



Staff Report

File #: LN-853

PLANNING AND ZONING BOARD

Meeting Date: MARCH 25, 2026

THE SATORI

**Request:** Major Site Plan  
**P&Z#** 25-12000016  
**Owner:** 4211 N FED LLC  
**Project Location:** 4211 N Federal Hwy  
**Folio Number:** 484318000401; 484318000380; 484318000351  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 2 (Rhonda Sigerson-Eaton)  
**Agent:** Yexsy Schomberg  
**Project Planner:** Saul Umana (954-786-4662 / saul.umana@copbfl.com)

Summary:

The applicant is seeking Major Site Plan approval for an eight-story mixed-use development located at 4211 North Federal Highway. The combined lots measure 118,416 square feet (2.718 acres) with a Commercial (C) Future Land Use designation and a General Business (B-3) zoning designation. To achieve the proposed residential density, the applicant is utilizing Broward County's Density Bonus Policy 2.16.4 for mixed-use development, which allows a density of 6 market-rate units per moderate-income unit on properties under 5 acres with at least 50% ground-floor frontage along an arterial designated as a commercial (non-accessory) area. Properties in a B-3 zoning district utilizing Broward County's Affordable Housing Policies are permitted a base density of 69 dwelling units per acre, resulting in the full 187 units proposed. Out of the 187 residential units proposed, 27 are designated as moderate-income units. The development also includes 2,507 square feet of ground-floor retail space fronting Federal Highway, with unit types ranging from one- to three-bedroom layouts. The building incorporates multiple levels of structured parking totaling 341 spaces: 300 residential spaces (a ratio of 1.68 per unit) and 41 spaces for guests and retail. No parking reductions were utilized; the project meets all required parking per the zoning code. Total building height is 90 feet, with 26,608 square feet of pervious area (22%).

The project includes a four-story parking garage located adjacent to an existing single-family residential property and separated from the property line by a 27.3-foot building setback. To mitigate potential impacts on the adjacent residential property, the applicant is required to provide a Type C landscape buffer and an 8-foot wall along the shared property boundary. In addition to meeting required setbacks, projects utilizing Broward County's Density Bonus Policy must provide an effective height transition when abutting lower-density residential development. This project satisfies the height transition requirement by maintaining a minimum separation distance of 100 feet for all portions of the structure exceeding 40 feet in height. Additionally, the parking garage has been designed to comply with applicable architectural standards by incorporating perforated



mesh metal screening panels with 30% and 50% openings (metal material) that create patterns to screen vehicles.

The project was reviewed by the DRC on October 1<sup>st</sup>, 2025, December 3<sup>rd</sup>, 2025, and January 21<sup>st</sup>, 2026, and was approved by the Architectural Appearance Committee on March 3<sup>rd</sup>, 2026.

## SITE PLAN REVIEW STANDARDS

An application for a Major 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 Commercial (C) land use designation and a Zoning designation of General Business (B-3), which permits the proposed multifamily residential units and commercial use, in coordination with Broward County Policy 2.16.4 for Residential Density with the provision of affordable housing. 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.*

**Objective 01.02.00.**

*Right-of-Way Protection and Accessibility. Protect the existing and future building encroachments and ensure proper accessibility with the roadway and transit network*

**Policy 01.05.01.** *Continue to require all substantial improvement, new development and redevelopment to be consistent with the minimum finished floor elevations as specified in the Federal Emergency Management Agency Flood Insurance requirements, the South Florida Building Code, Chapter 152 of the City's Code of Ordinances and future maps being prepared to determine appropriate finished floor elevations and crown of road elevations based on adopted sea level rise projections.*

**Policy 1.14.01.** *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 1.14.02.** *The City will encourage and implement the use of compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure costs and take advantage of recycled and sustainably sourced building materials.*

**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.*

**Policy 01.03.07**

*Require the provision of building height transitions and decorative structural or vegetative buffers between different density residential land uses, and residential and non-residential land uses.*

**Policy 01.04.01**

*The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and redevelopment units and approval of land use plan map amendments allowing for mixed use and residential developments.*

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

*Article 3: Zoning Districts*

*The subject property's zoning land use is General Business (B-3). The proposal is consistent with land use goals, objectives and policies.*

*Article 4: Use Standards*

*The development proposes multifamily residential units and commercial uses that comply with the use specific standards in Article 4: Use Standards and are consistent with the uses as permitted by the B-3.*

*Article 5: Development Standards*

*See section 3 below.*

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

*The DRC and the project applicant have worked extensively together through multiple review cycles to deliver a development that complies with the requirements of Article 5, including Access, Parking and Loading; General Business (B-3) standards; and Sustainable Development standards. The project has obtained a Development Order for the Building Design and successfully obtained Superior or Vernacular Design approval by the AAC for the required deviation from Section 155.5602.C.4. (Base, Middle, and Top).*

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

*The proposed site plan complies with the applicable Code standards.*

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

*No prior Development Orders for this property are on file.*

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

*Based on the estimated demand calculated below, the proposed project complies with*



*concurrency requirements.*

Wastewater Treatment Demand	47,000.70 gallons per day **
Water Treatment Demand	55,742.83 gallons per day **
Raw Water Demand	60,202.26 gallons per day *
Park Acreage Required	1.27 acres *
School Impacts	Final Broward County School Capacity Availability Determination must be provided
Transportation	Transit fees are paid to Broward County to meet concurrency.
Solid Waster Generation	1,764.58 lbs. per day (City has a contract with Waste Management for disposal of all solid waste through 2033)

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

\*\* *This is within the County Service Area*

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 aims to provide safe, adequate, and paved vehicular access between the proposed building and N Federal Highway. The project features only one driveway connection onto Federal Highway with an additional emergency entrance at the southern property boundary.*

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.*

9. Complies with crime prevention, security strengthening, and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

*As part of the Major Site Plan and Building Design application, the applicant's team has developed a separate CPTED security plan that addresses 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 a Fire Plans Examiner during DRC and must 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 have impact on environmentally sensitive*



*lands as defined in the Broward County Land Use Plan.*

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

*The proposed development is located within the areas proposed as part of the approved Transportation Corridor Study. The site plan emphasizes street-fronting ground-floor development with associated parking hidden from right-of-way view.*

### DEPARTMENT RECOMMENDATION

Pursuant to §155. 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. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. Submit a recorded Declaration of Restrictive Covenants specifying how the units, and with what unit mix, will be reserved for qualifying tenants as affordable housing, deed restricting the affordable units for a minimum of 30 years, for the minimum number of units necessary, consistent with Broward County Policy 2.16.4. Submit for Department review prior to recordation.
2. Update all Civil Engineering Sheets to match the site plan where pavers are indicated in accordance with the Architectural Appearance Committee condition. If pavers cannot be installed as described above, the project will return to the AAC for an alternate paver layout.
3. The Plat must be approved by the Broward County Planning Council and recorded with Broward County Records prior to approval of the Building Permit.
4. A Unity of Title shall be processed and recorded prior to building permit approval.
5. Prior to building permit approval, the applicant must coordinate with the Urban Forestry team to address balcony encroachments into required landscape areas, specifically along building sections 1, 8, and 9 as identified on Sheets LP-7 and LP-8. Proposed balconies must be reduced as necessary to provide the required unobstructed landscape areas open to the sky.
6. 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, pursuant to Section 155.5509. Should undergrounding prove to be unfeasible due to site constraints, the applicant shall provide conduits to accommodate future undergrounding along Federal Highway.

7. Standard conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:

- a. Provide a Final School Capacity Availability Determination (SCAD) letter from the Broward County School Board prior to Building Permit approval.



- b. The applicant must provide evidence of compliance for the 12 points used for the Sustainability Narrative as submitted to the DRC in accordance with Table 155/5802: Sustainable Development Options and Points.
- c. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
- d. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
- e. Provide a copy of the CPTED plan approved by the Broward Sheriff's Office

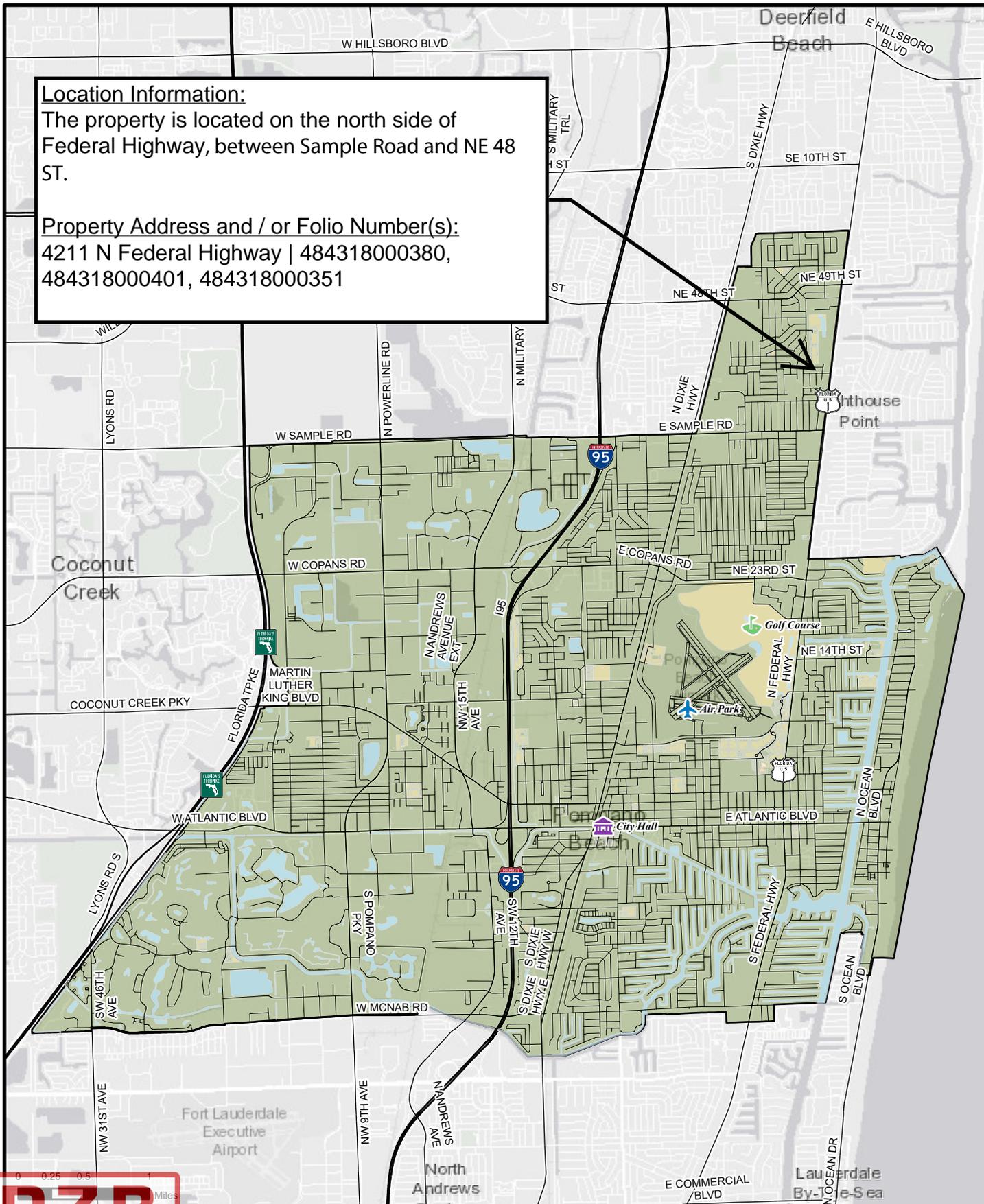


**Location Information:**

The property is located on the north side of Federal Highway, between Sample Road and NE 48 ST.

**Property Address and / or Folio Number(s):**

4211 N Federal Highway | 484318000380, 484318000401, 484318000351



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0 0.25 0.5 1 Miles  
1 inch = 1 mile

**PZB**

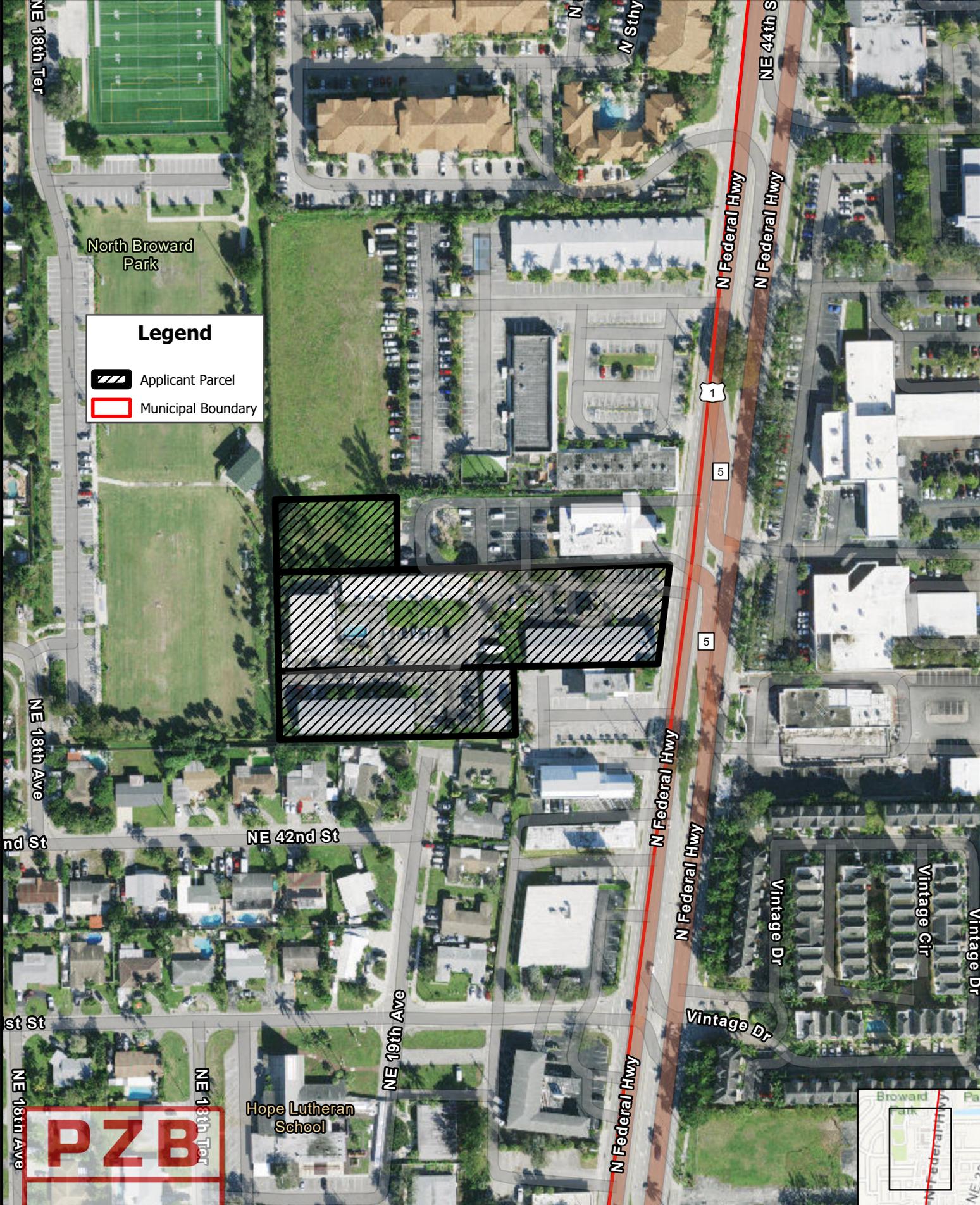
**PZ25-12000016**  
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03/25/2026

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City of Pompano Beach



# CITY OF POMPANO BEACH AERIAL MAP



**Legend**

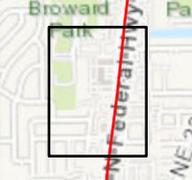
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-  Municipal Boundary

**PZB**

PZ25- 12000016  
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03/25/2026  
Date Exported: 3/17/2026

4211 N Federal Hwy  
4211 N Fed LLC

Major Site Plan  
Created by:  
Department of Development Services



# CITY OF POMPANO BEACH

## LAND USE MAP



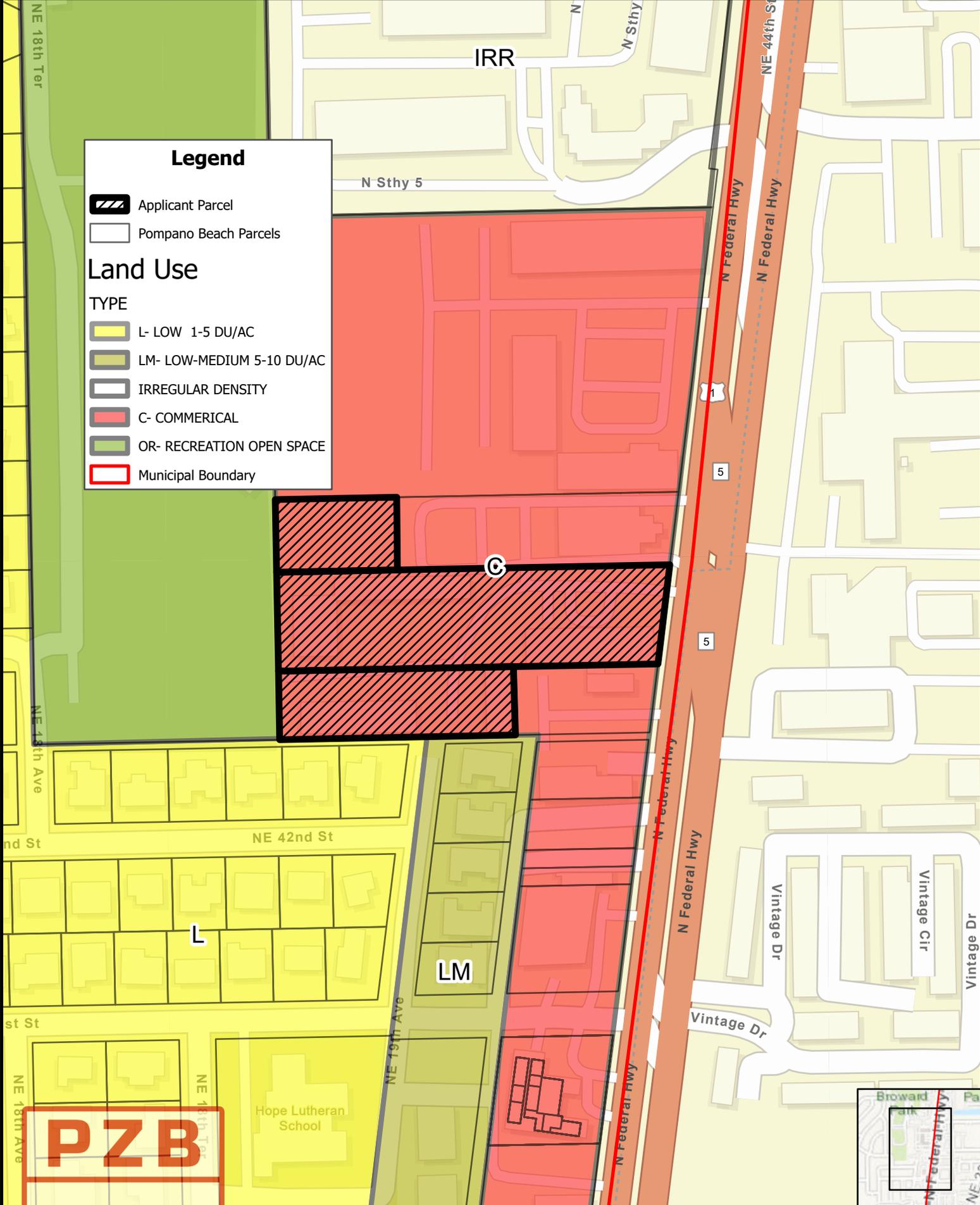
**Legend**

- Applicant Parcel
- Pompano Beach Parcels

**Land Use**

TYPE

- L- LOW 1-5 DU/AC
- LM- LOW-MEDIUM 5-10 DU/AC
- IRREGULAR DENSITY
- C- COMMERCIAL
- OR- RECREATION OPEN SPACE
- Municipal Boundary



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4211 N Federal Hwy  
4211 N Fed LLC

Major  
Site Plan

Created by:  
Department of  
Development Services



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# CITY OF POMPANO BEACH

## ZONING MAP



**Legend**

-  Applicant Parcel
-  Pompano Beach Parcels
-  Municipal Boundary

**Zoning**

**RESIDENTIAL ZONING DISTRICTS**

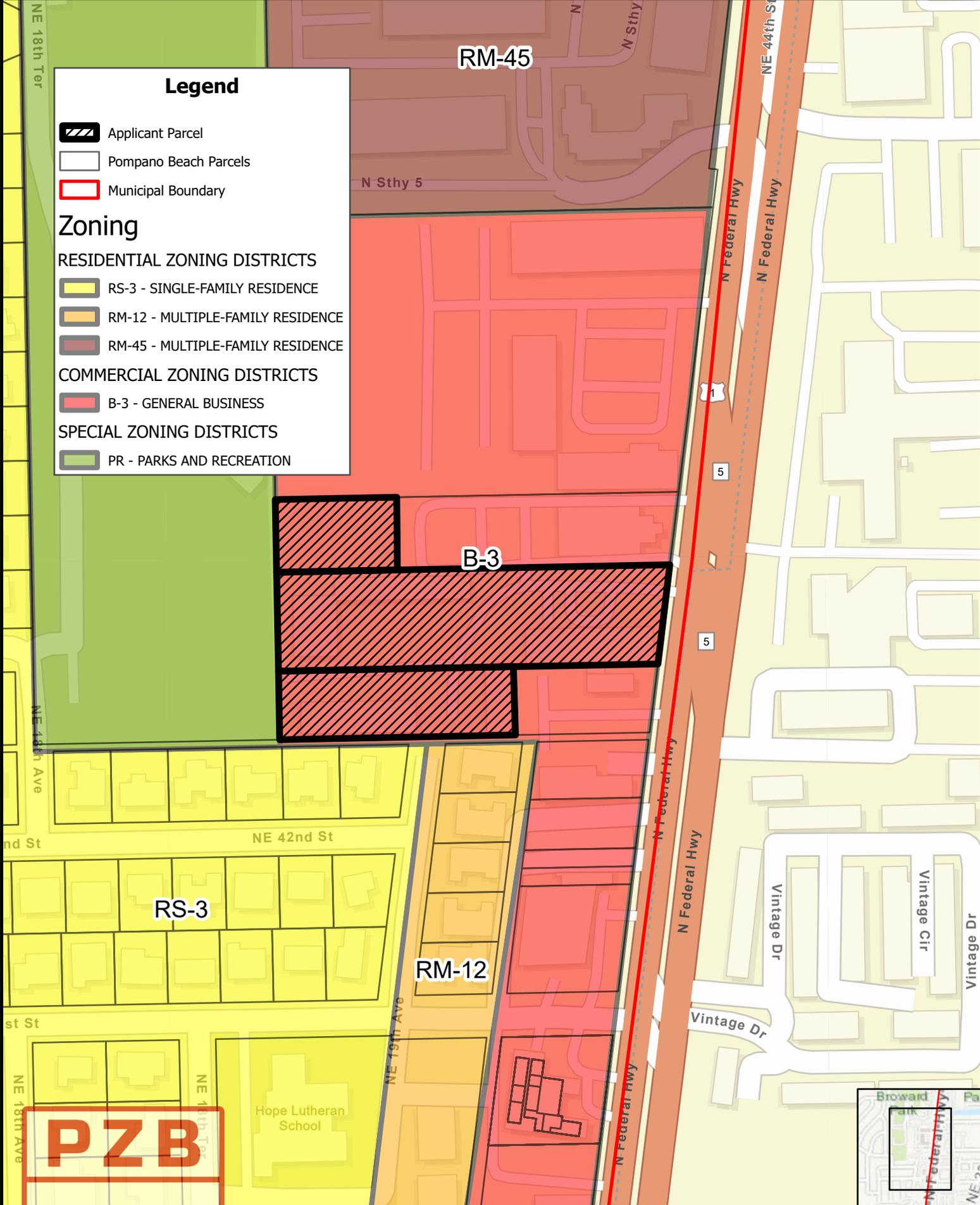
-  RS-3 - SINGLE-FAMILY RESIDENCE
-  RM-12 - MULTIPLE-FAMILY RESIDENCE
-  RM-45 - MULTIPLE-FAMILY RESIDENCE

**COMMERCIAL ZONING DISTRICTS**

-  B-3 - GENERAL BUSINESS

**SPECIAL ZONING DISTRICTS**

-  PR - PARKS AND RECREATION



**PZB**

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