



Application Number 025-MP-25

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Crown Heights Gardens			
Plat/Site Number		Plat Book - Page (if recorded)	
Owner/Applicant/Petitioner Name CROWN HEIGHTS GARDENS LLC			
Address 6030 HOLLYWOOD BLVD 110 HOLLYWOOD		City DORAL	State FL
Zip 33024			
Phone 954-663-9959	Email leor@770capitalgroup.homes		
Agent for Owner/Applicant/Petitioner PLANW3ST LLC		Contact Person Paola A. West	
Address 10152 Indiantown Road, #159		City Jupiter	State FL
Zip 33478			
Phone 954-529-9417	Email pwest@planw3st.com		
Folio(s) 484235480010			
Location <div> <div>South</div> <div>side of</div> <div>NW 6th ST</div> <div>at/between/and</div> <div>NW 4th AVE</div> <div>and/of</div> <div>NW 3rd AVE</div> </div> <div> <div>north side/corner north</div> <div>street name</div> <div>street name / side/corner</div> <div>street name</div> </div>			

Type of Application (this form required for all applications) Please check all that apply (use attached Instructions for this form). <input checked="" type="checkbox"/> Plat (fill out/PRINT Questionnaire Form, Plat Checklist) <input type="checkbox"/> Site Plan (fill out/PRINT Questionnaire Form, Site Plan Checklist) <input type="checkbox"/> Note Amendment (fill out/PRINT Questionnaire Form, Note Amendment Checklist) <input type="checkbox"/> Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist , use Vacation Instructions) <input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205) <input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29) <input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30) <input type="checkbox"/> Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)
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Application Status

Has this project been previously submitted? ☐ Yes ☒ No ☐ Don't Know

This is a resubmittal of: ☐ Entire Project ☐ Portion of Project ☐ N/A

What was the project number assigned by the Urban Planning Division? ☐ Project Number ☒ N/A ☐ Don't Know

Project Name ☒ N/A ☐ Don't Know

Are the boundaries of the project exactly the same as the previously submitted project? ☐ Yes ☒ No ☐ Don't Know

Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan? ☐ Yes ☒ No ☐ Don't Know

If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Replat Status

Is this plat a replat of a plat approved and/or recorded after March 20, 1979? ☒ Yes ☐ No ☐ Don't Know

If YES, please answer the following questions.

Project Name of underlying approved and/or recorded plat

Raysor Plat PB 109, PG 33

Project Number

017-MP-81

Is the underlying plat all or partially residential? ☐ Yes ☒ No ☐ Don't Know

If YES, please answer the following questions.

Number and type of units approved in the underlying plat.

None

Number and type of units proposed to be deleted by this replat.

None

Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.

Nonresidential permitted in Raysor Plat, residential proposed in a portion of Raysor Plat.

School Concurrency (Residential Plats, Replats and Site Plan Submissions)

Does this application contain any residential units? (If "No," skip the remaining questions.) ☒ Yes ☐ No

If the application is a replat, is the type, number, or bedroom restriction of the residential units changing? ☒ Yes ☐ No

If the application is a replat, are there any new or additional residential units being added to the replat's note restriction? ☒ Yes ☐ No

Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board? ☐ Yes ☒ No

If the answer is "Yes" to any of the questions above

RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) TO	Land Use Plan Designation(s) NO CHANGE
Zoning District(s) TO/DPOD	Zoning District(s) NO CHANGE

Existing Land Use					
<p>A credit against impact fees may be given for the site's current or previous use. No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans. To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.</p>					
Are there any existing structures on the site?					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
RESTAURANT	1,160		YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
<p>*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.</p>					

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Garden Apartments	20	Commercial	3,000 sq. ft.

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

[Signature]
Owner/Agent Signature

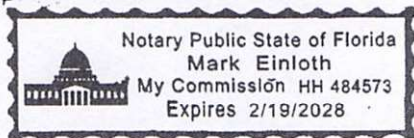
7/25/25
Date

NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 25 day of July, 2025, who ☒ is personally known to me | ☐ has produced _____ as identification.

Mark Einloth
Name of Notary Typed, Printed or Stamped



Notary Seal (or Title or Rank)

[Signature]
Signature of Notary Public – State of Florida

HH484573
Serial Number (if applicable)

For Office Use Only

Application Type

Muni Plat

Application Date	Acceptance Date	Fee
8/1/2025	8/8/2025	\$2,400
Comments Due	Report Due	CC Meeting Date
9/11/2025	9/22/2025	TBD

Adjacent City or Cities

N/A

☒ Plats ☒ Surveys ☒ Site Plans ☐ Landscaping Plans ☐ Lighting Plans
☐ City Letter ☐ Agreements

☒ Other: Title work, SCAD letter, Narrative, BCPA receipt

Distribute To
☒ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting
☐ Health Department ☐ Zoning Code Services (BMSD only) ☐ Administrative Review

☐ Other:

Received By

Nataly Miguez