




TO: Darby Delsalle, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Crown Heights Gardens (025-MP-25)
City of Pompano Beach

DATE: September 10, 2025

The Future Land Use Element of the City of Pompano Beach Comprehensive Plan is the effective land use plan for the City of Pompano Beach. That plan designates the area covered by this plat for the uses permitted in the "Downtown Pompano Transit Oriented Corridor" land use category. This plat is generally located on the south side of Northwest 6 Street, between Northwest 3 Avenue and Northwest 4 Avenue.

The proposed commercial and residential uses are in compliance with the effective land use plan and subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Transit Oriented Corridor," as recorded in Official Record Book 50245, Pages 1102-1108.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 12-1, PCT 12-1 and PCT 20-2, which amended various future land use designations to the "Pompano Downtown Activity Center." Said amendments were adopted by the Broward County Commission on October 23, 2012, and September 22, 2020, subject to the following voluntary restriction:

- Restrict 15% of the dwelling units as affordable or pay in-lieu of fee into the City's affordable housing programs (as adopted in the Pompano Downtown Activity Center text)

The effective land use plan shows the following land uses surrounding the plat:

North:	Transit Oriented
South:	Transit Oriented
East:	Transit Oriented
West:	Transit Oriented

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

Crown Heights Gardens
September 10, 2025
Page Two

BBB:ACJ

cc: Gregory P. Harrison, City Manager
City of Pompano Beach

David Recor, Director, Development Services
City of Pompano Beach

Jean Dolan, Principal Planner, Development Services
City of Pompano Beach

