

**Mixed Use Development****Pompano Beach, Florida****8 Stories / 187 Apartment Units****1. Project Overview**

The proposed development replaces an existing motel with a multifamily residential project, it consists of a multi-building residential complex comprising four detached structures, each one eight stories in height. These buildings are spatially separated to preserve openness and comply with fire separation requirements, yet they are functionally unified through a series of elevated galleries. These galleries serve as interior circulation paths, facilitating pedestrian movement between buildings without compromising the independent fire-rated assemblies of each building, as required under Florida Building Code Section 705.

The project includes a total of 187 dwelling units distributed across the four buildings. All structures are designed under Type IIB construction standards, incorporating non-combustible materials and full sprinkler systems in accordance with FBC and NFPA requirements. Accessibility is a core component of the design, with all residential units, common areas, and circulation routes conforming to the ADA Standards for Accessible Design and FBC Chapter 11. This includes compliant slopes, clearances, and accessible entries throughout the site.

The configuration supports both vertical density and horizontal articulation, aligning with the dimensional criteria of the applicable zoning district. Setbacks, lot coverage, and building separation have been designed to meet code while allowing for landscape continuity and emergency access. The gallery connections, while structurally independent, reinforce the architectural identity of the residential complex and enable phased construction without disrupting site circulation or egress compliance.

**2. Site and Urban Context**

The site is strategically positioned within proximity to the Atlantic Ocean, regional transportation corridors, and community services. The development reinforces the city's vision for walkable, mixed-use neighborhoods by activating the ground plane with a human scale façade, integrated

landscape design, ground floor retail and community serving uses. The building orientation maximizes natural light, cross ventilation and views, whereas setbacks and landscape buffers establish an appropriate transition to adjacent properties.

### **3. Architecture and composition**

The Satori embraces a contemporary architectural language that harmonizes with the evolving urban fabric of Pompano Beach. Its design is articulated through a series of eight-story volumes, perceived as distinct buildings, yet interconnected by bridge-like walkways that reinforce permeability and urban porosity. This fragmented massing strategy allows the development to integrate gracefully into its context while offering spatial variety and visual rhythm.

The overall composition is shaped by a dynamic interplay of terraces, which define the façade rhythm and introduce a layered geometry that softens the massing. These terraces vary in length and configuration, breaking the uniformity of the elevation and creating a sense of movement and individuality across the complex. Select terraces incorporate planting beds, contributing to microclimatic comfort and reinforcing the project's commitment to livable, sustainable design.

The first volume, positioned along Federal Highway, rises slightly above the others, functioning as a visual anchor and gateway element. Its increased height and vertical emphasis establish a tower-like presence that signals the entrance to the complex and reinforces its urban identity.

The second and third volumes incorporate a parking across their first four levels at the south side, screened by a perforated stainless steel panel system.

The facades are organized into a tripartite composition, labeled on the elevations as tiers A, B, and C. This stratification allows for a nuanced response to both programmatic and contextual conditions, while establishing a coherent architectural language across the project.

#### **North façade:**

Tier A – The Base, the lower tier establishes a human-scale interface with the public realm. It combines blind, petrous walls with large storefront openings, grounding the building and providing visual weight. This tier supports pedestrian engagement and anchors the building within its streetscape.

Tier B – The middle tier is defined by generous terraces with glass railings, articulated in white stucco and accents of wood grain cladding. These elements provide shade, reduce solar gain, and contribute to a lightweight, open expression. The terraces vary in length and configuration, introducing dynamism and avoiding repetitive patterns across the facade.

#### Tier C – The Crown

The upper tier introduces a shift in vertical scale, housing double-height apartments. The increased distance between the top terrace and the eyebrow line emphasizes the change in proportion and highlights the roof trim. This tier serves as a visual capstone, reinforcing the building's skyline presence while maintaining a sense of lightness.

#### **South Façade:**

The South facade addresses the challenge of incorporating a four-story parking garage adjacent to single-family homes, which is visually mitigated through a layered facade treatment. A lightweight stainless steel perforated panel system wraps the garage, providing natural ventilation and illumination while obscuring the vehicles within. The panels vary in perforation diameter, allowing for a subtle vegetal motif to emerge across the surface.

The three-tier composition is maintained:

- Tier A features denser panels with approximately 30% open area, grounding the facade and providing privacy.
- Tier B transitions to lighter panels with 50% openness, incorporating vertical slits and layered transparency.
- Tier C returns to the residential language, with terraces and glass railings echoing the middle tier of the primary façade, separated from the adjacent 1-family houses with a 100 ft setback.

#### **4. Residential Program**

The proposed units provide a diverse range of living options, including studios, one-bedroom, two-bedroom and three-bedroom apartments, all of them Accessible Design compliant.

Each unit has been designed with efficient layouts, and open living concept spaces, each unit counts with a private balcony to extend the indoor-outdoor space, the project is intended to attract a wide range of users, including young professionals, families, and even seasonal residents.

**5. Amenities**

The development offers a set of common amenities, accessible to all the residents of the complex, these amenities include:

- Elevated pool deck with a swimming pool and two spa wells with a landscaped terrace, south facing ocean views.
- A Fitness and Wellness center
- A Resident lounge, co-working suites and multipurpose rooms
- Pet-friendly amenities with shaded seating, including a dog park and a grooming area.
- Bicycle storage and electric vehicle charge stations, integrated in the parking spaces.

**6. Sustainability**

The project is designed reflecting its commitment to environmental performance and long-term operational efficiency. Material selections prioritize recycled content, regional sourcing, and low-emitting finishes.

A high-albedo membrane roofing system mitigates heat island effect and supports thermal regulation.

The building's extensive glazing system utilizes low-emissivity, high-performance glass to enhance daylighting and reduce solar heat gain.

Generous terraces provide passive shading and thermal buffering, further improving envelope performance; select terrace areas incorporate planting beds that contribute to microclimate cooling.

Low flow fixtures and drought-tolerant landscaping to minimize the water use.

Bicycle storage, EV charging stations, and native landscaping reinforce the project's sustainable profile.

**7. Resilience**

The project's structure consists on a concrete structural system and a high-performance envelope designed to meet regional durability standards. The site is not located within a designated Special Flood Hazzard Area,

The building is conceived to withstand the typical pressures of high-velocity wind regions. Glazing assemblies are specified to resist hurricane-level pressures, with impact-resistant systems deployed where required by elevation

and exposure. All exterior components—including fenestration, cladding, roofing, and waterproofing systems—are selected in accordance with Florida Product Approval and Miami-Dade Notice of Acceptance (NOA) requirements, ensuring verified compliance and long-term resilience.

## **8. Parking & Mobility**

Most of the required parking is accommodated in the four lower stories of the second and third building, screened from public view with a perforated metal sheet façade that provide ventilation with a minimum 30% of openness, allows natural lighting within the parking, and exterior views from the parking while maintaining the necessary opacity from the exterior, the guest parking is located at the ground floor under the second building, providing a direct access to the visitors.

The project provides 341 parking spaces (required: 337), including ADA, compact, guest, and office allocations. Bicycle parking meets the 20-space maximum. All access, loading, and circulation comply with City standards and ADA requirements.

## **9. Zoning & Site Standards**

Zoning: B-3 General Business Occupancy: R-2 Multifamily Construction: Type IIB, Fully Sprinklered

The proposed redevelopment replaces an existing motel with a multifamily residential project permitted under B-3 zoning and aligned with the City of Pompano Beach's Comprehensive Plan.

Key metrics:

- Lot area: 118,416 sf (min. required: 10,000 sf)
- Lot width: 330 ft (min. required: 100 ft)
- Setbacks: Front 31'-4", Side min. 10'-4", Rear 10'-1"
- Height: 99 ft (max. allowed: 105 ft)
- Lot coverage: 44.05% Pervious area: 27.84%
- Density: Within 69 du/ac limit

## **10. Building Code Compliance**

Designed as Type IIB construction, the building is fully sprinklered (NFPA 13) and classified as R-2 occupancy.

Structural and fire-resistance features:

- Non-combustible concrete frame, no rating required
- Exterior walls (10–30 ft from property line): 1-hr rated CMU with EIFS or stucco
- Interior bearing walls: CMU, non-combustible
- Dwelling unit separations: 1-hr rated per FBC 420
- Floor/roof: Unprotected concrete slabs per Table 601
- No walls within 10 ft of property line; all others rated per Table 602

## **11. Height, Area & Fire Protection**

Base allowable area: 20,000 sf/story (Table 506.2), increased to 40,000 sf/story via sprinkler and frontage bonuses. Building height remains within 8 stories and 80 ft for R-2 occupancy.

Fire protection includes:

- Full NFPA 13 wet-pipe system
- Class A interior finishes
- 1-hr rated corridors, 2-hr shafts and staircases, 1-hr trash rooms

## **12. Conclusion**

The proposed multifamily residential complex represents a high-quality development, consistent with the City of Pompano Beach's planning objectives. The project offers new housing opportunities, activates the pedestrian experience at street level, and incorporates sustainability and resilience measures appropriate to the Coastal South Florida. Through careful site planning, architectural design, and integration of community amenities, the development will serve as a model for contemporary, urban coastal living in Pompano Beach.