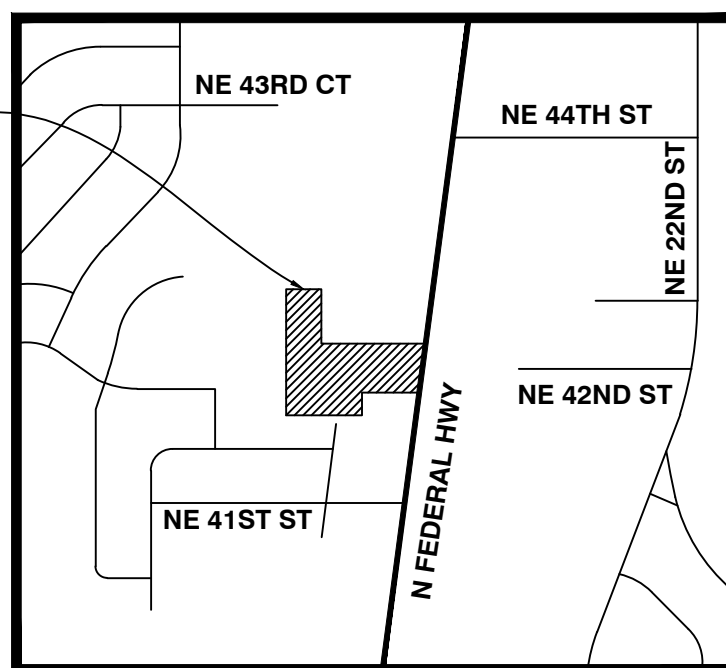
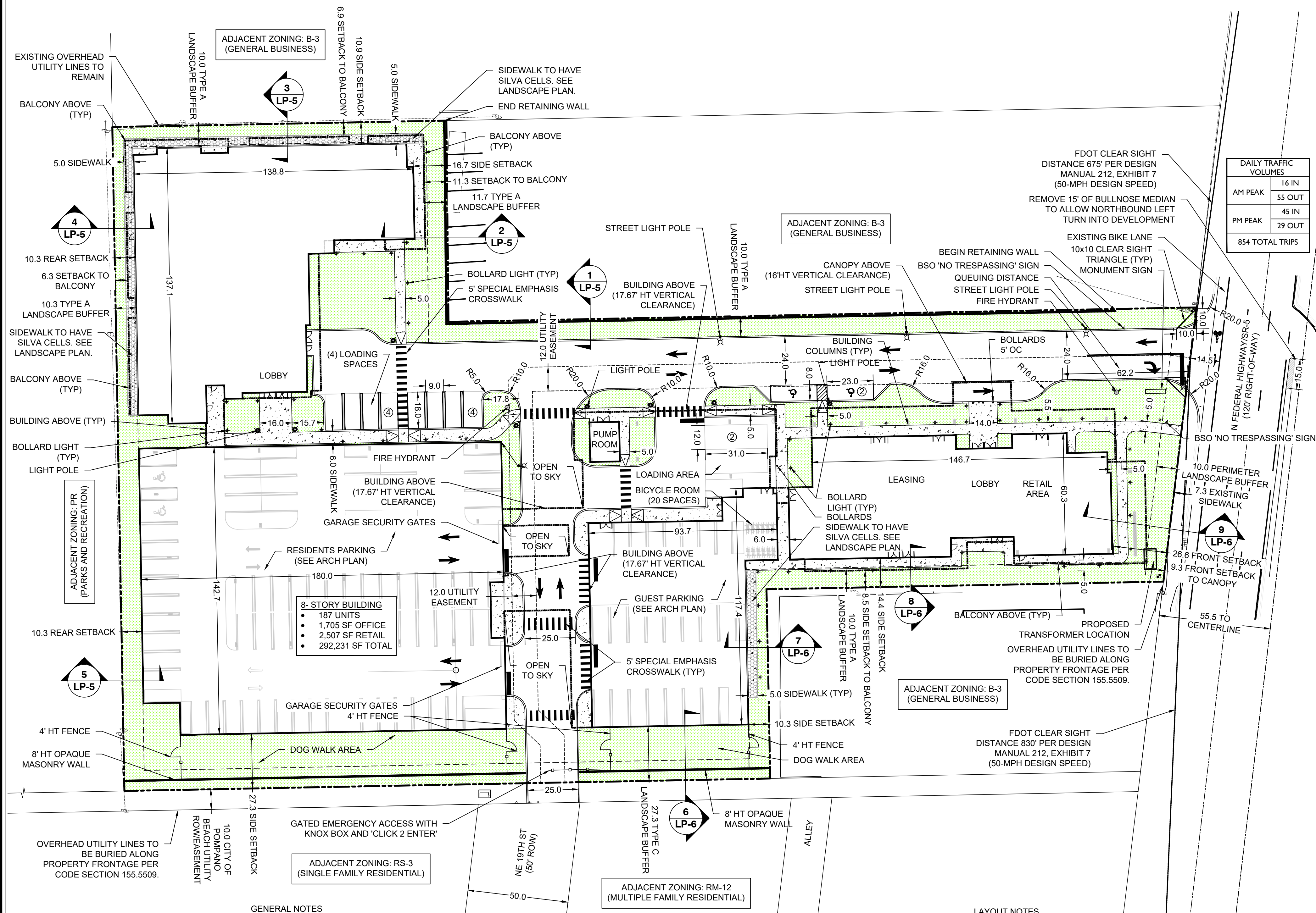


# THE SATORI

4211 N FEDERAL HIGHWAY  
POMPANO BEACH, FL



SITE



DAILY TRAFFIC VOLUMES	
AM PEAK	16 IN
	55 OUT
PM PEAK	45 IN
	29 OUT
854 TOTAL TRIPS	

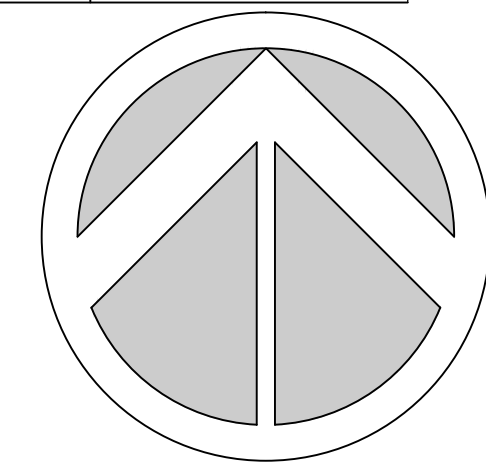
Application Name		THE SATORI	
Property Address		4211 N FEDERAL HIGHWAY	
Folio No.		4843-18-00-0380 4843-18-00-0351 4843-18-00-0410	
Gross Site Area		2.71 ac / 118,416 SF	
Existing Land Use Designation		C-Commercial	
Existing Zoning Designation		B-3 - General Business	
Proposed Land Use Designation		C-Commercial	
Proposed Zoning Designation		B-3 - General Business	
Overlay		None	
Neighborhood		Highlands Neighborhood	
Existing Uses		Vacant 61 Room Motel	
Proposed Uses		Mixed Use	
Residential		288,019 SF (187 Units)	
		Office	
		1,705 SF	
		Retail	
		2,507 SF	
Total Area Under Air		292,213 SF	
Site Data		B-3 General Business	PROVIDED
<b>155.3304.C&amp;D - General Business (B-3)</b>			
Min. Lot Area (SF)		10,000 SF	118,416 SF
Max Lot Area (SF)		5 ac/217,800 SF	2.71 ac / 118,416 SF
Min. Lot Width (ft)		100'	137.25'
Max. Density (du/ac) - per LDC		Max 46 du/ac (124 units)	69 du/ac (187 units with 27 flex units)
Bonus Density per Broward County Policy 2.16.13		23 units/ac (64 units)	
Max. Lot Coverage (% of Lot Area) 118,416 x 20% = 71,050 SF		60% / 71,050 SF	47%/55,809 SF
Min. Pervious Area (% of Lot Area) 118,416 x 20% = 23,683 SF		20% / 23,683 SF	29,172 SF Total (24%) (2,843 SF) Under Canopy 26,006 SF Credit (22%)
Max Height (ft)		105'	90' (8-Stories)
Min. Front Yard Setback (east)		0'	26.6'
Min. Interior Side Setback (north)		10'	10.9'
Min. Interior Side Setback (south)		10'	14.4'
Min. Rear Yard Setback (west)		10'	10.3'
<b>155.5203.D.3 - Perimeter Landscaping Strips</b>			
North (Type A Buffer)		10'	10'
South (Type C Buffer)		10'	27.3' (with wall)
East (Type A Buffer)		10'	10'
West (Type A Buffer)		10'	10'
<b>155.5203.D.5 - Landscape Between VUA and Building</b>			
8' W for first 15' HT + 1' for each additional 2' of building height (Max 24')		24' Wide	12' Wide w/ Superior Landscaping (see landscape plan)
90' Height Building			
<b>Unit Count (Multifamily Units)</b>			
1 BD Units (777-950 sf)			55
2 BD Units (1,053-1,394 sf)			105
3 BD Units (1,470-1,798 sf)			27
<b>Total # of Units</b>			<b>187</b>
<b>155.4202.A.2.c.i - Minimum Floor Area Per Dwelling Unit</b>			
1 Bedroom		650 sf	814 sf
2 Bedroom		750 sf	1,141 sf
3 Bedroom		850 sf	1,719 sf
<b>155.5102.D.1 - Parking</b>			
1 BD Units: 1.5 space per DU (1.5 x 55) = 83 Spaces		83	83
2 BD Units: 1.5 space per DU (1.5 x 105) = 158 Spaces		158	158
3 BD Units: 2.0 space per DU (2 x 27) = 54 Spaces		54	54
Guest Spaces: 1 per 5 DU (187 DU / 5) = 38 Spaces		38	41
Office: 1.0 space per 400 sf (1,705 sf/400) = 5 - 3 shared spaces = 2 spaces		2	2
Retail: 1.0 space per 300 sf (2,507 sf / 300) = 9 - 6 shared spaces = 3 spaces		3	3
ADA Parking Spaces (FBC: 208.2) 301-400 = 8 Spaces (Not included in total)		8	8
<b>Total Parking Spaces</b>		<b>338</b>	<b>341</b>
<b>155.5102.L - Bicycle Parking</b>			
4 bicycles for each 10 parking spaces (Max 20 Bike Spaces) : 336 / 10 = 20 spaces		20	20

## GENERAL NOTES

- LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES WERE PROVIDED BY OTHERS AND ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE CONTRACT DOCUMENTS. JESSAMINE DESIGN BUILD, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREIN OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
- THE CONTRACTOR SHALL FIELD LOCATE, VERIFY AND FURTHER IDENTIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ABOVE AND BELOW GRADE AFFECTING ANY COMPONENT OF THE WORK CONTAINED IN THE CONTRACT DOCUMENTS PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION. DISCREPANCIES, CONFLICTS OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IN WRITING WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH CONDITIONS WILL BE AWARDED IF WRITTEN NOTIFICATION IS NOT PROVIDED PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION.
- DO NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION DISCOVERED IN THE CONTRACT DOCUMENTS. IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY SUCH DISCOVERY. THE OWNERS REPRESENTATIVE WILL PROVIDE DIRECTION REGARDING ANY CORRECTION OR INTERPRETATION NECESSARY TO REFLECT THE DESIGN INTENT OF THE CONTRACT DOCUMENTS.
- ALL EXISTING SITE FACILITIES TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE THROUGHOUT ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO SAID FACILITIES THAT OCCURS DUE TO WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THE CONTRACT DOCUMENTS.
- ALL WORK SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS, REQUIREMENTS AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE ALL INSPECTIONS AND TESTING ACCORDING TO THE REQUIREMENTS OF SAID AGENCIES AND THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT SO AS NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND ALL PERSONNEL ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. ALL SAFETY REGULATIONS REQUIRED BY APPLICABLE CODES, REGULATIONS, AND RECOGNIZED LOCAL PRACTICES SHALL BE ENFORCED DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT.
- THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ALL WORK OR MATERIALS WHICH IN THEIR OPINION DO NOT MEET THE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- ALL REQUIRED SEDIMENT AND EROSION CONTROL MEASURES INSTALLED AS PART OF THIS PROJECT SHALL REMAIN IN PLACE AND SHALL BE MAINTAINED IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETE. SEE THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
- THE CONTRACTOR SHALL REFER TO THE LANDSCAPE NOTES, SPECIFICATIONS, AND THE CONTRACT DOCUMENTS PREPARED BY OTHERS FOR ADDITIONAL REQUIREMENTS.
- PURSUIT TO SECTION 155.5509, ALL ELECTRICAL SECONDARY FEEDER LINE AND OTHER UTILITY LINES LOCATED ON THE DEVELOPMENT SITE AND/OR ALONG THE PUBLIC RIGHT OF WAY FRONTING THE DEVELOPMENT SITE SHALL BE PLACED UNDERGROUND.

## LAYOUT NOTES

- ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
- ALL CURB RADII AND SIDEWALK RETURNS ARE 3' UNLESS NOTED OTHERWISE.
- ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT AND CIVIL ENGINEERING CONTRACT DOCUMENTS.
- BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PROVIDED BY CAULFIELD & WHEELER INC DATED 12/6/2024. REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
- BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
- SEE CIVIL ENGINEERING PLANS FOR PROPOSED PAVING, GRADING, DRAINAGE, AND UTILITY IMPROVEMENT.
- TO THE BEST OF THE ARCHITECTS OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND FLORIDA BUILDING CODE.



SCALE: 1" = 30'



Sheet Title

SITE PLAN

Revision Dates  
10/27/25 - CITY COMMENTS

Date  
10/27/2025

Sheet Number  
SP-1

Seal

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LA 6667289