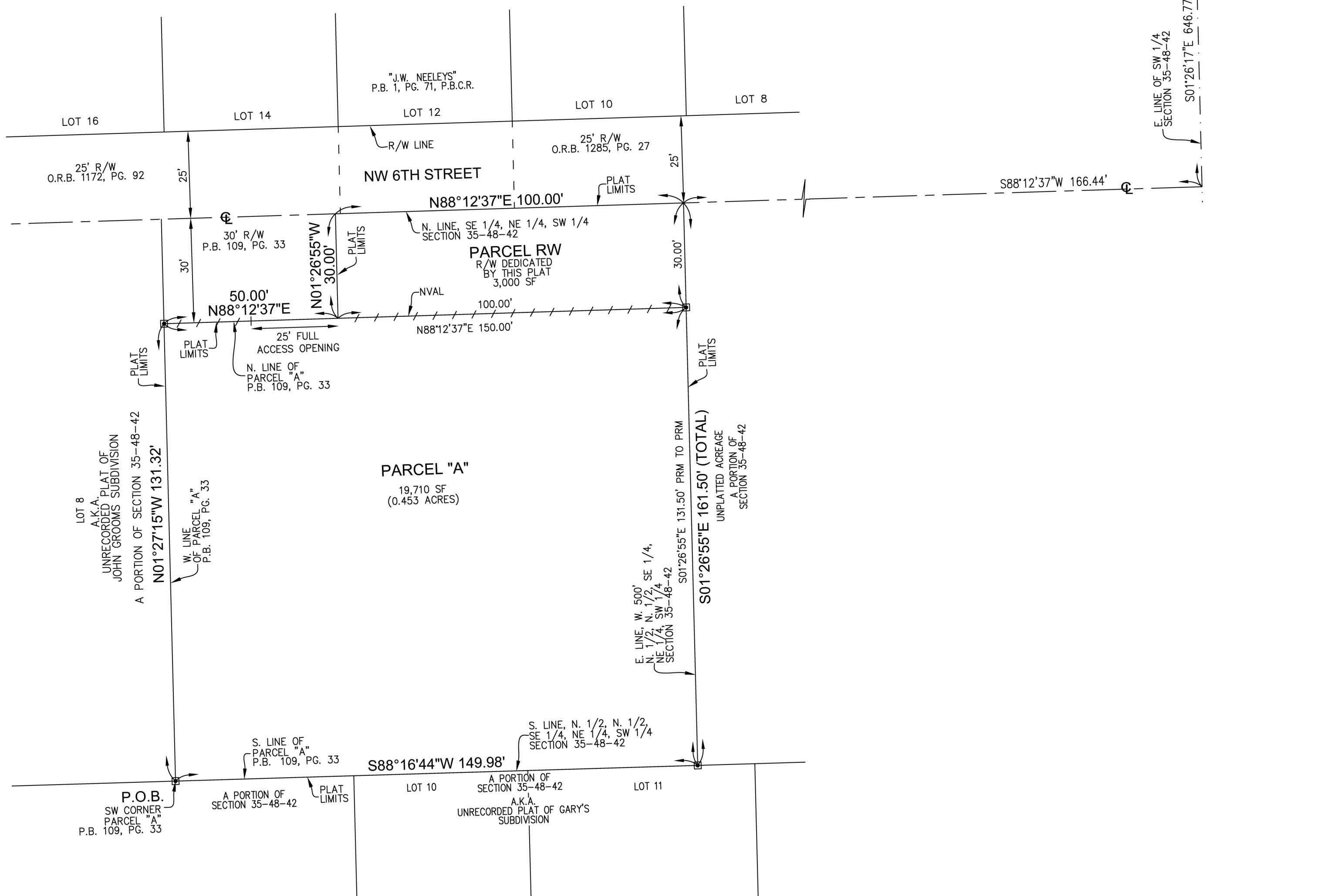
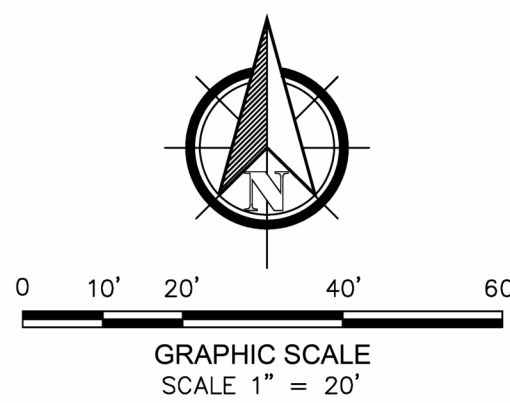
A REPLAT OF PARCEL "A", "RAYSOR PLAT" (P.B. 109, PG. 33), AND A PORTION OF THE SW 1/4 IN SECTION 35,  
TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY  
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

954-572-1777

JUNE 2025



PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 2 SHEETS

SURVEYOR'S NOTES:

- THIS PLAT IS RESTRICTED TO 20 GARDEN APARTMENTS AND 3,000 SQUARE FEET OF COMMERCIAL USE.  
  
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.1., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF S01°25'52"E ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
- ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS OTHERWISE NOTED.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE SHALL BE INSTALLED UNDERGROUND.

LEGEND AND ABBREVIATIONS:

- PRM = PERMANENT REFERENCE MONUMENT, PRM, (SET 4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC "PRM LB3870" UNLESS OTHERWISE NOTED)
- CL = CENTERLINE
- NVAL = (NVAL) NON-VEHICULAR ACCESS LINE
- A.K.A. = ALSO KNOWN AS
- BCED = BROWARD COUNTY ENGINEERING DEPARTMENT
- LB = LICENSED BUSINESS
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- PG. = PAGE
- PK = PARKER KALON
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET

PLAT NO.: \_\_\_\_-MP-25