

Staff Report

File #: LN-793

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: MARCH 3, 2026

THE SATORI

Request: Building Design
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 Building Design approval and Vernacular or Superior Design Alternative approval for an eight-story mixed-use development located at 4211 North Federal Highway. The proposed development consists of 187 residential units, including 27 affordable housing units, and 2,507 square feet of ground-floor retail space. The building incorporates multiple levels of structured parking and provides a variety of residential unit types ranging from one- to three-bedroom layouts. To achieve the proposed residential density, the applicant is utilizing Broward County's Density Bonus Policy 2.16.4 for mixed-use development.

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 proposes 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.

The parking garage has been designed to comply with applicable architectural standards by incorporating perforated metal screening panels with 30% and 50% openings.

The applicant is requesting approval of a Vernacular or Superior Design Alternative to modify the following Commercial, Mixed-Use, and Institutional Design Standard:

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

- 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; of*
 - iv. *Lighter or darker colored materials, mullions, or panels.*
- 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.*

As an eight-story structure, the development must clearly articulate a building base, middle, and top. However, the building appears to be lacking the required features listed above to create a discernible base, middle, and top. The applicant is requesting relief from this requirement by utilizing Option #2 of the Vernacular or Superior Design Alternative Criteria. Option #2 states:

“The project portrays a superior design of a building or development that celebrates, honors, and pays visual tribute to a specific style or theme.”

According to the submitted narrative, “The proposed design embraces a contemporary Floridian architectural language expressed through articulated volumes connected by bridge-like elements. This composition reduces the perceived massing and scale of the building, aligns with the urban rhythm of Pompano Beach, and reinforces openness and permeability. The façade incorporates deep balconies with extensive glazing, generous terraces, and layered shadow effects that create a light and dynamic visual expression. Balconies are arranged in a deliberate irregular rhythm to foster a lively interplay between indoor and outdoor spaces. Integrated planters and wood-toned vertical batten accents further soften the massing and introduce landscape elements directly into the façade, enhancing the building’s biophilic character and visual lightness.”

Additionally, the applicant supplements this request utilizing Option #6, which states:

“The project proposes other creative, innovative, or artistic applications of design that may be deemed to be of superlative or outstanding aesthetic quality by the AAC.”

The narrative states, “While the design incorporates subtle vertical shifts and stepped parapets at the uppermost tier, the applicant asserts that strict compliance with Section 155.5602.C.4.b, specifically the inclusion of masonry cornices, sloped roofs with brackets, or rigid alignment of openings, would compromise the integrity of the project’s contemporary architectural language.” The applicant contends that these traditional elements are inconsistent with the intended modern composition and would detract from the cohesive design approach presented.

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 subject property is located on the west side of North Federal Highway, between NE 41 Street and NE 48 Street.

Location | Zoning District | Existing Uses

Subject property:

(B-3) General Business | Vacant Motel

Surrounding Properties:

North: (B-3) General Business | Place of Worship

South: (RS-2) Single-Family Residential-3 / RM-12 (Multi-Family Residence 12): | Single Family Homes and Multiple Family Units

East: (PR) Public Recreation | North Pompano Park

West: City of Lighthouse Points | Commercial

Staff Conditions:

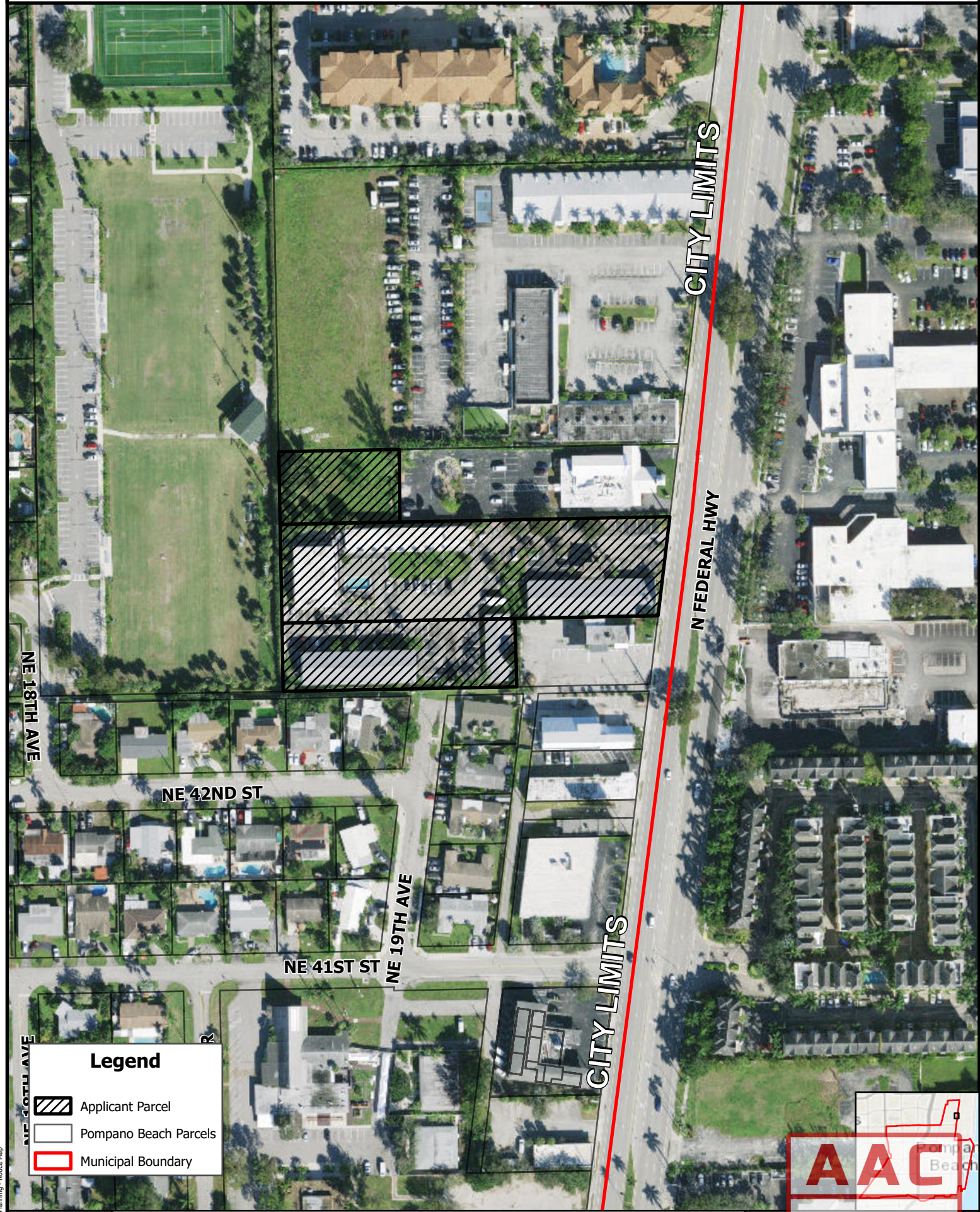
If approved by the Architectural Appearance Committee, staff recommends the following conditions of approval:

1. Obtain approval for the Vernacular or Superior Design Alternative for the requested deviation from Section 155.5602.C.4 (Base, Middle, and Top), as detailed within the Staff Report.
2. Plat approval must be recorded prior to building permit approval.
3. A Unity of Title must be processed and recorded prior to building permit approval.
4. 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.
5. The applicant must provide a Final School Capacity Availability Determination (SCAD) letter from the Broward County School Board prior to building permit approval.
6. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. 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.
 - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - d. Provide a photometric plan that complies with Code Section 155.5401: General Exterior Lighting Standards.
 - e. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.






CITY OF POMPANO BEACH

AERIAL MAP



Legend

-  Applicant Parcel
-  Pompano Beach Parcels
-  Municipal Boundary

Scale:
1:2,000

Date Exported:
2/9/2026

4211 N Federal Highway
4211 N FED LLC

AAC

PZ25-12000016
03/03/2026

Created by:
Department of
Development Services

