



DRC COMMENTS RESPONSE LETTER

To: David Recor, ICMA-CM, Development Services Director

City of Pompano Beach

City Hall Main Building

100 West Atlantic Boulevard

Pompano Beach, Florida 33060

From: Yexsy Schomberg, Principal Planner – Urbana

Date: Wednesday, December 17th, 2025

RE: 4211 N Federal Hwy, Pompano Beach, 33064 | The Satori | PZ-12000016 | 12/03/2025 DRC
Comments Response Letter

Engineering: Authorized with Conditions

Fire: Authorized

Utilities: Authorized

BSO: Authorized

Planning: Authorized

Building: Authorized

Urban Forestry:

1. Pursuant to Code Section 155.5509: Provide evidence that all overhead utilities will be buried for this project in accordance with the referenced code section. In addition, provide a note on

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the site and landscape plans and in a narrative stating the following: All overhead utilities shall be buried for this project. Overhead wires still being shown on the plans provide evidence that the wires will be underground.

Response: FPL has indicated that they "cannot underground only the section of overhead lines crossing over the requested property" due to reliability concerns and their criteria. Please refer to the uploaded document inside the "documents" folder named "FPL Correspondence – Powerlines" for more information.

2. Mitigation for trees proposed to be removed is above and beyond minimum site requirements. Provide a mitigation table identifying total specimen tree dollar values, non-specimen tree total DBH inches, and palm tree dollar values per applicable code sections referenced above. Staff to review with Landscape Architect.

Response: Tree mitigation is above and beyond development requirements. The mitigation tables on sheet L-1 have been adjusted per discussion with staff, and the proposed mitigation trees have been identified on the landscape plan with the letter 'M'.

3. Pursuant to Code Section 155.5203.D.3 & 155.5203.D.3.c: Provide 10' foot wide perimeter landscaping strip requirements along the north property line in accordance with the referenced code sections. This is to be a clear measurement not to include vehicular overhang or any other hardscape areas such as footers or walkways, etc.

Response: Buildings have been adjusted to shift any canopies out of the required landscape strip. A 10' clear strip has been provided throughout the site. Please see updated cross-detail sections on sheets L-7 & L-8.

4. Pursuant to Code Section 155.5203.D.5.a: Show how landscaping requirements between VUA and buildings are being met. Provide 24.0' of landscape areas in accordance with the referenced code sections. Staff to review with Landscape Architect.

Response: The VUA exhibit on sheet L-6 has been adjusted as per discussion with staff.

5. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior

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landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:

- i. Palms must be provided in multiples (doubles or triples);
- ii. If palms and trees are combined, one row of shrubs can be provided;
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
- iv. If trees are provided, design must include a minimum of 2 species;
- v. Trees or palms must be a minimum of 14 feet in height;
- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
- vii. Suspended pavements systems are provided for the adjacent vehicular use area.

Response: The VUA exhibit on sheet L-6 has been adjusted as per discussion with staff.

6. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas. Staff to review with Landscape Architect.

Response: Cross sections have been updated per discussion with staff.

7. Clarify overhead canopy layout as it pertains throughout the site. The overhead canopy appears to encroach into the required landscape areas.

Response: Buildings have been adjusted to ensure canopies no longer encroach into the required landscape areas. Please see the updated cross-detail sections on sheets L-7 & L-8.

8. Show all proposed dry retention areas on the landscape plan. Staff to review with Landscape Architect.

Response: There are no proposed dry retention areas as part of this plan. All stormwater storage is underground. See Civil plans for details.

9. Ligustrum trees proposed shall be a minimum of 10' tall; correct plant list.

Response: The plant list on sheet L-4 has been corrected to show ligustrums at 10' HT.

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10. Provide a landscape and irrigation plans for the proposed rooftop landscaping on the 5th level.

Response: A landscape and irrigation plan has been provided for the level 5 roof top planting. Please see sheets L-9, IR-4, & IR-5.

11. Provide details and specifications for planters on roof top and amenity decks - waterproofing, soil, bracing, etc. Provide details, cross sections, soil composition, irrigation staking & guying, drainage, etc.

Response: A typical roof top planter detail has been provided on sheet L-9.

12. Provide detail for tree and palm guying system for all planter areas on roof top and amenity decks on sheet L-5.

Response: A typical roof top planter detail has been provided on sheet L-9.

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

Response: A comment response letter has been provided.

14. Additional comments may be rendered upon re-submittal.

Response: Acknowledged.

Zoning:

1. On 002, SP-1 Zoning Data Table: Correct the new Broward County Policy being used - remove the 27 units flex since this is no longer using a flex application.

Response: Flex units are no longer referenced on the Zoning Data Table.

2. Provide the driveway entrance length at the property line (Federal).

Response: A driveway entrance length (62.2') has been provided on sheet SP-1.

3. Parallel Parking Spaces require a width of 9 ft (drive aisles can be 23' ft in width). Shift the curb to ensure compliance with parking size minimums.

Response: The curb has been shifted as suggested for the minimum required 9' wide parallel parking spaces. Please see sheet SP-1.

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4. The surface parking spaces show a continuous curb next to a side walk. Raised sidewalk can be used as the continuous curbing - extend the sidewalk length. Measured at 16' with 2 ft of overhang.

Response: This sidewalk and parking area has been adjusted as suggested. Please see sheet SP-1.

5. On the Architectural Elevations, correct the distance from the property line. What is the tall structure at the level 6 top off? Can it be blended in more architecturally?

Response: The structure shown at the sixth level is the staircase roof, the stair volume has been lowered to align with the height of the parking garage, ensuring that it no longer projects above the fifth floor. In order to blend with the garage, we have used the same enclosure as the garage, based on perforated stainless steel panels.

6. All elevations must contain a legend key with material legends and color callouts.

Response: A material and color legend has been added to sheet A3.1. There is physically no room on the remaining elevation sheet (A3.0) for the legend, so a note has been added to note the legend's location on sheet A3.1.

7. Ensure all light above 900 lumens is shielded.

Response: A shield has been specified for lights over 900 lumens. Please see note 4 on sheet SP-3.

8. On the site plan zoning data - Add an item for how many parking spaces are compact. Maximum 20% can be compact spaces.

Response: Compact parking spaces have been added to the Zoning Data Table. There are currently 63 proposed compact parking spaces (18.5%).

9. Where is the parking for the retail spaces?

Response: As identified on sheet A1.1, the parking for the retail space has been provided on the ground floor of the parking garage with the guest parking spaces.

10. On all floor plans, provide the parking spaces dimensions.

Response: Parking space dimensions have been provided on all floor plans.

11. On all elevations provide a legend with material and color call outs.

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12. **Response:** A material and color legend has been added to sheet A3.1. There is physically no room on the remaining elevation sheet (A3.0) for the legend, so a note has been added to note the legend's location on sheet A3.1.

13. Now that the team is converting to a mixed use building, the following design standards apply: As part of the AAC submittal, the design narrative needs to address the following:

(1) Base, Middle, and Top. Buildings of three or more stories shall include a clearly recognizable base, middle, and top configured in accordance with the following standards (Figure 155.5602.C.4: Building base, middle, and top):

a. Building bases shall incorporate one or more of the following:

- i. Thicker walls, ledges, or sills;
- ii. Integrally-textured materials such as stone or other masonry;
- iii. Integrally-colored and patterned materials such as smooth-finished stone or tile; or
- iv. Lighter or darker colored materials, mullions, or panels.

Response: The project has been designed with a clearly tripartite composition—base, middle, and top—consistent with the requirements outlined in Section 155.5602.C.4 and as illustrated in the submitted elevations.

- Base (Tier A): The lower tier establishes a human-scale interface with the public realm. It incorporates thicker, blind, petrous walls combined with large storefront openings, providing both solidity and transparency. The use of integrally-textured masonry and darker-toned materials at this level reinforces the perception of a grounded base, while ledges and sills articulate depth and shadow.
- Middle (Tier B): The middle tier is defined by generous terraces with glass railings, articulated in white stucco and accented with wood grain cladding. This lighter material palette and horizontal rhythm introduce openness, shade, and

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visual relief, softening the massing and avoiding repetitive patterns.

- Top (Tier C): The upper tier introduces a change in vertical scale with double-height apartments. The increased distance between the top terrace and the eyebrow line emphasizes proportion and highlights the roof trim, creating a distinct crown that caps the building with lightness and clarity.

b. Building tops shall include two or more of the following features:

- i. Three-dimensional cornice treatments with integrally-textured materials such as stone or other masonry or differently colored materials;
- ii. Sloping roofs with overhangs and brackets;
- iii. Stepped parapets; or
- iv. Aligned openings and articulations.

Response: The building facades have been articulated by incorporating multiple features that reinforce both architectural clarity and contextual harmony:

- Material and Color Differentiation: The middle and upper tier combines grey tones across the primary façades with white stucco applied to terraces, eyebrows, and protruding elements. this contrast highlights volumetric shifts and creates a three-dimensional cornice effect, visually reinforcing the crown of the building.
- Roof Overhangs: Horizontal roof overhangs define the upper limit of the façade, providing shading and solar control while establishing a clear termination to the vertical composition. These overhangs contribute to the perception of depth and emphasize the skyline profile.
- Vertical Alignment and Articulation: Openings are consistently aligned in the vertical direction, ensuring order and rhythm across

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the elevation. At the same time, deep terraces introduce variation in length and position, creating a dynamic interplay that avoids monotony and allows for double-height spaces in select units.

This articulation enhances the building's identity while maintaining compliance with alignment requirements.

Although the design is based on a flat roof typology rather than sloping eaves, the combination of differentiated materials, roof overhangs, and aligned openings ensures that the building tops meet the intent of the ordinance. The result is a crown that is both functional—providing shade and livability—and expressive, reinforcing the tripartite composition and the project's contemporary architectural language.

- (2) Offsets required. Street-facing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the facade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart. (See Figure 155.5602.C.5.a, Example of front façade offsets.)

Response: The facades have been composed with articulation as a guiding principle. Rather than relying solely on strict 40-foot offsets, the building is conceived as a succession of interrelated volumes connected by walkways, with modulation expressed through deep, protruding balconies in white stucco. These terraces, combined with eyebrows and color variation, establish a rhythm across the elevation, introducing depth, shadow, and some dynamism that reinforces the project's contemporary architectural language.

- (3) Offset alternatives. The following alternatives can be used alone or in combination as an alternative to the required front facade offsets:
- i. Changes in facade color or material that follow the same dimensional standards as the offset requirements;
 - ii. Columns or pilasters that are at least eight inches deep and at least eight inches wide, and have a height equal to at least 80 percent of the facade's height;

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- iii. Roofline changes that vertically align with a corresponding wall offset or change in facade color or material, including changes in roof planes and changes in the height of a parapet wall (such as extending the top of pilasters above the top of the parapet wall); or
- iv. Awnings or other shading devices over doors and windows that follow the same dimensional standards as the offset requirements.

Response: Complied. The project employs offset alternatives through changes in façade color and material, deep balconies articulated in white stucco, and roofline variations with eyebrows and parapet modulation. These elements provide rhythm, depth, and shading devices across the street-facing façades, meeting the intent of the offset requirements.

(7) Fenestration/Transparency.

- a. At least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave , top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways. This figure may be reduced to 20 percent of the first-floor front facade of a structure housing a large retail sales establishment.

Response: The project complies with the requirement by providing fenestration above the 30% minimum on the ground-level street-facing façades. Large storefront openings and glazed entryways are integrated into the base tier, ensuring transparency, pedestrian engagement, and a human-scaled interface. At the second floor, additional glazing continues the rhythm of openings, reinforcing vertical alignment and contributing to an active, visually permeable façade.

- b. All ground-level windows on street-facing facades shall be transparent. Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades. This provision does not apply to a building facade enclosing a sexually oriented business use.

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Response: All ground-level glazing on street-facing façades will be clear-transparent and compliant with the City of Pompano Beach requirements. The glass will incorporate only a light blue tint within the allowable range (not exceeding the limits established by the Florida Building Code and local zoning standards). This ensures visibility into the building and pedestrian engagement. The project does not include, nor will it house, any sexually oriented business use.

- c. Street-facing facades of the ground level floor for uses involving repair, servicing and/or maintenance shall not include service bay entrances, overhead doors, sliding glass doors, removable panels, or similar type of doors.

Response: Complied. All service doors and loading areas are located internally and do not face any street or alley, ensuring that street-facing ground-level façades remain free of service bay entrances or similar door types.

- d. Street-facing facades of the ground level floor for all commercial, institutional, industrial uses in commercial zoning districts and mixed use developments shall not include roll up doors.

Response: Not applicable. The project does not include any roll-up doors on street-facing ground-level façades.

(8) Roofs.

- a. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level.

Response: Complied. Continuous parapet walls at the building perimeter are provided at 42 inches (3.5 feet) above roof level, exceeding the minimum three-foot requirement.

- b. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.

Response: Not applicable.

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- c. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured, to the maximum extent practicable, to have a minimal visual impact as seen from the street.

Response: Complied. The roof plan (Sheet A1.9) indicates the proposed locations of all mechanical equipment, which are located at the upper roof and positioned away from parapet edges to minimize visibility from the street. The continuous 42-inch parapet walls further conceal equipment, ensuring that units, vents, and penetrations are screened even from long distances without requiring additional enclosures.

14. Can the stairs be refined or massed differently so it does not appear so tall?

Response: Yes. The stair enclosure has been refined to reduce its perceived height and integrate with the overall composition. Specifically, the stair volume has been lowered to align with the height of the parking garage, ensuring that it no longer projects above the podium. Access to the stairs at the fifth level will occur in open air, with the fire-rated door positioned at the fourth floor, further minimizing enclosed mass.

In addition, the stair enclosure will be wrapped with the same perforated stainless steel panel system used on the garage façade. This treatment introduces transparency, ventilation, and visual lightness, softening the vertical presence of the stair volume. The modulation of perforation density will allow the stair enclosure to read as part of the larger façade composition rather than as an isolated, tall element.

15. Please provide architectural elevations showing compliance with the garage design standards.

Response: The architectural elevations have been updated to demonstrate full compliance with the garage design standards.

C. General Parking Deck or Garage Design Standards. Multi-level parking deck or garage structures, whether stand-alone or part of a larger development, shall comply with the following standards:

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1. All levels of the parking deck or garage structure shall comply with the standards below:
 - a. All building facades of the parking deck or garage that are facing a street; within 100 feet of a street or an open space; or are visible from a street shall be harmonious and complement the principal structure and contain all of the following architectural treatments:
 - i. Facade articulation (i.e. wall offsets).
 - ii. Horizontal and vertical projections.
 - iii. Material and color variation.
 - iv. Varied proportions of openings ii. Horizontal and vertical projections.

Response: The parking garage will be enclosed with a perforated stainless steel panel façade, ensuring that no vehicles are visible from the street. This system provides natural ventilation and filtered daylight while acting as a decorative screen that conceals all internal elements such as vehicles, plumbing, fans, ducts, and lighting. The façade design employs varying perforation diameters, which introduce transparency and rhythm while allowing a vegetal motif.

This modulation creates texture and visual interest, softening the mass of the garage and establishing the appearance of an active, layered surface rather than a utilitarian deck. The variation in panel density, combined with horizontal and vertical projections, ensures compliance with the garage design standards. The semi-transparency of the panels contributes to a sense of lightness, integrating the garage into the overall three-tier composition.

- b. No vehicles parked within or on the roof of the deck or garage shall be visible from the street. All openings shall be treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting, and;

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Response: As noted in the subsection a, the garage façades are fully screened with perforated stainless steel panels. This treatment ensures that vehicles and internal elements are not visible from the street, while allowing ventilation, filtered light, and the appearance of an active, articulated surface.

- c. No deck or garage ramp areas shall be visible from the street and shall be internal to the building.

Response: Complied. All deck and garage ramp areas are internal to the building and fully concealed from outside view, consistent with the screening approach described in subsection a.

- d. The exposed top level of a parking structure shall be covered a minimum of 60% with a shade producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure.

Response: Parking is not visible from the street, and all openings shall have decorative screening. The top level is Pool Deck Amenities.

2. Openings off any street shall not exceed two lanes in width or 30' maximum per entrance/exit. Entrances/exits on alleys/service roads are exempt from this requirement.

Response: Complied. All entrances are on service roads, not streets.

3. If the deck or garage is accessed from a street, there shall be only one point of access to the garage area from that street.

Response: Acknowledged. The garage is not accessed from the street.

4. Pedestrian entrances to the deck or garage shall be directly from a frontage line through an exterior or interior pedestrian passage or a combination thereof running from the rear to the front of the lot. Parking spaces serving residential units are exempt from these requirements.

Response: Complied. Pedestrian passages have been provided.

5. Non-active facades along an interior property line and visible from neighboring active facades, shall provide either a. or b. below:

- a. A landscape buffer at least 10 feet wide including:

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- i. One canopy tree per 30 linear feet.
 - ii. A continuous hedge at least four feet high along the façade.
 - iii. One shrub per 10 linear feet.
- b. The architectural treatments required by Section 155.5605.C.1.a.

Response: The proposed design provides a 10-foot-wide landscape buffer that meets the required specifications. The garages architectural treatments comply with Section 155.5605.C.1.a.

16. Prior to AAC, provide details of the proposed monument sign.

Response: A conceptual monument sign package will be provided prior to AAC.

17. All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed-use development shall incorporate a sufficient number of sustainable design options from Table 155.5802 Sustainable Development Options and Points to demonstrate achievement of the minimum number of points required below for the specific type of development.

1. Multifamily residential development shall achieve at least ten points.

Response: A minimum of 12 points is required for mixed-use development, which will be provided by the following features:

- Efficient Cooling
- Hurricane Resistant Structures
- Infill or Mixed-Use Development
- Parking Structure
- White Roof