



Staff Report

File #: LN-656

PLANNING AND ZONING BOARD  
Meeting Date: NOVEMBER 20, 2024

580 BRINY

**Request:** Major Site Plan  
**P&Z#** 24-120000003  
**Owner:** Claridge Homes Beachboys LP  
**Project Location:** 580 Briny Ave  
**Folio Number:** 494306060260  
**Land Use Designation:** MH - Medium-High 16-25 DU/AC  
**Zoning District:** RM-20 (Multiple-Family Residence 20)  
**Commission District:** 1 (Andrea McGee)  
**Agent:** Andrew Schein (aschein@lochrielaw.com)  
**Project Planner:** Diego Guevara (diego.guevara@copbfl.com/ 954-786-4310)

Summary:

The applicant is requesting a Major Site Plan and Building Design approval to construct a 10-story mixed-use building. The project comprises 17 four-bedroom luxury condominium units, and 563 sq. ft. of commercial space; 18 parking spaces furnished with mechanical lifts resulting in 42 spaces and an accessible parking space. The footprint of the proposed building is 15,850 sq. ft. on a 38,761 sq. ft. net area (0.89 acre approximately) site. The total lot coverage of the site is 40.89%. This site plan was reviewed by the Development Review Committee most recently on October 2, 2024 and approved by the Architectural Appearance Committee on November 5, 2024. The project’s location is the northeast corner of the intersection of Briny Avenue and SE 6th Street.

The property zoning designation is Multiple-Family Residence 20 (RM-20); it is also within the Atlantic Overlay District (AOD), which modifies some of the requirements and development standards of the residential base zone.

SITE PLAN REVIEW STANDARDS

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;



*The property has a Medium-High 16-25 DU/AC (MH) land use designation. The proposed multifamily development is a compatible use for this land use category. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:*

**Goal 01.00.00** *The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.*

**Policy 01.01.02** *Review all proposals for development or redevelopment and base the approval of same on the continued maintenance of all adopted Level of Service Standards which may be adjusted over time to address the impacts of sea level rise and climate change.*

**Policy 01.01.06** *All site plan applications shall provide pedestrian facilities, such as but not limited to sidewalks and street trees (where not in conflict with underground utilities and permitted by City Engineer).*

**Policy 01.03.02** *Require residential densities of zoning districts to be consistent with the densities on the Future Land Use Map.*

**Policy 01.06.12** *Review all land use plan map amendments, rezoning and site plan applications to ensure that there is sufficient wastewater collection and treatment facilities, potable water resources available and if reuse water is available, require it be used, and that they pose no noxious impacts to the Biscayne Aquifer.*

**Policy 01.07.04** *Through the ongoing updates to the land development regulations consider the development of various housing unit types and residential lots including single family, cluster homes, zero lot line, staggered setbacks and zipper lots, coach houses, townhouses, stacked townhouses, courtyard buildings, terraced buildings and sculptured towers.*

**Policy 01.14.01** *The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.*

**Policy 01.14.07** *All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.*

**Objective Mixed Use Residential 1.18.00** *Promote mixed use land development patterns which combine residential and nonresidential uses to achieve an attractive, well integrated, and pedestrian and transit friendly environment through the establishment of residential mixed land use categories.*

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

Article 3: Zoning Districts

*The subject property's zoning land use is Medium- High Residential (MH, 16-25 units/acre). The proposal is consistent with land use goals, objectives and policies.*

Article 4: Use Standards

*The development proposes a residential use that complies with the use-specific standards in Article 4: Use Standards and is consistent with section 155.4202.C. Dwelling, Multifamily*

Article 5: Development Standards

*See Section 3 below.*

3. Complies with the applicable development standards of this Code (Article 5);

*The DRC and project applicant have worked together to present a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan approval, with exception of the conditions listed for approval.*

*As part of the Major Site Plan and Building Design application, the applicant will provide a narrative addressing how the project will achieve the required sustainability points. The multifamily residential development project is required to achieve at least 12 sustainability points.*

4. Complies with all other applicable standards in this Code;

*The proposed site plan complies with all other applicable standards in the Code, and is consistent with the RM-20 and AOD requirements.*

5. Complies with all requirements or conditions of any prior applicable Development Orders;

*This site does not conflict with any prior applicable approved plans on record.*

6. The concurrency review has been completed in accordance with Chapter 154(Planning) of the Code of Ordinances;

*Based on the calculations below, the proposed project complies with the concurrency requirements.*

<i>Wastewater Treatment Demand</i>	<i>7,242.00 gallons per day *</i>
<i>Water Treatment Demand</i>	<i>8,591.01 gallons per day *</i>
<i>Raw Water Demand</i>	<i>9,276.13 gallons per day *</i>
<i>Park Acreage Required</i>	<i>0.12</i>
<i>School Impacts</i>	<i>School Impacts are evaluated by the Broward County Schools District. A final SCAD letter to be provided.</i>
<i>Transportation</i>	<i>Transit fees paid to the Broward County to meet concurrency.</i>
<i>Solid Waste Generation</i>	<i>350.77 lbs. per day (City has a contract with the Waste Management for disposal of all solid was through 2033).</i>

*\* The City has adequate capacity to serve the proposed project.*

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

*The development is designed to provide safe, adequate and paved vehicular access between the proposed building and the streets although Briny Avenue is not identified on the Broward County Trafficways Plan.*

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

*The Property is not located within a wellfield protection area. The Development does not anticipate requiring any hazardous material licensing.*

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural

*As part of the Major Site Plan and Building Design application, the design team has developed a separate CPTED security plan and CPTED security narrative which address the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.*

10. Complies with the adopted Fire Codes and Standards pursuant to City Code Section 95.02;

*The proposed site plan was reviewed by Fire Plans Examiner during DRC and will be required to meet all applicable standards before building permits are approved.*

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan;

*The proposed development is not within an area that will impact environmentally sensitive lands. The applicant must design the building lighting in accordance with the local zoning ordinance related to marine lighting.*

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning Code provision.

*The proposed project is not located on any of the corridors identified in the approved Transportation Corridor Study.*

## DEPARTMENT RECOMMENDATION

Pursuant to § 175.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are

recorded on file with the Department of Development Services. The Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. Successfully obtain the following:
  - a. Obtain approval from the Florida Fish & Wildlife Conservation Commission for all proposed lighting visible from the beach.
  - b. Obtain approval from the Florida Department of Environmental Protection for all modifications to the existing dunes and dune vegetation.
  - c. Provide a Final SCAD approval Letter from the School Board of Broward County, prior building permit approval.
  - d. Provide an approved Valet Parking Agreement (Sec. 155.2401.D.). It must be reviewed, approved and recorded prior to building permit approval. Provide information and details illustrating compliance with all the requirements included in this provision.
2. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
  - a. Provide evidence that the development achieves at least 12 sustainable development points (TABLE 155.5802, Sustainable Development Options and Points) as described in the sustainability narrative submitted to the DRC by the time of building permit approval.
  - b. Plans are subject to compliance with all applicable Code requirements, included but not limited to DRC comments issued for this site plan.
  - c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
  - d. A copy of the approved CPTED plan, approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
  - e. Substantial compliance with the plans, as submitted with this application.

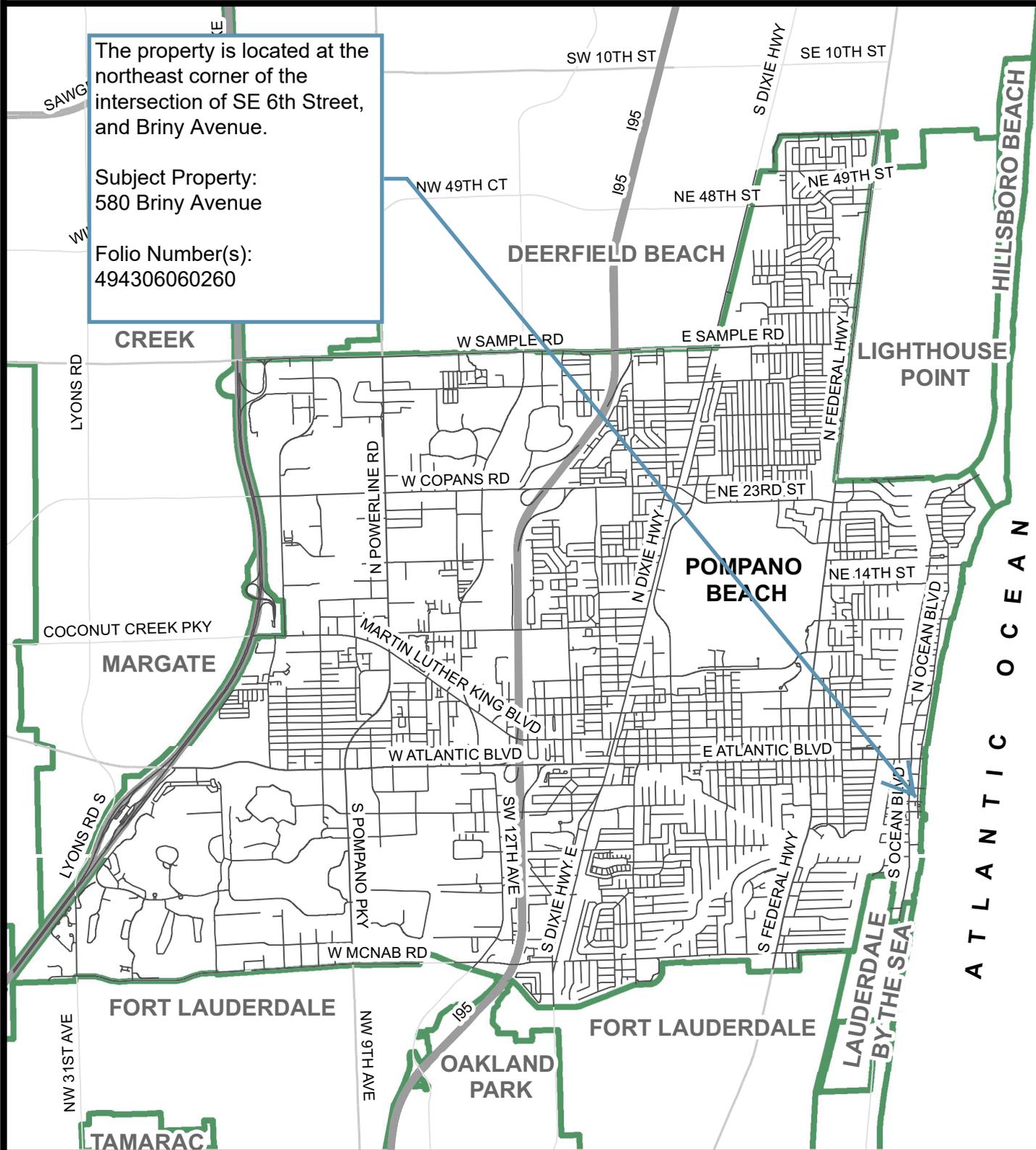
# CITY OF POMPANO BEACH LOCATION MAP



The property is located at the northeast corner of the intersection of SE 6th Street, and Briny Avenue.

Subject Property:  
580 Briny Avenue

Folio Number(s):  
494306060260



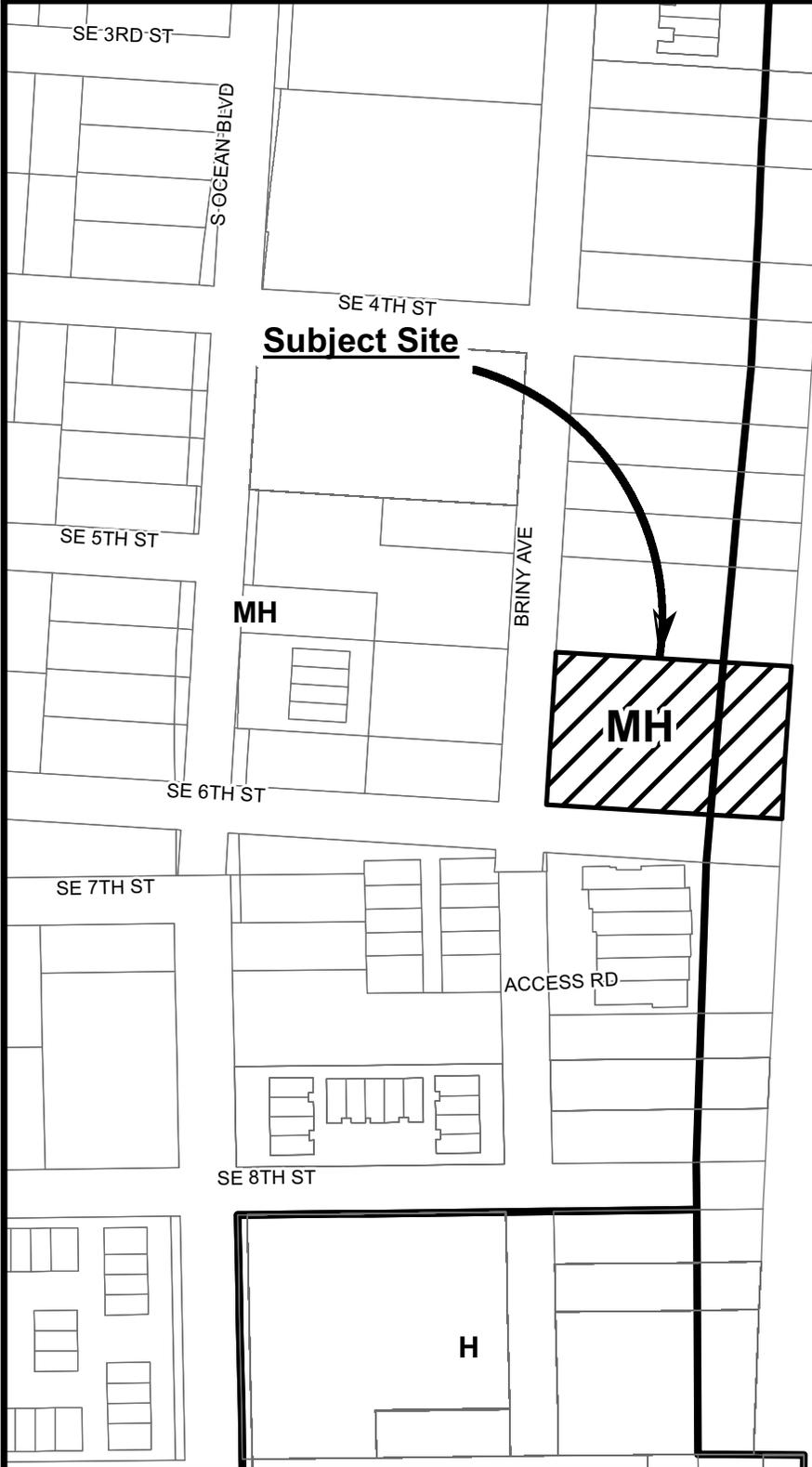
# CITY OF POMPANO BEACH AERIAL MAP



**P & Z**  
Scale = 1/8" = 185 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



**P&Z**  
Scale = 1/8" = 185 ft

8

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

10/22/2024

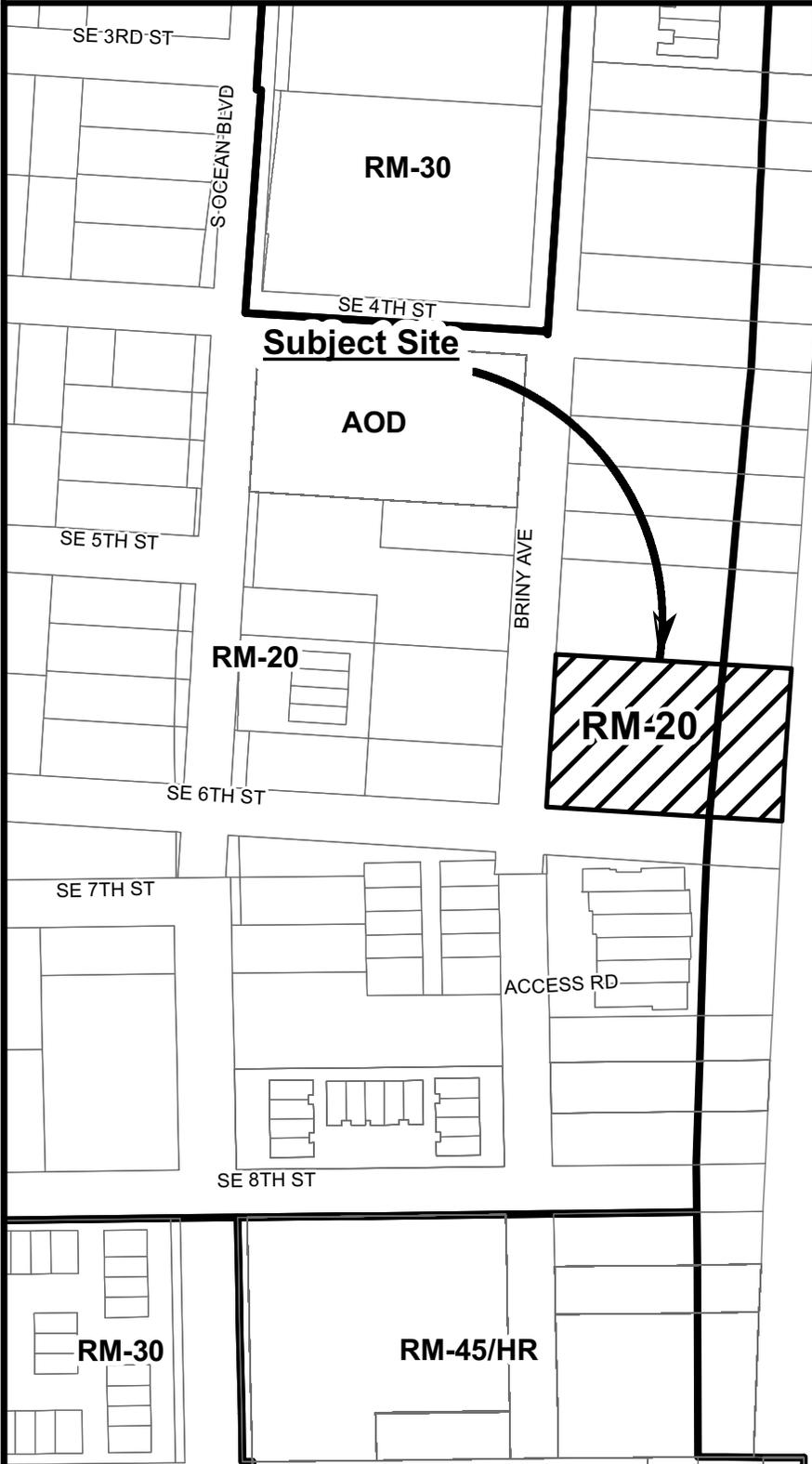
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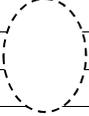
11/20/2024

# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



**P & Z**  
in = 185 ft  
10/22/2024 AdkBob

## LEGEND

FOR LAND USE PLAN		FOR ZONING MAP	
Symbol	Classification Units/ Acre	Symbol	District
		RS-1	Single-Family Residence 1
L	Low (1-5 DU/AC)	RS-2	Single-Family Residence 2
LM	Low- Medium (5-10 DU/AC)	RS-3	Single-Family Residence 3
M	Medium (10-16 DU/AC)	RS-4	Single-Family Residence 4
* MH	Medium-High 16-25 DU/AC)	RS-L	Single-Family Residence Leisureville
H	High (25-46 DU/AC)		
12	Irregular Density	RD-1	Two- Family Residence
36	Irregular Density		
		RM-7	Multiple-Family Residence 7
C	Commercial	RM-12	Multiple-Family Residence 12
CR	Commercial Recreation	* RM-20	Multiple-Family Residence 20
		RM-30	Multiple-Family Residence 30
I	Industrial	RM-45	Multiple-Family Residence 45
		MH-12	Mobile Home Park
T	Transportation		
		B-1	Limited Business
U	Utilities	B-2	Neighborhood Business
		B-3	General Business
CF	Community Facilities	B-4	Heavy Business
		M-1	Marina Business
OR	Recreation & Open Space	CR	Commerical Recreation
W	Water	I-1	General Industrial
		I-1X	Special Industrial
RAC	Regional Activity Center	O-IP	Office Industrial Park
		M-2	Marina Industrial
LAC	Local Activity Center		
		TO	Transit Oriented
DPTOC	Downtown Pompano	PR	Parks & Recreation
	Transit Oriented Corridor	CF	Community Facilities
	Number	PU	Public Utility
		T	Transportation
		BP	Business Parking
		LAC	Local Activity Center
		RPUD	Residential Planned Unit Dev.
		PCD	Planned Commercial Development
		PD-TO	Planned Development - Transit Oriented
		PD-I	Planned Development - Infill
		RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay
		* AOD	Atlantic Boulevard Overlay District
		CRAO	Community Redevelopment Area Overlay
		NCO	Neighborhood Conservation Overlay
		APO	Air Park Overlay
		DP	Downtown Pompano Beach Overlay

