

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: OCTOBER 1, 2025

580 BRINY

Request: Major Site Plan and Building Design
P&Z# 24-12000003
Owner: Claridge Homes Beachboys LP
Project Location: 580 Briny AV
Folio Number: 494306060260
Land Use Designation: MH- Medium-High 16-25 DU/AC
Zoning District: RM-20 (Multiple-Family Residence 20), AOD (Atlantic Overlay District)
Commission District: 1 (Andrea McGee)
Agent: Andrew Schein
Project Planner: Diego Guevara (diego.guevara@copbfl.com / 954-786-4310)

Summary:

The applicant is requesting approval of a Major Site Plan for the construction of a new ten-story Mixed-Use building. The property is located at the northeast corner of Briny Avenue and SE 6th Street. It comprises 17 apartment units, a commercial area (665 sf.), 43 parking spaces (furnished with mechanical lifts, 1 ADA, and resident amenities.

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

Staff Review and Conditions:**BUILDING DIVISION COMMENTS**

Contact: Todd Stricker | todd.stricker@copbfl.com

Status: Pending Development Order

Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A) and nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.

Comment

1.FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.

2.FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owners or operators responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

3.FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

4.FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

5.FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire resistance rating.

6.FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

7.FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

8.FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

9.FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

10.FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

11.F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

12.FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

13.FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

14.FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

15.FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

16.FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

17.FBC A208.2 Minimum number. Parking spaces complying with 502 shall

be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

18.FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

19.FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation Van Accessible. Reference Engineering Standard 300-5.

20.If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

21.FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

22.1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

23.FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

24.FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

25.FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architects or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

RESPONSE: Acknowledged.

FIRE DEPARTMENT COMMENTS

Contact: Jim Galloway | jim.galloway@copbfl.com

Status: Pending Development Order

Comment

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

RESPONSE: Acknowledged.

UTILITIES COMMENTS**Contact: Nathaniel Watson** | nathaniel.watson@copbfl.com

Status: Pending Resubmittal

1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

RESPONSE: Acknowledged.

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work.
Required during official Bldg. E-plan submittal.

RESPONSE: Permit has been submitted for, application # L2025-064. The permit will be provided when issued.

3. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.

RESPONSE: Noted, BMP's will be utilized. Please see Erosion Control and Pollution Prevention Plan C-3.

4. Civil plan 041 C-2 Water & Sanitary Sewer Plan proposes a public fire hydrant south of two water services. Show the hydrant north of the proposed water services. Please correct.

RESPONSE: Fire hydrant has been relocated to the north of the 2 water services.

5. Civil plan 041 C-2 Water & Sanitary Sewer Plan proposes a dedicated fire service without a required dedicated fire City meter. Please note that as § 50.02 WATER DISTRIBUTION; GENERAL. (B) (7) All new dedicated fire line connections to private property shall be provided with an approved type fire line meter that has been tested in accordance with AWWA standards. The meter shall be capable of accurately recording flow. The customer shall pay all costs involved in the installation of the fire line and meter. The meter shall be installed by the city. This shall be a City meter before the DDCV and not a meter associated with the DDCV. Please correct.

RESPONSE: Fire meter has been added to the fire line.

6. Please note that any proposed metered service 3 or larger is not a stock item. These meters are subject to a 6 to 8-month order lead time. Please order these items promptly to ensure the services are available for installation.

RESPONSE: Noted.

7. Civil plan 041 C-2 Water & Sanitary Sewer Plan shows an existing sewer lateral with a cleanout extended upon the property. Show a City accessible sewer cleanout just behind the recorded property line for the existing service. Please correct.

RESPONSE: The cleanout is shown at the property line, we have added a note to refer to detail 200-1. The second cleanout(s) are for the connection to the plumbing building service.

8. Civil plan 041 C-2 Water & Sanitary Sewer Plan fails to show an existing water service to the lot. Show the service and note that the owner shall terminate the service at the water main to City specification unless the development permanently utilizes the service. Please correct.

RESPONSE: Existing services have been added and are shown to be removed per City standards.

9. The attached City Standard Engineering details are dated. Update the drawings to the current 2025 details. Please correct.

RESPONSE: City standard details have been updated to 2025.

10. Please attach the detail 316-1 Required Tree Locations as it applies.

RESPONSE: Detail 316 has been added to sheet C-3.3

ENGINEERING DEPARTMENT COMMENTS

Contact: David McGirr | david.mcgirr@copbfl.com

Status: Pending Development Order

1. Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings

RESPONSE: The (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit will be obtained prior to building permitting.

2. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.

RESPONSE: FDEP NPDES General Permit will be obtained by General Contractor 30 days prior to the start of construction.

3. Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.

RESPONSE: FDEP NOI will be obtained by General Contractor 30 days prior to the start of construction.

4. Submit/upload the 2025 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing, and sidewalks. These detailed drawings may be obtained from the City's website in PDF format.

<https://www.pompanobeachfl.gov/government/engineering/standarddetails>

RESPONSE: Noted, engineering plans will be completed with details prior to submittal to the Engineering Department for permit.

5. Please note on the civil plan sheet 041 C-2 that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped must be as-built per our engineering as-built standards.

How to retire old laterals

RESPONSE: Please refer to sheet C-3 for notes and directions regarding the existing water service(s) and sewer laterals (all to be removed).

6. If the existing main is clay pipe and a CIPP liner is installed. (Install a sectional liner in the main over the old lateral, thus eliminating the lateral) • If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings)

RESPONSE: Please refer to sheet C-3, note regarding the existing sewer main has been added.

7. If the existing main is clay pipe, you must retire multiple laterals for a project. (It may be cheaper for the contractor to install a city-approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)

RESPONSE: Please refer to sheet C-3, note regarding the existing sewer main has been added. It appears that there is one sewer lateral which will be removed according to City standards.

8. If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

RESPONSE: Please refer to sheet C-3, note regarding the existing sewer main has been added.

BSO COMMENTS

Contact: Anthony Russo | M-(561) 917-4556 (Send Text & Email; No Voicemail)
Status: Pending Resubmittal

Comment

****CONFIDENTIALITY STATEMENT****

PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL"

Information contained in CPTED & Security Strengthening Narrative

Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted

to the City of Pompano Beach must be stamped “CONFIDENTIAL” to ensure restricted access.

Please incorporate the below CPTED & Security Strengthening Strategies into your existing CPTED Diagram & Narrative Document.

A. Natural Surveillance

1.) All metal emergency stairwell doors must have a security window / vision panel to facilitate Natural Surveillance.

RESPONSE: Note has been added to sheet AR-303 CPTED Plan.

A1. Electronic Surveillance – Security Strengthening

- 1.) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, roof top amenities etc.
- 2.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance. This includes secured areas designated for package deliveries & storage.

RESPONSE: Notes have been added to sheet AR-303 CPTED Plan.

B. Activity Support – Security Strengthening

1.) Public, Visitor &/or Common Use Restrooms, Storage Rooms Locker Rooms, Saunas (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

RESPONSE: Note has been added to sheet AR-303 CPTED Plan.

LANDSCAPE REVIEW COMMENTS

Contact: Mark Brumet | mark.brumet@copbfl.com

Status: Pending Resubmittal

1. Provide detailed comment responses to the comments dated 9/30/24 and new comments dated 9/15/25.

RESPONSE: Comment responses provided here within.

2. Amended Narrative provided is not accurate as to proposed changes. Note #8 states no civil or landscape changes when changes are proposed to landscaping based on the Site, Photometric, VUA Exhibit plans to name a few. No updated landscape plan was provided. Please note that all plans shall match.

RESPONSE: Please see attached revised narrative. All plans have been updated to match.

3. Staff is not supportive of the change/reduction to the required VUA landscape areas facing Briny Ave. The reduced VUA proposed is not acceptable as site was previously not meeting the minimum required and are seeking to reduce more. Revert plans to previously proposed and approved.

RESPONSE: Provided VUA area has been increased to exceed the square footage of VUA that was provided in the approved plan.

4. Additional comments may be rendered a time of resubmittal.

RESPONSE: Acknowledged.

Previous Comments:

1. All proposed beach demolition and construction, landscaping and irrigation must first be approved by the State of Florida EPD. Approved, stamped plans and permit must be submitted with the building permit, permit will not be issued by the city without this being provided. In addition, provide an enhanced dune planting on east side of the property.

RESPONSE: The planting on the east side of the property has been enhanced by transplanting native palms and naturalized coconuts as well as by removing all exotics and by mitigating with FDEP approved dune planting. See sheet L-2.0 Landscape Plan for proposed enhancing dune planting.

2. A Tree Permit Application for all proposed tree work will be required at the time of permitting and be qualified by a Tree Care Professional.

RESPONSE: Acknowledged.

3. Provide a comment response sheet as to specifically how comments have been addressed at time of permitting.

RESPONSE: Comment response sheet to be provided at time of permitting as requested.

4. Additional comments may be rendered a time of resubmittal.

RESPONSE: Acknowledged.

ZONING COMMENTS

Contact: Diego Guevara | diego.guevara@copbfl.com

Status: Pending Resubmittal

1. Provide the location of the fuel tank for the proposed generator, confirm its location within the project, and include the dimensions of the room and tank as needed.

RESPONSE: 300 KW generator with 555 gallon 24 hour belly tank will both be located in generator room on north side of level 02. Dimensions of the room are shown on Sheet AR-103 Level 02 Floor Plan and dimensions of generator and fuel tank are shown on the provided cut sheets.

2. Revise the VUA area calculations. The proposed modification is reducing further the already reduced VUA landscaping provided in the approved plan.

RESPONSE: Provided VUA area has been increased to exceed the square footage of VUA that was provided in the approved plan.

3. The building base landscaping is insufficient. The applicant must provide enough landscaping area or seek relief as needed.

RESPONSE: VUA landscaping has been increased to exceed the square footage providing in the approved plan and building base landscaping is provided to the fullest extent possible as all areas outside of the access to building and garage are landscape.

4. All plans must be updated according to the proposed modification. (All floor plans, landscaping, irrigation, pollution & erosion control, water, sanitary, etc.)

RESPONSE: All plans are updated according to the proposed modifications.

5. Revise the height clearance of the extended canopy. Provide a drawing showing clearance for a front-pickup garbage truck. According to the elevation, the proposed canopy height clearance is only 14 feet.

RESPONSE: Height clearance has been adjusted to now be 14'-10" clear. A standard front-pickup garbage truck is 14'-0" in height, therefore the canopy will have sufficient clearance for the garbage truck to drive underneath. Overhead maneuver to be executed in area that is open to sky.

6. The bulkhead area at the roof top exceeds the maximum 25% of the roof area allowed for elevator shaft enclosures, stairways, and any other similar rooftop structure or structural element not intended for human occupancy. As per Sec. 155.9402.B. Maximum Height Exceptions (Exceptions and variations). Revise and comply.

RESPONSE: The bulkhead area at the rooftop is less than 25% as illustrated on added sheet AR-108.5 Roof Exhibits.

7. The applicable screening requirements for mechanical equipment and appurtenances in Sec. 155.5301 Screening; may extend above the applicable maximum height limit by no more than 25% of the height limit (unless otherwise allowed in this Code).

RESPONSE: Height limit is 105'-0". 25% of 105' is 26'-3", so total maximum height for rooftop screening is 131'-3". Proposed top of screening is 18' above the flat roof and overall height to the top of parapet is 122'-6", therefore the proposed rooftop screening falls below the maximum 25% screening height requirement. Please refer to added sheet AR-108.5 Roof Exhibits.