



Staff Report

File #: LN-604

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: NOVEMBER 5, 2024

580 BRINY

**Request:** 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 (aschein@lochrielaw.com)  
**Project Planner:** Diego Guevara (diego.guevara@copbfl.com / 954-786-4310)

Summary:

The applicant is requesting Building Design approval to construct a 10-story mixed-use development including a total of 17 residential units, 16 units providing four bedrooms and studio on each, one unit with five bedrooms, 42 parking spaces furnished with mechanical lifts, resident amenities, and 563 sq. ft. of ground floor commercial space. The footprint of the proposed building is 17,445 sq. ft. on a 25,280 sq. ft. (0.58-acre) net site area to historic dune vegetation line. The lot coverage is 69.0%. The Site Plan was reviewed by the Development Review Committee on May 15, August 21, and October 2, 2024. The Planning and Zoning Board will review the project at the November 20, 2024 meeting.

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

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

The 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 Zoning District.

**Zoning | Existing Uses:**

A. Subject property (Zoning | Existing Use): RM-20/AOD | Vacant lot (formerly Coral Tides Motel).

B. Surrounding Properties (Zoning District | Existing Use):

North: RM-20 / AOD | Seaside Beach Club - Multi-family residential building.

South: RM-20 | Townhouse buildings.

East: Beach, Atlantic Ocean.

West: RM-20 / AOD | Multi-family residential buildings (4 & 6-unit buildings).

**Staff Conditions:**

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. Provide a copy of approval from the Florida Fish & Wildlife Conservation Commission, noting a review of the proposed site plan for the sensitivity of marine life. Refer to 155.5402 for additional lighting requirements for Marine Turtle Protection.
2. Standard Conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
  - a. Pursuant to Section 155.5509, in all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable-provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.
  - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - c. A copy of the CPTED plan, approved by the Broward Sheriff's Office, must be submitted for Zoning Compliance Permit Approval.
  - d. Prior to Zoning Compliance Permit approval, a final School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.
  - e. Landscape and Irrigation plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

# CITY OF POMPANO BEACH AERIAL MAP



1 in = 185 ft

10/22/2024

AdkBob

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PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES



PZ24-1200003

11/05/2024