

The Satori

Major Site Plan Review (PZ2025-12000016)

PROJECT NARRATIVE

August 27, 2025

Revised October 29th, 2025

Revised December 17th, 2025

Revised February 2nd, 2026

I. INTRODUCTION

Urbana, on behalf of 4211 N FED, LLC (Owner/Applicant), is requesting a Master Site Plan Review (MSPR) approval to allow a mixed-use development with one-hundred and eighty-seven (187) residential units, twenty-seven (27) workforce housing units, 2,507 SF of retail space, and 1,705 SF of office space. The development is composed of three (3) parcels for a combined total acreage of 2.71 ac (118,416 SF). The development is under Parcel IDs 484318000401, 484318000380, and 484318000351 and is located at 4211 North Federal Highway, Pompano Beach, Florida, 33064. The existing Land Use Designation is Commercial (C), and the existing Zoning Designation is General Business (B-3). The parcels are not located within the Community Redevelopment Agency (CRA) boundaries, and they are within the Highlands Neighborhood of Pompano Beach. Additionally, this development is utilizing Broward County's Bonus Density Policy 2.16.4 for a mixed-use development.

II. REQUEST

To allow a mixed-use development of one-hundred and eighty-seven (187) residential units, twenty-seven (27) workforce housing units, 2,507 SF of retail space, and 1,705 SF of office space.

PROPOSED DEVELOPMENT

The property owners are proposing an eight-story, mixed-use development composed of the following uses on each level:

Level 1 (Ground Floor): Garage parking (resident, guest, and retail space), two (2) 1-bedroom units, four (4) 2-bedroom units, two (2) 3-bedroom units, 2,507 SF of retail, 1,705 SF of office space, meeting room, bike storage, main lobby, mail room, package room, main electrical room, street parking, loading areas, dog walking area, and public and private green spaces.

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CSA-331-241112 | The Satori | Project Narrative
PZ25-12000016
03/03/2026



Level 2: Garage parking (resident), (2) 1-bedroom units, five (5) 2-bedroom units, two (2) 3-bedroom units, co-work area, game center, and media room.

Level 3: Garage parking (resident), 3rd floor lobby, skylight, eight (8) 1-bedroom units, ten (10) 2-bedroom units, and two (2) 3-bedroom units.

Level 4: Garage parking (resident), 4th floor lobby, skylight, eight (8) 1-bedroom units, ten (10) 2-bedroom units, and two (2) 3-bedroom units.

Level 5: 5th floor lobby, pool, clubhouse, gym, cabanas, barbeque area, pickleball court, ten (10) 1-bedroom units, seventeen (17) 2-bedroom units, and three (3) 3-bedroom units.

Level 6: 6th floor lobby, ten (10) 1-bedroom units, nineteen (19) 2-bedroom units, and three (3) 3-bedroom units.

Level 7: 7th floor lobby, ten (10) 1-bedroom units, twenty-one (21) 2-bedroom units, and three (3) 3-bedroom units.

Level 8: 8th floor lobby, five (5) 1-bedroom units, nineteen (19) 2-bedroom units, and ten (10) 3-bedroom units.

Level 9 (Rooftop): Four (4) mezzanine 1-bedroom units, seven (7) mezzanine 2-bedroom units, and eight (8) rooftop terraces.

III. ENTITLEMENT HISTORY

1975 – Motel (Days Inn) use approved via Building Permit PR-2025-760 with no provided unit count.

1999 – Motel (Days Inn) use approved via Building Permit PR-2025-760 (Amendment) to allow 61 motel units.

IV. SURROUNDING PROPERTIES

Below are the subject parcels' adjacent parcel existing uses, future land use designations, zoning designation, and approved uses with corresponding resolutions (where applicable).

Adjacent Property	FLU	Zoning	Existing Land Use
North	C	B-3	Open Space/Neshama Jewish Funeral Services
South	L/LM	RS-4/RM-12	Single Family Homes
East	LHP C	LHP B-3A	Commercial
West	OR	PR	Recreational Open Space

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V. COMPREHENSIVE PLAN | BrowardNext

Policy 2.16.3 | Affordable Housing Bonus Density

Response: No longer applicable. The proposed development will now be utilizing Broward County Policy 2.16.4 for mixed-use developments.

Policy 2.16.4 | Affordable Housing Bonus Density

Within parcels located west of and including US 1* that are designated “Commerce” on the Broward County Land Use Plan and are either, (1) fronting with direct access to a roadway classified as a State road, County arterial, per the Broward Highway Functional Classification map, or other road or portion thereof, as approved by the Board of County Commissioners (“Board”), herein after referred to as a “Qualified Road,” or (2) are located no more than one-half (1/2) mile from a passenger rail station, defined as a station for the transportation of passengers by rail on board trains, locomotives, rail cars, or rail equipment pursuant to a passenger rail service provided by a governmental or non-governmental entity (“Qualified Rail Station”); or are within a parcel designated “Activity Center,” multi-family residential use is permitted in addition to that permitted otherwise in those designations by this Plan, subject to the following:

Response: The parcel is located west of US-1, designated “Commerce” on the Broward County Land Use Plan, and fronts a roadway classified as a State road (N Federal Highway) on the Broward County Road Jurisdiction & Functional Classification Map.

- (1) One or more of the affordable housing categories, as defined by this Plan, must be a component of the residential development based on the following “bonus” units to “affordable” unit formula(s) described below:

- (a) Moderate income: six (6) bonus units for every (1) one moderate income unit.
- (b) Low income: nine (9) bonus units for every (1) one low income unit.
- (c) Very-low income: nineteen (19) bonus units for every (1) one very-low income unit.

Response: The mixed-use development is proposing to build twenty-seven (27) deed-restricted, moderate-income WFH units on-site, which allows the development to propose the desired 187 units.

- (2) (a) Each required affordable housing unit must be no smaller than ten percent (10%) less than the average gross floor area of each bonus unit corresponding type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.) in the development project; or
(b) The number of bedrooms/bathrooms provided in the affordable units must be proportional to the number provided in the bonus units type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.)

Response: The proposed WFH units shall be designed similar to the market rate units, and shall comply with these standards.

- (3) Single-family dwelling units are not permitted. Residential units shall not be permitted on the ground floor portion of any building that fronts a Qualified Road. As per Policy 2.2.5 of the Broward County Land Use Plan, studio or efficiency housing units, no greater than 500 square feet in size, may be counted by the local government as 0.5 dwelling units for residential density purposes.

Response: The proposed ground floor residential units are located on a block of the site furthest away from the street, and no residential units directly front N Federal Highway.

- (4) These additional permitted residential density provisions are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, at a minimum through the use of restrictive covenants, that the affordable unit(s) will be maintained as affordable to the applicable designated income group(s) for a minimum period of thirty (30) years.

Response: All proposed WFH units will be deed-restricted and maintained as moderate-income for a period of at least 30 years.

- (5) Within a development containing residential units, the following shall apply:
- (a) Office and commercial use may either be vertically or horizontally integrated providing the following:

1. At least fifty percent (50%) of the ground floor of any portion of a building or development, excluding ingress and egress, facing a Qualified Road shall provide office and/or commercial uses;

Response: Approximately 60% of the ground floor is composed of commercial/non-residential uses.

2. Portions of a development not facing a Qualified Road within an Activity Center is not required, but encouraged, to provide for office and/or commercial uses.

Response: The development is proposing office and retail uses fronting N. Federal Highway.

- (b) On parcels greater than five (5) acres, a minimum of ten percent (10%) of the gross floor area, excluding parking garages, must be reserved or utilized for office and/or commercial uses not ancillary to the residential units.

Response: N/A. The parcel is not greater than 5 acres.

- (6) "Affordable unit" requirements may be satisfied via an in-lieu payment to the Broward County Affordable Housing Trust Fund** equal to \$10,000 per unit (Note: Effective January



1, 2023) for the total number of units within the development which sum shall increase by 3% annually (Note: Beginning January 1, 2024).

Response: All required WFH units shall be built on-site.

- (7) Units of local government may utilize the additional permitted residential density provisions described in this Policy, at their option, regardless of whether such provisions or conflicting provisions are incorporated within their certified local land use plan elements and utilization of these provisions does not require an amendment to the Broward County Land Use Plan map or local land use plan map.

Response: Understood.

VI. COMPREHENSIVE PLAN | City of Pompano Beach

Policy 01.07.17

The maximum intensity of development within the following nonresidential land use categories will be determined as follows:

Response: As shown on the table below, the proposed development meets the requirements of this section of the Code.

CATEGORY: COMMERCIAL (C)	REQUIRED	PROVIDED
Maximum lot coverage	60%	47%
Maximum building height (Ft)	105'	90'

VII. CODE OF ORDINANCE

ARTICLE 1 – GENERAL PROVISIONS

Sec. 155.1201. | Relationship To Comprehensive Plan | Consistency with Comprehensive Plan

This Code is a means of implementing and ensuring consistency with the goals, objectives, and policies in the City of Pompano Beach Comprehensive Plan. Any amendments to this Code shall be consistent with the comprehensive plan.

Response: Understood. The proposed mixed-use development is consistent with the goals, objectives, and policies of the city's Comprehensive Plan. No amendments are proposed.

Sec. 155.1301 | Relationship to Other Laws | Conflicts with Other Laws

A. Conflicts with other City Regulations



If a provision of this Code is inconsistent with another provision of this Code, or with a provision found in other adopted codes or ordinances of the city, the more restrictive provision shall govern unless the terms of the more restrictive provision specify otherwise. The more restrictive provision is the one that imposes greater restrictions or burdens, or more stringent controls.

Response: Understood.

B. Conflicts with State or Federal Law

If a provision of this Code is inconsistent with a provision found in the law or regulations of the state or federal government, the more restrictive provision shall control, to the extent permitted by law.

Response: Understood.

C. Conflicts with Private Agreements

Nothing in this Code is intended to supersede, annul, or interfere with any easement, covenant, deed restriction, or other agreement between private parties, but such private agreements shall not excuse any failure to comply with this Code. The city shall not be responsible for monitoring or enforcing private agreements.

Response: Understood.

ARTICLE 2 – ADMINISTRATION

Sec. 155.2401.C | Application-Specific Review Procedures | Unity of Title Agreement

In conjunction with the submittal of an application for a development permit when it is deemed necessary for compliance with standards in this Code for the owner of adjacent lots or parcels to execute an agreement whereby such lots or parcels shall be considered an undivided parcel for zoning purposes, a "unity of title agreement" or equivalent instrument shall be required to be executed by the owner and recorded in the public records of Broward County. This agreement shall be considered to be a restriction running with the land and shall bind the heirs, successors and assigns of the owner.

Response: Per Broward County Planning Council plat determination letter dated April 1, 2025, a plat will be required per Broward County Land Use Policy 2.13.1.

Sec. 155.2407.E | Application-Specific Review Procedures | Site Plan Review Standards

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

- a. Is consistent with the land use designation in the comprehensive plan:

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CSA-331-241112 | The Satori | Project Narrative 59
PZ2512000016
03/03/2026



Response: Yes, the proposed mixed-use development is consistent with the Commercial (C) land use designation in the Comprehensive Plan.

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

Response: The proposed mixed-use development complies with the General Business (B-3) zoning designation, use, density, and dimensional standards of this code.

- c. Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801, Purpose;

Response: The proposed residential development is proposing sustainable development a sufficient number of sustainable design options, and shall achieve the required 10 points for multifamily residential developments. .

- d. Complies with all other applicable standards in this Code;

Response: The proposed development shall comply with all applicable standards of this code.

- e. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;

Response: There were no development records on city record, however, as mentioned herein, 1975 and 1999 permits confirmed the Motel use for 61 units.

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

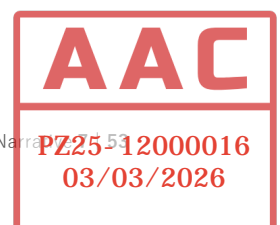
Response: Yes, the proposed development shall meet the concurrency requirements of this chapter.

- g. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

Response: Yes, the proposed development has been designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan.

- h. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

Response: The proposed development shall meet the requirements of this code.





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

Response: The proposed development shall meet the CPTED standards. Please refer to the CPTED statement.

- j. Complies with adopted Fire Codes and Standards per City Code Section 95.02;

Response: The proposed development shall comply with adopted Fire Codes and Standards per City Code Section 95.02.

- k. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan; and

Response: Not applicable, as these parcels are not considered sensitive, and no native and non-native fauna and flora are present on them.

- l. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

Response: This requirement is not applicable to this development.

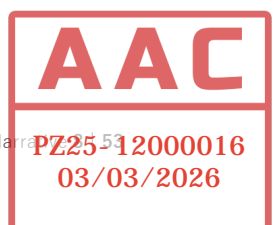
Sec. 155.2410 | Application-Specific Review Procedures | Plat

- A. Purpose. The purpose of this section is to provide a review procedure to conform to the Broward County Land Use Plan's requirement that local governments require compliance with the county's platting requirements and to ensure subdivisions of land within the city:

1. Provide for the orderly growth and development of the city;
2. Coordinate proposed streets with existing and planned streets in the city's street system, and with other public facilities;
3. Provide rights-of-way for streets and utility easements;
4. Avoid congestion and overcrowding of streets;
5. Ensure there is adequate access to development.
6. Ensure there are adequate utility facilities to serve development;
7. Ensure there is adequate open space and recreation facilities to serve development; and
8. Ensure there is proper recordation of land ownership or property owner association records, where applicable.

Response: Per Broward County Planning Council plat determination letter dated April 1, 2025, a plat will be required per Broward County Land Use Policy 2.13.1. A plat application (PZ26-14000001) is currently under review for the project.

- B. Applicability.





1. Unless exempted in accordance with subsection 2 below, approval of a Plat in accordance with this section is required before any plat of a subdivision (as defined in Part 5 (Terms and Uses Defined) of Article 9: Definitions and Interpretation) may be recorded or any development associated with the subdivision may occur, and before any Zoning Compliance Permit may be approved for construction of a principal building on a lot or parcel of land.

Response: Per Broward County Planning Council plat determination letter dated April 1, 2025, a plat will be required per Broward County Land Use Policy 2.13.1. A plat application (PZ26-14000001) is currently under review for the project.

2. Plat Exemption. The requirement that a Plat be approved in accordance with this section before approval of a Zoning Compliance Permit shall not apply where expressly exempted from such requirement by the Broward County Land Use Plan.

Response: Per Broward County Planning Council plat determination letter dated April 1, 2025, a plat will be required per Broward County Land Use Policy 2.13.1. A plat application (PZ26-14000001) is currently under review for the project.

C. Procedure.

1. Step 1: Pre-Application Meeting. Applicable.
2. Step 2: Neighborhood Meeting. Optional.
3. Step 3: Application Submittal and Acceptance. Applicable.
4. Step 4: Staff Review and Action. Applicable to a recommendation by the Development Services Director following DRC review and comment
5. Step 5: Public Hearing Scheduling and Notice. Applicable.
6. Step 6: Advisory Body Review and Recommendation. Applicable to a recommendation by the P&Z, following a quasi-judicial public hearing on the application conducted in accordance with Section 155.2307.B, Public Hearing.
7. Step 5: Decision-Making Body. Applicable to a final decision by the City Commission.

Response: Understood.

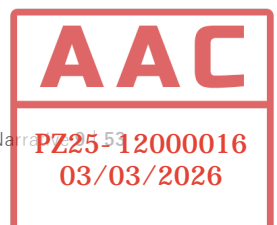
- D. Plat Review Standards. An application for a Plat shall be approved only on a finding that the proposed subdivision or development on the lots proposed to be platted meets all of the following standards:

1. The development complies with the applicable standards in Part 7 (Lots) of Article 5: Development Standards;

Response: Understood.

2. The development complies with all other applicable standards in this Code;

Response: Understood.





3. The development complies with all requirements or conditions of any applicable development orders (e.g., Planned Development);

Response: Understood.

4. Any land within the platted lot(s) that is necessary to comply with the Broward County Trafficways Plan has been conveyed to public by deed or grant of easement;

Response: Understood.

5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance; and

Response: Understood.

6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed underground.

Response: Understood. All utility and powerlines shall be placed underground and in accordance with the requirements of Code Section 155.5509.

E. Effect of Plat.

1. A development order for a Plat from the city allows submittal and review of an application for approval of the same plat by the Broward County Commission in accordance with the Broward County Land Development Code.

Response: Understood.

2. On obtaining a development order approving the same plat from Broward County in accordance with the Broward County Land Development Code, and recording the plat in accordance with Broward County platting regulations, the landowner is authorized to submit an application for a Zoning Compliance Permit in accordance with Section 155.2413, Zoning Compliance Permit, for development of the land.

Response: Understood.

F. Expiration.

A Plat approved in accordance with this section shall automatically expire and be null and void if an application for approval of the same plat is not approved by the Broward County Commission within two years after the date of the city's approval of the Plat, or an extension of this time period authorized in accordance with Section 155.2308.B.2, Extension of Expiration Time Period.

Response: Understood.

G. Deviations to/from Approved Plat.

An approved Plat may be revised to include—and subsequent applications for a Zoning Compliance Permit for development authorized by a development order for a Plat may include—amendments from the approved Plat, conditions of approval, and plat notes.

Response: Understood.



H. Amendments.

Any modifications of an approved Plat other than the deviations authorized in Section 155.2410.G, Minor Deviations to/from Approved Plat, shall require amendment of the Plat approval in accordance with Section 155.2308.C, Modification or Amendment of Development Order.

Response: Understood.

ARTICLE 3 – ZONING DISTRICTS

Sec. 155.3211. | Commercial Base Zoning Districts | B-3 Use Standards

	B-3 REQ	PROV
Min. Lot Area (SF)	10,000 SF	118,416 SF
Min. Lot Width (SF)	100'	137.25'
Max. Density (du/ac)	69 du/ac	69 du/ac
Max. Lot Coverage (% of lot area)	60% (71,050 SF)	47% (55,809 SF)
Min. Pervious Area (% of lot area)	20% (23,683 SF)	24% (29,172 SF)
Max. Height (Ft.)	105'	90'
Min. Front Yard Setback (Ft.) (E)	0'	26.6'
Min. Interior Side Yard Setback (Ft.) (N)	10'	10.9'
Min. Interior Side Yard Setback (Ft.) (S)	10'	14.4'
Min. Rear Yard Setback (Ft.) (W)	10'	10.3'

Sec. 155.3304. | Commercial Base Zoning Districts | General Business (B-3)

The General Business (B-3) district is established and intended to accommodate a diverse range of moderate-intensity retail, service, office, recreation/ entertainment, visitor accommodation, and institutional uses that serve the residents and businesses in the community at large (e.g., most retail sales and service uses, restaurants, offices, banks, restaurants, gasoline filling stations, marinas, auto and boat sales and service uses, theaters, hotels, child care facilities, vocational or trade schools, health care facilities, places of worship). It also accommodates complementary residential uses (e.g., live-work and upper-story dwellings) and moderate- to high-density multifamily development (either stand-alone or mixed with commercial development), community residences, and recovery communities.

1. Residential development on land classified as Commercial by the Land Use Plan is subject to allocation of flex or reserve units in accordance with Chapter 154, Planning or the allocation of residential units in accordance with County Affordable Housing Policy 2.16.3 (if less than 10-acres) or Policy 2.16.4 and Article 3, Use Standards.

AAC

PZ25-12000016
03/03/2026



Response: The proposed development is utilizing the Broward County Bonus Density Policy 2.16.4 for mixed-use developments.

2. Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits in Section 155.3707.

Response: N/A.

3. Those portions of a structure extending above a height of 50 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 50 ft.

Response: Yes, the proposed development meets this section of the code. The proposed building height is 90 feet, therefore the new required setback is 10 feet ($90 - 50 = 40/4 = 10$).

ARTICLE 4 – USE STANDARDS

Sec. 155.4202. | Principal Uses and Structures | Residential Household Living Uses

A. Mixed Income Residential and Mixed-Use Density Bonus Policies

- I. Mixed Income and Mixed-Use Residential Density Bonuses are intended to encourage economic revitalization through redevelopment that is mixed use/mixed income, transit/pedestrian oriented, compatible with adjacent uses, and encourages corridor beautification. Further, such bonuses are conditioned on the developer or purchaser providing, in a manner acceptable to the city, guarantees, as a minimum, through the use of restrictive covenants, that the affordability of the bonus units will be maintained for a period of at least 30 years for rental housing and at least 30 years for owner-occupied housing. The following policies may be utilized:

- a. Broward County Affordable Housing Density Bonus Policies 2.16.3 and 2.16.4.

Response: The proposed development is utilizing Broward County Affordable Housing Density Bonus Policy 2.16.4 for a mixed-use development.

- b. Section 154.61 Redevelopment and Flexibility Units.

Response: The proposed development is not utilizing Code Section 154.61 for flex units.

- c. Section 166.04151(7), Florida Statutes, as amended. The development of residential and mixed-use affordable housing developments pursuant to the provisions of Section 166.04151(7), Florida Statutes (“Live Local Act projects”) involves a combination of residential and non-residential

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components, and a combination of dwelling units, at least 40% of which must qualify as affordable housing units, as defined in Section 420.0004, Florida Statutes, to accomplish the following purposes:

- i. Protect and promote the public health, safety, and general welfare of the residents of the city;
- ii. Facilitate the orderly and efficient development of affordable housing in the city pursuant to the Act;
- iii. Acknowledge the statutory preemptions regarding use, height, density, FAR and parking under the Act;
- iv. Provide the minimum non-residential floor area for mixed use developments under the Act are the same as for other mixed-use projects in the city; and
- v. Establish an administrative approval process for qualifying developments under the Act.
- vi. The Act does not apply to airport-impacted areas such as the Airpark Overlay District as defined in Section 155.3707, and as provided in Section 333.03, Florida Statutes
- vii. Applications for a Live Local Act project must be deemed complete prior to October 1, 2033. No applications for such projects shall be accepted after October 1, 2033 unless the Florida Legislature extends or reenacts Section 166.04151(7), Florida Statutes.

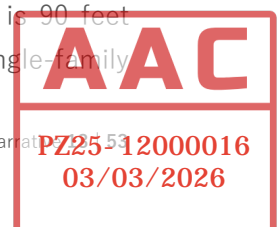
Response: Understood. However, the development is not utilizing the Live Local Act.

II. Development Standards Applicable to all Density Bonus Policies

a. Height

- i. All developments greater than 35' in height must result in an effective transition of heights from abutting low-density residential (20 units per acre or less) development to the tallest portion of the development. The effective transition of heights is intended to demonstrate compatibility of heights with abutting low-density residential development and to demonstrate that the tallest portions of the development are appropriately located including a gradual and incremental increase in height that is proportionally tiered and reasonably distributed.

Response: Understood. The proposed building height is 90 feet where the South side of the building is adjacent to single-family



homes, therefore, an effective transition of height has been provided on that side of the development.

- ii. Live Local Act projects may have the highest height of any commercial, residential or mixed-use zoning district within one mile of the proposed development site or as otherwise limited by the Act, when adjacent to single-family homes on two sides. Allowable height, therefore, will be determined on a site-specific basis for Live Local Act projects. The highest height allowed does not include the height of any building that has received any bonus, variance, or other special exception for density provided in the city's land development regulations as an incentive for development.

Response: N/A.

- iii. If the Live Local Act project is adjacent to, on two or more sides, a parcel zoned for single-family residential use that is within a single-family residential development with at least 25 contiguous single-family homes, the height of the proposed development is limited to 150% of the tallest building on any property adjacent to the Live Local Act project, the highest currently allowed height for the property provided in the city's land development regulations, or three stories, whichever is higher. For the purposes of this paragraph, the term "adjacent to" means those properties sharing more than one point of a property line, but does not include properties separated by a public road.

Response: N/A.

b. Density

- i. Development parcels with two or more density area designations shall unify for development purposes and may cluster units within the most intense density area of the development parcel.

Response: N/A.

- ii. Live Local Act projects may have up to the highest density allowed in any residential or mixed-use zoning district under the city's land development regulations. The highest density allowed does not include the density of any building that has received any bonus, variance, or other special exception for density provided in the



city's land development regulations as an incentive for development.

Response: N/A.

c. Floor Area Per Dwelling Unit: Table 155.4202.A.2.c.: Floor area per dwelling unit, minimum (square feet)

- i. Efficiency Units = 450
- ii. 1 Bedroom = 575
- iii. 2 Bedroom = 750
- iv. 3 Bedroom = 850
- v. Additional Bedroom = 100

Response: Please see below the proposed floor area per dwelling unit:

- 1. Efficiency units = Not proposed.
- 2. 1 Bedroom = Range (777 SF to 950 SF)
- 3. 2 Bedroom = Range (1,053 SF to 1,394 SF)
- 4. 3 Bedroom = Range (1,470 SF to 1,798 SF)
- 5. Additional Bedroom = Not proposed.

d. Maximum Lot Coverage. Multi-family and mixed-use development that incorporates mixed income residential may increase lot coverage by up to 20%.

Response: N/A. The proposed development meets the standards of the General Business (B-3) zoning district outlined in Section 155.3304.

e. Minimum Pervious Area. Multi-family and mixed-use development that incorporates mixed income residential may reduce the pervious area requirement to 10% of the total lot area. Landscaping and stormwater retention requirements still apply.

Response: N/A. The proposed development meets the pervious and impervious area requirements of the General Business (B-3) zoning district.

f. Setbacks and Building Placement.

- i. Front/Street Side Setback: Minimum = 0ft, Maximum = 20 ft
- ii. Build-to Zone (minimum): 60%
- iii. Interior Side Setback (minimum): 0ft
- iv. Rear (minimum): 10

Response: Please see below the proposed setbacks.

- 1. Front/Street Side Setback (East): 26.6 ft. (9.5 ft. to canopy)



2. Build-to Zone (minimum): N/A
3. Interior Side Setback (minimum)(North): 14.1 ft. (10.1 ft. to balcony)
4. Interior Side Setback (minimum)(South): 27.3 ft.
5. Rear (minimum)(West): 10 ft.

III. Incentives and Reporting Requirements:

a. Incentives:

- i. All development projects in a commercial land use category that utilize Broward County Policy 2.16.3 or 2.16.4 shall receive up to a 50% zoning density bonus. They may also apply for minor variations, or adjustments, to certain dimensional or numerical standards of this Code based on specific criteria as detailed in Section 155.2421., Administrative Adjustment.

Response: The proposed development is utilizing Broward County Affordable Housing Density Bonus Policy 2.16.4 for a mixed-use development. After applying the 50% additional density bonus, the total allowable number of units is 187 units (46 (B-3) + 23 (50% of B-3) = 69 x 2.71 acres = 186.99 = 187 du).

Sec. 155.4302. | Accessory Uses and Structures | Required Setbacks, Maximum Height and other dimensional standards.

Unless otherwise provided for in Section 155.4303 (Standards for Specific Accessory Uses and Structures), accessory uses and structures shall comply with the zoning district's minimum setback standards, maximum height limitations, and all other dimensional standards applicable for a principal dwelling unit structure.

Response: No accessory uses or structures are proposed.

ARTICLE 5 – DEVELOPMENT STANDARDS

Sec. 155.5102.D.1. | Access, Circulation, Parking, and Loading | Minimum Number of Off-Street Parking Spaces

Per this section of the Code, 1.5 parking spaces (PS) are required for every multifamily dwelling unit with 1 or 2 bedrooms and 2 parking spaces (PS) for 3 bedrooms. Furthermore, 1 parking space (PS) is required for every 400 SF of office space and 1 parking space is required for every 300 SF of retail. Since the mixed-use development is proposing 187 multifamily dwelling units (with 27



workforce housing units) of 1,2, and 3 bedrooms, 1,705 SF of office space, and 2,507 SF of retail, the total required number of parking spaces is 338 PS, and the provided is 341 PS. Out of the total PS, which falls in the 301-400 range, 8 ADA parking spaces were required. A total of 8 ADA PS are provided with the required 5' ramp as requested by the City of Pompano Beach Fire Department. Please refer to the below table for a more detailed breakdown of the uses, required parking spaces, and provided parking spaces.

USE	CODE REQ	REQUIRED	PROVIDED
1 BD Units (55 units)	1.5 PS/DU	83 PS	83 PS
2 BD Units (105 units)	1.5 PS/DU	158 PS	158 PS
3 BD Units (27 units)	2.0 PS/DU	54 PS	54 PS
Office (1,705 SF)	1.0 PS/400 SF	2 PS	2 PS
Retail (2,507 SF)	1.0 PS/300 SF	3 PS	3 PS
Guest	1.0 PS/5 DU	38 PS	41 PS
ADA (Not included in total)	(301-400)/8 PS	8 PS	8 PS
Total Required PS		338 PS	
Total Provided PS			341 PS

Sec. 155.5203 | Landscaping and Tree Preservation | Landscaping

A. Applicability.

1. New Development. Except where expressly provided otherwise in this Code, the requirements in this section shall apply to all new development in the city.

Response: The proposed development is considered a new development in the city and shall comply with the requirements in this section.

2. Existing Development.

- a. Development Without a Prior Landscape Plan Approved on Record, or Existing Prior to 1974.

Response: Understood.

- i. Any development, other than a single-family dwelling, without an approved landscape plan on record, or that was existing prior to 1974 shall comply with the following retroactive standards:

Response: Understood.

- (A) Sod shall be provided within the right-of-way swale to the edge of the paved travel lane except where in areas the Development Service Director finds are developed as a loading area or provide necessary access to loading or parking

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areas. One street tree per 40 lineal feet of sodded swale area shall be provided. Placement of street trees is subject to prior approval of the City Engineer.

Response: Understood. Please refer to landscape plan or landscape plan site data.

- (B) A landscaped area at least five feet wide and containing a continuous hedge or one tree per 40 lineal feet of frontage shall be provided adjacent to a building wall facing a public street, except those parts of such wall providing necessary access to building entrances, loading docks, overhead doors, garages or parking spaces.

Response: Understood. The proposed landscaping shall be consistent with this requirement.

- (C) A landscape strip with an average width of five feet shall be provided between any parking area or driveway and a front or street side lot line. The development shall provide the following landscaping within the planting strip:

- (1) A continuous hedge at least 24 inches in height at planting along the length of the landscape strip.

Response: Understood. The proposed landscaping shall be consistent with this requirement.

- (2) One tree per 30 lineal feet along the length of the landscape strip.

Response: Understood. The proposed landscaping shall be consistent with this requirement.

- (3) Grass or other ground cover in the remaining area of the landscape strip.

Response: Understood. The proposed landscaping shall be consistent with this requirement.

- ii. No requirement in subsection a. above shall apply if the Development Services Director determines that compliance with the requirement will cause a property to be nonconforming or will increase an existing nonconformity with respect to the number of parking spaces or accessway requirements required under this Code.

Response: Understood.

- iii. General and procedural requirements of this landscaping subchapter shall apply to the design and submittal of plans, installation of material and inspections. Submission and approval of a landscape plan shall be required for compliance with this section.

Response: Understood.



- iv. Where full compliance with the requirements of this section is precluded by a lack of sufficient developable areas due to the size and layout of existing development or the presence of significant wetlands, floodplains, watercourses, or other significant environmental constraints on development, the applicant shall comply with the requirements of this section to the maximum extent practicable, as determined by the Development Services Director.

Response: Understood.

- b. All Existing Development. Irrespective of the special requirements applicable to development existing before October 30, 1973, the landscaping requirements in this section may apply to existing development in accordance with the following.

Response: N/A. The project is not considered to be an existing development.

- i. Expansion. Except as otherwise provided in subsection iii below, if an existing structure or use is expanded or enlarged (in terms of the number of dwelling units, floor area, number of employees, seating capacity, or other size unit), additional landscaping shall be provided in accordance with the requirements of this section to serve the expanded or enlarged part of the structure or use.

Response: N/A. The proposed development does not include the expansion of an existing structure.

- ii. Upgrading Of Nonconforming Landscaping. Nonconforming landscaping on the site of an expanded structure or use area shall comply with the requirements of this section in accordance with the standards of Part 5 (Nonconforming Site Features) of Article 7: Nonconformities.

Response: N/A. The proposed development does not include the expansion of an existing structure.

- iii. Minor or Major Site Plan Approval. Any proposed development subject to the review of a Minor or Major Site Plan approval shall demonstrate compliance with the approved Landscape Plan on file, in addition to any requirements necessitated by this code.

Response: Understood. The proposed development and accompanying landscape plan shall demonstrate compliance with this section of the code.

3. Demolition Sites

- a. If all or any existing structures on a lot are being, or have been, totally demolished drought-resistant sod or drought-resistant ground cover shall be installed on the entire demolition and/or disturbed areas before close-out of the demolition Building Permit and thereafter maintained. All asphalt, rock, and other non-natural materials shall be removed and refilled to the undisturbed lot level with clean soil.

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before any planting or installation of the required drought-resistant sod or ground cover. Such vegetative restoration of a demolition site shall be subject to the standards of this section if conditions stated above are met; or

Response: Understood. The proposed landscaping shall be consistent with this requirement.

- b. If any or all existing structures on a lot are being, or have been, demolished in preparation for new development in accordance with a valid Development Order and Building Permit, and the construction of a principal structure will commence within 30 days after the demolition has been completed, the owner of the lot shall restore the lot to its pre-demolition elevation, brush-cut the lot, and keep the lot free of debris, trash, and invasive plant materials until start of the permitted construction. A nonliving material adequate to avoid the shifting, blowing, or other dissemination of dust, soil, gravel, or fill may be used until start of the permitted construction. A perimeter berm no more than four feet high and planted with ground cover in accordance with Section 155.5203.B.2.e, Groundcover, may be installed and used during the construction period; and

Response: Understood. All demolition activity shall be in compliance with these requirements.

- c. If demolition activity is proposed to occur in the drip-line of an existing tree, a Tree Permit is required in accordance with Section 155.5204.B.1.b before start of the demolition activity.

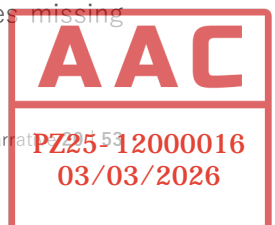
Response: Understood. Demolition activity shall not occur in the drip-line of an existing tree.

- 4. Conflict with CPTED Guidelines. The Development Services Director may waive all or part of the standards in this section, 155.5203, if it is demonstrated that the implementation of the standard result in a conflict with the city's adopted CPTED guidelines.

Response: Understood.

- 5. Landscape Plan Required. Uses subject to the standards in this section shall include a landscape plan as a part of any application for a Special Exception (Section 155.2406), Site Plan Approval (Section 155.2407), or Zoning Compliance Permit (Section 155.2413), as appropriate. Landscape plans shall be prepared by a Landscape Architect registered in Florida and shall show replacements trees for any trees missing from previously approved landscape plans.

Response: Understood. The required landscape plan will be prepared by a Landscape Architect registered in Florida and shall show replacements trees for any trees missing from previously approved landscape plans.





B. General Requirements for Landscaping

1. Plant Material

a. General

- a. All required plant materials shall be Florida Grade # 1 or better, in accordance with Grades and Standards for Nursery Plants (Florida Division of Plant Industry).

Response: Understood. The proposed landscaping shall be consistent with this requirement.

- b. All plant materials shall, to the greatest extent possible:

- (A) Be based on the plant's adaptability to the landscape area, desired effect, color, texture, and ultimate plant size;
- (B) Be frost and drought tolerant, and grouped in accordance with their respective water and maintenance needs;
- (C) Be appropriate for the ecological setting in which the materials are to be planted, including the shielding of buildings from the sun (where possible) and from radiating surfaces such as parking areas, and as a screen for noise abatement;
- (D) Be commercially available;
- (E) Not have invasive growth habits, as identified in List of Invasive Plant Species (Florida Exotic Pest Plant Council); and
- (F) Comply with crime prevention through design (CPTED) principles.

Response: Understood. The proposed landscaping shall be consistent with these requirements.

b. Native Vegetation and Diversity.

- (A) All landscaped areas shall include placement of native vegetation in substantial conformity with the principles outlined in The Florida-Friendly Landscaping Guide to Plant Selection & Landscape Design (University of Florida) and the Administrative Manual.

Response: Understood. The proposed landscaping shall be consistent with this requirement.

- (B) Where 20 or more trees are required on a site, at least 50 percent of the required trees shall be native species, no more than 20 percent of the required trees shall be palm trees, and the required trees shall consist of at least four different species.

Response: Understood. The proposed landscaping shall be consistent with this requirement.



- (C) Plant species identified as invasive species in List of Invasive Plant Species (Florida Exotic Pest Plant Council) are prohibited.

Response: Understood. The proposed landscaping shall be consistent with this requirement.

2. Installation.

- a. General. All required landscaping and landscape areas shall be installed in a sound, workmanlike manner and in accordance with landscaping BMPs, Florida-friendly landscaping principles, and the standards in this section.

Response: Understood. All required landscaping and landscape areas shall be installed in a sound, workmanlike manner and in accordance with landscaping BMPs, Florida-friendly landscaping principles, and the standards in this section.

- b. Planting Soil.

- i. Planting soil shall be clean and reasonably free of construction debris, weeds, rocks, noxious pests, and diseases.

Response: Understood. All planting soil shall be clean and reasonably free of construction debris, weeds, rocks, noxious pests, and diseases.

- ii. Planting soil for all planting areas shall be amended with horticulturally acceptable organic material.

Response: Understood. The provided planting soil shall be up to this standard.

- c. Turf Grass.

- i. Turf grass shall be drought tolerant, as described in the Administrative Manual.

- ii. Turf grass shall not be treated as fill-in material, but consolidated and placed so it can be irrigated separately from other types of landscape plants.

- iii. Use of turf grass shall be limited to use as a design unifier and in areas that receive pedestrian traffic, provide for practical or recreational use, or provide soil erosion control (e.g., on slopes or in swales).

- iv. The Development Services Director may authorize large grassed areas not subject to soil erosion, such as playfields, to be grassed by other methods.

Response: Understood. The proposed landscaping consists of no turf grass.



- d. Groundcover. At the time of planting, groundcover shall cover at least 50 percent of the intended groundcover area. Groundcover shall cover 100 percent of the intended groundcover area within one year after installation.

Response: Understood. The proposed landscaping & groundcover shall be consistent with this requirement.

- e. Vines. At the time of planting, vines shall have at least four runners, each of which is at least two feet long.

Response: Understood. The proposed landscaping shall be consistent with this requirement.

- f. Shrubs and Hedges. At the time of planting, shrubs shall be upright in nature, be at least two feet in height above ground level, and have a spread of at least 24 inches. Shrubs designed to form a continuous hedge shall be spaced a maximum average of 24 inches on center.

Response: Understood. All shrubs and hedges shall be consistent with this requirement.

- g. Trees.

- i. General.

- (A) Planting activities, including site preparation, shall not unnecessarily damage any other trees to remain on the property.

Response: Understood. All tree planting activities shall be consistent with this requirement.

- (B) Trees shall be planted into an area with adequate space for development of their root system and canopy. A minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

Response: Understood. All tree planting activities shall be consistent with this requirement.

- (C) Trees shall be planted at least 15 feet from any light fixture mounted on a pole.

Response: Understood. All tree planting activities shall be consistent with this requirement.

- (D) Before, during, and following planting, the root ball and trunk of the tree shall be protected and the root ball shall be kept moist.

Response: Understood. All tree planting activities shall be consistent with this requirement.

(E) All newly planted trees shall be properly guyed and staked at the time of planting to ensure establishment and erect growth, in accordance with the specifications as set forth in the Administrative Manual. Trees shall be restaked in the event of blow-overs or other failure of the staking and guying. A tree shall remain braced for at least one year after its planting.

Response: Understood. All tree planting activities shall be consistent with this requirement.

(F) A newly planted tree shall be fertilized as appropriate and shall be watered sufficiently until tree growth is established. Written proof of temporary irrigation may be required as a condition of approval of a Tree Permit.

Response: Understood. All tree planting activities shall be consistent with this requirement.

ii. Height.

(A) Canopy Trees.

(1) At the time of planting, canopy trees shall be at least twelve feet in height above ground level.

Response: Understood. All provided canopy trees shall be consistent with this requirement.

(2) At least 50 percent of required canopy trees shall be 14 feet high if the principal structure on the lot is between 15 and 25 feet high, and feet high if the principal structure on the lot is more than 25 feet high.

Response: Understood. All provided canopy trees shall be consistent with this requirement.

(B) Ornamental Trees. At the time of planting, ornamental trees shall be at least eight feet in height above ground level.

Response: Understood. All provided ornamental trees shall be consistent with this requirement.

(C) Understory Trees. At the time of planting, understory trees shall be at least ten feet in height above ground level.

Response: Understood. All provided understory trees shall be consistent with this requirement.

(D) Palm Trees.



- (1) At the time of planting, palm trees shall be at least 14 feet in height above ground level.

Response: Understood. All provided palm trees shall be consistent with this requirement.

- (2) At least 50 percent of required palm trees shall be 18 feet high if the principal structure on the lot is between 15 and 25 feet high, and 22 feet if the principal structure on the lot is more than 25 feet high.

Response: Understood. All provided palm trees shall be consistent with this requirement.

- (3) No more than 50 percent of the total number of required trees shall be palm trees.

Response: Understood. All provided palm trees shall be consistent with this requirement.

h. Berms.

- i. Berms shall have a slope not exceeding a ratio of three horizontal feet to one vertical foot and a top width at least one-half the berm height.

Response: Understood. All provided berms shall be consistent with this requirement.

- ii. Berms proposed to be placed along street rights-of-way shall be designed and constructed to provide adequate sight distances at intersections and shall not impair safe operation of vehicles.

Response: Understood. All provided berms shall be consistent with this requirement.

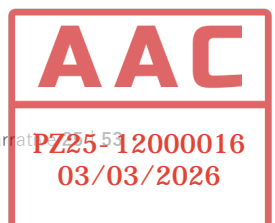
- iii. In no case shall berms be located or designed so they damage the roots or trunks of existing healthy vegetation designated to be preserved.

Response: Understood. All provided berms shall be consistent with this requirement.

i. Stabilization.

- i. All required landscape planting areas and berms shall be stabilized and maintained with turf, ground cover, specified mulch at minimum two inch depth, or other approved materials to prevent soil erosion and allow rainwater infiltration.

Response: Understood. The proposed landscaping shall be consistent with this requirement.



- ii. Mulch shall be maintained at a minimum thickness of two inches around shrubs and trees.

Response: Understood. The proposed landscaping shall be consistent with this requirement.

- j. Protection from Vehicular Damage. Required landscaping areas shall be protected from vehicular damage by the installation of curbing, wheel stops, or other method approved by the Development Services Director.

Response: Understood. All vehicular use areas shall be landscape appropriately.

- k. Dry Retention Areas. Required landscaping areas shall be protected from vehicular damage by the installation of curbing, wheel stops, or other method approved by the Development Services Director.

Response: N/A. There are no proposed dry retention areas.

3. Existing Vegetation.

- a. Existing trees and understory vegetation located within any unique natural area identified in the Pompano Beach Comprehensive Plan shall be preserved, and may be used toward meeting the requirements of this section to the extent they meet the minimum standards of this section.

Response: Understood. All existing trees and understory vegetation shall be either preserved or properly mitigated.

- b. Existing healthy and well-formed trees and understory vegetation shall be preserved and may be used toward meeting the requirements of this section to the extent they meet the minimum standards of this section.

Response: Un Understood. All existing trees and understory vegetation shall be either preserved or properly mitigated.

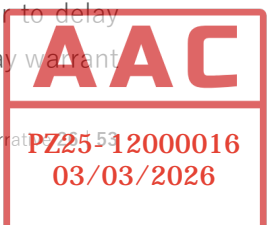
4. Time for Installation of Required Landscaping.

- a. Time Limit. All required landscaping (including groundcover) shall be installed in accordance with the required planting standards set forth in this section prior to issuance of a Certificate of Occupancy unless the Development Services Director grants an extension to this time limit in accordance with Section 6.3.I.1.b, Extensions.

Response: Understood.

- b. Extensions.

- i. The Development Services Director may, for good cause shown, grant extensions to the above time limit, allowing a developer/owner to delay the installation of required landscaping. Circumstances that may warrant





an extension include, but are not limited to, completion of utility work occurring in a proposed landscaped area that is incomplete or delayed.

Response: Understood.

- ii. Any extension of the time limit shall be conditioned on the required landscaping being installed as soon as practicable after the delay-warranting circumstances cease to exist and the provision of a performance guarantee ensuring installation of the required landscaping within one year in accordance with Section 155.5901.C, Performance Guarantees.

Response: Understood.

5. Irrigation System Required.

- a. Wherever landscaping is required by this Code, it shall be kept in a healthy growing condition through appropriate irrigation by an automatic underground irrigation system installed in accordance with requirements of the Building Code.

Response: Understood. The proposed irrigation system shall be consistent with this requirement.

- b. The irrigation system shall include a rain-sensing cutoff device that shall be located and installed so that building eaves , balconies, and similar overhangs do not interfere with effective operation of the device.

Response: Understood. The proposed irrigation system shall be consistent with this requirement.

- c. The irrigation system shall be properly maintained in good working order and provide a minimum coverage of 100 percent with 50 percent overlap.

Response: Understood. The proposed irrigation system shall be consistent with this requirement.

- d. Water used for irrigation shall be rust-free except where deemed unnecessary by the Development Services Director.

Response: Understood. The proposed irrigation system shall be consistent with this requirement.

- e. Water used for irrigation shall be reuse water wherever practicable.

Response: Understood. The proposed irrigation system shall be consistent with this requirement.

C. Minimum Development Site Landscaping. New developments shall provide plantings within pervious areas of the development site in accordance with the standards in Table 155.5203.C



for the base zoning district in which the development is located and the size of the lot contain the development.

Response: As the parcel's zoning district is B-3, and per the standards outlined in Table 155.5203.C, the development shall provide 1 tree and 5 shrubs per 3,000 sq ft of lot area or major fraction thereof.

D. Vehicular Use Area Landscaping.

1. Applicability.

- a. General. Except as otherwise provided by the provisions of this subsection, all vehicular use areas in all zoning districts shall include landscaping around and within the vehicular use area as a means of mitigating the parking area's microclimate and visual impacts.

Response: Understood. All proposed vehicular use areas shall include adequate landscaping in order to mitigate the parking area's microclimate and visual impacts.

- b. Exemptions. The standards in this subsection shall not apply to single-family dwellings.

Response: N/A. The proposed development is not a single-family dwelling.

- c. Conflict with CPTED Guidelines. The Development Services Director may waive all or part of the standards in this subsection 155.5203.D., if it is demonstrated that the implementation of the standards result in a conflict with the city's adopted CPTED guidelines.

Response: Understood.

2. General.

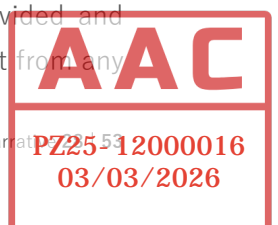
- a. Required landscaped planting areas and canopy trees shall be distributed and sited within and around the vehicular use area so as to maximize heat abatement.

Response: Understood. The proposed landscaping and planting areas shall be distributed in a manner that maximizes heat abatement.

- b. Non-landscaping features such as walkways, light or utility poles, fire hydrants, and stormwater management facilities may be located in required landscaped areas only to the maximum extent necessary to comply with other provisions of this Code and provided the minimum landscaping width and planting standards for vehicular use areas are met.

Response: Understood.

- 3. Perimeter Landscaping Strips. Perimeter landscaping strips shall be provided and maintained around the perimeter of a vehicular use area to screen view of it from any





abutting public right-of-way, private roadway, alley, property, or waterway in accordance with the following standards, except where such screening is provided by an intervening on-site building or other structure and on land crossed by an authorized vehicular, bicycle, or pedestrian accessway or easement for an underground utility line.

a. Location and Configuration.

- i. Except as provided in ii below, perimeter landscaping strips shall be located on the same property as the vehicular use area and placed to assure visibility and safety of bicyclists and pedestrians within the vehicular use area and on adjacent accessways.

Response: Understood. All proposed perimeter landscaping strips shall be consistent with this requirement.

- ii. Where abutting properties are subject to the same perimeter landscaping strip requirement along a common property line, a single perimeter landscaping strip meeting these standards may be provided along either or both sides of the common property line through joint written agreement by the owners of the abutting properties.

Response: Understood. All proposed perimeter landscaping strips shall be consistent with this requirement.

b. Composition. Perimeter landscaping strips shall be comprised of:

- i. Canopy trees spaced a maximum average of 30 feet on center, except that:

(A) Canopy trees may be spaced a maximum average of 40 feet on center within perimeter landscaping strips screening a vehicular use area from an abutting property or waterway;

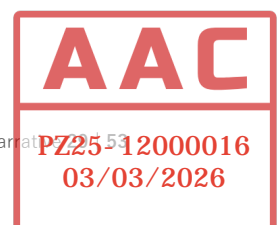
Response: Understood. All proposed canopy trees within perimeter landscaping strips shall be adequately spaced.

(B) Where more than ten canopy trees are required, large palm trees may be substituted for 50 percent of required canopy trees, and shall be spaced a maximum average of 20 feet on center where used along an entire side of the vehicular use area; and

Response: Understood.

(C) Understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines; and

Response: Understood.



- ii. Shrubs planted to form a continuous, opaque hedge along the perimeter of the vehicular use area, provided that:

- (A) To allow security surveillance of parking areas, the shrubs shall be maintained at a maximum height of three feet above the elevation of the adjacent vehicular use area ; and

Response: Understood. All proposed shrubs shall be consistent with this requirement.

- (B) A solid masonry wall up to three feet high may be substituted for all or part of the required shrub hedge provided that shrubs or vines spaced a maximum average of five feet on center shall be planted between the wall and any adjacent vehicular use area ; and

Response: Understood.

- iii. Ground cover or grass planted in all areas not occupied by trees, shrubs, or walls.

Response: Understood. The proposed landscaping shall be consistent with this requirement.

- c. Width. The minimum width of the perimeter landscaping strip shall be:

- i. Twenty feet in industrial developments abutting a major arterial, minor arterial, or collector street;

Response: N/A. The proposed development will not include any industrial uses.

- ii. Ten feet in all other developments on lots greater than 100 feet wide; and;

Response: Understood. All proposed perimeter landscaping strips shall be at least 10 feet wide.

- iii. Five feet in all other developments on lots no more than 100 feet wide.

Response: N/A. The proposed development will be more than 100 feet wide.

- d. Credit towards Perimeter Buffers. Perimeter landscaping strips associated with a vehicular use area may be credited towards compliance with perimeter buffer standards. (See Section 155.5203.F, Perimeter Buffers.)

Response: Understood.

- 4. Interior Landscaping Standards.

- a. Applicability.



- a. General. Except as otherwise provided in subsection ii below, landscaped planting areas making up at least 15 percent of the total area of a vehicular use area shall be provided and maintained within the interior of a vehicular use area in accordance with the following standards.

Response: Understood. The proposed landscaped planting areas shall be consistent with this requirement.

- b. Landscaped Islands in Parking Bays.

- i. A landscaped island shall be provided at each end of every row of parking spaces. Where a row of parking spaces contains ten or more parking spaces, additional landscaped islands shall be provided at a spacing no greater than one every ten parking spaces.

Response: Understood. All proposed landscape islands shall be consistent with this requirement.

- ii. Each landscaped island shall be at least eight feet wide and at least as long as the adjacent parking spaces, with the long axis of the landscaped island running approximately parallel to that of the adjacent parking spaces.

Response: Understood. All proposed landscape islands shall be consistent with this requirement.

- iii. Each landscaped island shall contain at least one canopy tree. Understory trees may be substituted for canopy trees in areas beneath overhead utility lines. Trees shall be maintained to provide maximum canopy crown.

Response: Understood. All proposed landscape islands shall be consistent with this requirement.

- c. Landscaped Areas Between Parking Bays. A landscaped area at least eight feet wide shall be provided between abutting parallel parking bays. The landscaped area shall contain canopy trees spaced no more than 40 feet apart, a continuous hedge, and grass or groundcover throughout the remaining area.

Response: Understood. Any proposed landscaping between parking bays shall be consistent with this requirement.

- d. Landscaped Driveway Medians. Driveways within vehicular use areas may include a center landscaped median provided the median:

- i. Is at least eight feet wide.
- ii. Is maintained in grass, groundcover, shrubs, ornamental trees, or understory trees.
- iii. Is protected from vehicular encroachment.

Response: Understood. There are no proposed central landscaped driveway medians.

5. Landscaping Between Vehicular Use Areas and Buildings. A landscaped area shall be provided between a vehicular use area and an abutting building in accordance with the following standards. No landscaped area is required along those parts of an abutting building facade containing building entrances, driveways into garages or carports, or loading docks.

- a. The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area.

Response: Understood. The proposed landscaping & VUA shall be consistent with this requirement.

- b. The landscaped area shall include landscaping meeting the foundation planting standards in Section 155.5203.E.3.

Response: Understood. The proposed foundation planting shall be consistent with this requirement.

- c. 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 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 2 species;
- vii. Suspended pavements systems are provided for the adjacent vehicular use area.

Response: Understood.

- E. Building Base Plantings.

1. Purpose and Intent. Building base plantings are intended to soften the visual impact of building foundations and provide for the even dispersal of shrubs along the bases of building facades that face streets. They consist of shrubs planted around the base of a building to help soften its appearance.

Response: Understood. All proposed base building plantings shall be consistent with this requirement.

2. Building Base Planting Required. Except for single-family dwellings, shrubs shall be planted along the base of any building facade facing a street. This requirement shall not apply to a building facade constructed along or within one foot of the street right-of-way boundary, or along those parts of a building facade containing building entrances, driveways into garages or carports, or loading docks.

Response: Understood. All proposed base building plantings shall be consistent with this requirement.

3. Building Base Planting Standards

- a. Required shrubs shall be planted within three feet of the base of the building. If a street sidewalk is located between the base of the building and the street, required shrubs may be planted up to 15 feet from the base of the building.

Response: Understood. All proposed base building plantings shall be consistent with this requirement.

- b. Required shrubs shall maintain a maximum average on-center spacing of six feet, and be evenly-distributed along the building facade.

Response: Understood. All proposed base building plantings shall be consistent with this requirement.

F. Perimeter Buffers.

1. Purpose and Intent. Perimeter buffers are intended to help mitigate potential negative effects of proposed developments on abutting property and abutting rights-of-way.
2. Applicability.

- a. Development required to obtain Major Site Plan or Minor Site Plan approval shall provide a perimeter buffer to separate it from abutting property zoned for a less intensive or inconsistent zoning district, including developed and vacant property, in accordance with Table 155.5203.F.3, Required Buffer Types and Standards.

Response: Understood. The proposed development shall provide adequate perimeter buffers.



- b. Except as noted in subsection d below, when required by a Use-Specific standard in Article 4, development required to obtain Major Site Plan approval shall provide the specified perimeter buffer type along all property lines, regardless of the zoning district of the abutting property.

Response: Understood. The proposed development shall provide adequate perimeter buffers.

3. Required Buffer Types and Standards. Table 155.5203.F.3, Required Buffer Types and Standards (below), describes each of three different types of perimeter buffers in terms of where it is required, function, and optional combinations of width and screening standards.

Response: The required buffer type for the proposed development is Type A buffer and Type C buffer; we are using option 1 for both Type A and Type C buffer.

WHERE REQUIRED	REQUIRED BUFFER TYPE BY FUNCTION	
Between a proposed multifamily dwelling and land zoned RS-1, RS-2, RS-3, RS-4, RS-L, RD-1, or MH-12, or as required per use-specific standards in Article 4.	TYPE A BUFFER	
	This perimeter buffer functions as an intermittent visual obstruction from the ground to a height of at least 20 feet and creates an impression of spatial separation without eliminating visual contact between uses.	
	Option 1	Option 2
	At least 10 feet wide + 1 canopy tree per 30 linear feet + A continuous hedge at least 4 feet high	At least 20 feet wide + 1 canopy tree per 50 linear feet + 1 understory tree per 30 linear feet + 1 shrub per 10 linear feet
WHERE REQUIRED	REQUIRED BUFFER TYPE BY FUNCTION	
Between a proposed industrial use and land within a non-industrial zoning district, or as required per a use-specific standard in Article 4 .	TYPE C BUFFER	
	This perimeter buffer functions as an opaque screen from the ground to a height of at least six feet. This type of buffer prevents visual contact between uses and creates a strong impression of total separation.	
	Option 1	Option 2
	At least 10 feet wide + An opaque masonry wall at least 8 feet high +	At least 25 feet wide + A wall or opaque fence at least 4 feet high atop a berm at least 4 feet high +

	1 canopy tree per 30 linear feet + a continuous hedge at least 5 feet high on the exterior side of the wall or fence + 1 canopy tree per 30 feet on the interior side of the wall or fence	1 understory tree per 15 linear feet on the exterior side of the wall or fence + 1 canopy tree per 30 linear feet on the interior side of the wall or fence
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4. Location of Perimeter Buffers. Perimeters buffers required by this subsection shall be located along the outer perimeter of the lot of which it is required, just inside its boundary with the lot being buffered or inside any access or utility easement running along that boundary that precludes or restricts provision of required screening.

Response: Understood. The proposed perimeter buffers shall be consistent with this requirement.

5. Development within Required Buffers.

- a. The required buffer shall not contain any development, impervious surfaces, or site features (except fences or walls) that do not function to meet the standards of this section or that require removal of existing vegetation, unless otherwise permitted in this Code.

Response: Understood. All proposed perimeter buffers shall be consistent with this requirement

- b. Sidewalks, trails, and other elements associated with passive recreation may be placed in perimeter buffers if all required landscaping is provided and damage to existing vegetation is minimized to the maximum extent practicable.

Response: Understood. All proposed perimeter buffers shall be consistent with this requirement

- c. Overhead and underground utility lines required or allowed by the city are permitted to cross perimeter buffers but shall minimize the impact to vegetation to the maximum extent practicable. Where required landscaping material is damaged or removed due to utility activity within a required buffer, the landowner shall be responsible for replanting all damaged or removed vegetation necessary to ensure the buffer meets the standards in this Code.

Response: Understood. No proposed utility line locations shall negatively impact any vegetation on site.

G. Street Trees.

1. Street Tree Plan. A Street Tree Plan is established to depict the species of trees that shall be planted along arterial and collector streets in the city. The Street Tree Plan



shall be kept on file in the Development Services Department and is incorporated into and made part of the Administrative Manual by reference.

Response: Understood.

2. Street Trees Required of New Development.

- a. New development shall provide street trees along any street except an alley.

Response: Understood. Street trees shall be provided in accordance with this requirement.

- b. Required street trees shall be planted in a planting strip that is located between the roadway and the property line and is at least five feet wide. Where such a planting strip does not exist or is impractical to provide, street trees may be located in a vehicle use area's perimeter landscaping strip (See Section 155.5203.D.3, Perimeter Landscaping Strips.) where the perimeter landscaping strip adjoins the street right-of-way.

Response: Understood. Street trees shall be provided in accordance with this requirement.

- c. Street trees shall be provided at a ratio of one street tree per 40 feet of street frontage. Required street trees shall be spaced no closer than 15 feet apart and no farther than 60 feet apart.

Response: Understood. Street trees shall be provided in accordance with this requirement.

- d. Required street trees shall be understory trees to accommodate overhead utility lines.

Response: Understood. Street trees shall be provided in accordance with this requirement.

- e. The variety and species of required street trees shall be in accordance with the Street Tree Plan.

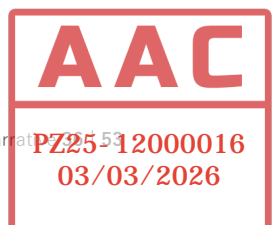
Response: Understood. Street trees shall be provided in accordance with this requirement.

- f. Installation and maintenance of required street trees shall be the responsibility of the adjoining property owner.

Response: Understood. Street trees shall be provided in accordance with this requirement.

Sec. 155.5204.C | Landscaping and Tree Preservation | Tree Preservation

C. Tree Removal.





1. The Development Services Director shall approve a Tree Permit authorizing tree removal only on making one or more of the following findings:
 - a. That the tree removal is necessary to accommodate a proposed development, that the proposed development cannot be located on the site without tree removal, despite every reasonable effort having been made to incorporate the tree(s) proposed to be removed into the development and to minimize the number of trees removed.
 - b. That the tree proposed to be removed is dead, effectively destroyed, diseased, injured, or otherwise of poor quality and condition.
 - c. That the tree proposed to be removed is obstructing safe vehicular cross visibility.
 - d. That the tree proposed to be removed is too close to an existing structure so as to endanger the structure, or otherwise is creating ongoing safety problems for existing development.
 - e. That the tree is an invasive tree, as defined in Part 5 (Terms and Uses Defined) of Article 9: Definitions and Interpretation, provided the removal results in the complete removal of the invasive tree.

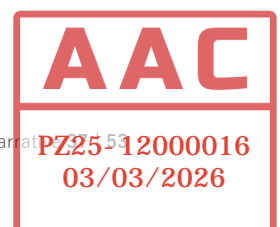
Response: Understood.

2. If trees proposed to be removed are located within a Natural Forest Community, as defined in Part 5 (Terms and Uses Defined) of Article 9: Definitions and Interpretation, the Development Services Director shall approve a Tree Permit authorizing tree removal only on making the following additional findings:
 - a. That any areas providing habitat to species listed in Office Lists of Endangered and Potentially Endangered Fauna and Flora in Florida (Florida Game and Freshwater Fish Commission) have been identified and will be preserved.
 - b. That areas of high on-site wildlife utilization have been identified and will be preserved.
 - c. That areas containing relatively undisturbed tree canopy, subcanopy, and groundcover have been identified and will be preserved.

Response: Understood.

3. Activities associated with authorized tree removal shall not cut down, destroy, remove, relocate, effectively destroy, or damage any other tree on the site unless a Tree Permit authorizing such action is first obtained.

Response: Understood.





4. No dead tree shall be allowed to remain on any developed property. Any dead tree on developed property shall be removed in accordance with a Tree Permit approved in accordance with Section 155.2411, Tree Permit.

Response: Understood. The development shall comply with this requirement.

Sec. 155.5301 | Screening, Fences, and Walls | Screening

(A) Mechanical Equipment.

1. Applicability.

a. New Development Screening Scenarios

- i. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened, unless exempted by Section 2 (155.5301.A.2. Exemptions).

Response: Elevations confirm all rooftop mechanical units are fully screened by parapets extending above unit height. Ground-mounted equipment is not proposed.

- ii. Mechanical equipment mounted on ground level, or mounted within 3 feet from ground level, shall be screened by dense continuous hedges installed in accordance with Section 155.5203.B.2.f., Shrubs and Hedges, or semi-opaque fences or solid walls. The height of the vegetation, wall or fence, shall be maintained at least six inches above the height of the mechanical equipment being screened.

Response: No mechanical equipment shall be mounted on the ground level.

2. Exemptions.

- a. The Development Services Director may waive all or part of the standards in this subsection, 155.5301.A. or 155.5301.B., if it is demonstrated that the implementation of the standards results in a conflict with the city's adopted CPTED guidelines, City adopted Life Safety standards, City owned utility infrastructure as referenced in Article 5, Part 5, Environmental Protection/Infrastructure, or maintenance requirements for mechanical equipment within the public right-of-way.

Response: Understood.

- b. If it is determined that the mechanical equipment is not visible from a street or at the ground level of a non-industrial zoning district new, or

existing industrial development, within an Industrial zoning, then the roof-mounted mechanical equipment does not need to be screened on a building, if any of the following conditions apply:

- i. the building elevation faces another building on the same lot;
- ii. the rear building elevation faces nonbuildable properties (example of a nonbuildable property includes a railroad track, a water body, or similar properties).

Response: Understood.

(B) Screening of Off-Street Loading and Service Areas

1. All off-street loading areas and services areas (e.g., refuse or recyclables collection area, equipment cleaning area) shall be located and designed to reduce the adverse visual and acoustic impacts of their use on adjacent streets and properties.

Response: Understood. All off-street loading areas shall be provided in accordance with these requirements.

2. Exterior off-street loading and service areas shall be screened from view from adjacent streets and properties by durable, sight-obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height. Points of vehicular access into or from the loading or service area need not be screened, provided they are located and designed to minimize direct views into the service or loading area from adjacent streets and properties.

Response: Understood.

3. Screening walls and fences shall incorporate at least one of the primary materials or colors of the primary structure on the lot. Screening hedges shall be of a type and quality as that used for site landscaping.

Response: Understood.

4. The Development Services Director may waive all or part of the standards in this subsection, 155.5301.B., if it is demonstrated that the implementation of the standards results in a conflict with the city's adopted CPTED guidelines.

Response: Understood.

(C) Location and Screening of Commercial Containers

1. Applicability.
 - a. New Multifamily and Nonresidential Development. Except as otherwise provided in subsection c. below, on any multifamily and nonresidential properties, all exterior commercial containers—including, but not limited to, garbage dumpsters and compactors, cardboard receptacles and compactors,





large recyclable containers, grease/oil tanks and garbage cans and carts— shall be screened from view from adjacent streets and properties in accordance with the standards in this subsection.

- i. Commercial containers shall be screened on three sides by a durable, sight-obscuring wall constructed of brick, masonry, stone, or similar material, and on the fourth side by a wood or metal gate.

Response: Understood.

- ii. No commercial container enclosure shall be placed in an area where the fence regulations would cause a conflict with this section.

Response: Understood.

- iii. The height of the screening walls and gate shall be at least six inches higher than the height of the container.

Response: Understood.

- iv. Where the container is located next to a building wall, the building wall may serve as a screening wall, and the other screening walls or fences shall incorporate at least one of the primary materials or colors of the adjacent building wall.

Response: Understood.

- v. The external sides of walls screening a commercial container shall have a "finished" surface (e.g., textured or painted) and shall be landscaped to soften their visual impact in accordance with Section 155.5302.F.3., Fence and Wall Landscaping.

Response: Understood.

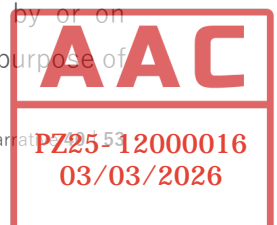
2. Location. Commercial containers shall not be placed in the following locations:

- a. Within five feet of any property line;
- b. Any required landscaped area;
- c. Any front yard or street side yard;
- d. Any fire lane;
- e. Any off-street parking space;
- f. Any location that blocks vehicular, bicycle, or pedestrian traffic;
- g. Any location that interferes with utilities; and
- h. Any platted or recorded easement.

Response: Understood.

3. Exemptions.

- a. These standards shall not apply to commercial containers placed by or on authority of the city on a temporary basis or placed for the temporary purpose of





disposing of waste generated during construction (e.g., construction waste bins) or demolition activity on the site.

Response: Understood.

- b. The Development Services Director may waive all or part of the standards in this subsection, 155.5301.C., if it is demonstrated that the implementation of the standards results in a conflict with the city's adopted CPTED guidelines or if strict application of this code would effectively prohibit the use of commercial containers due to unique or established characteristics of a site.

Response: Understood.

Sec. 155.5509 | Environmental Protection/Infrastructure | Utility Lines Location

In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable—provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.

Response: All overhead utilities along the East (front) and South property lines shall be buried per Code Section 155.5509. For the North and West property lines, however, 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."

Sec. 155.5601 | Design Standards | Multifamily Residential Design Standards

Response: No longer applicable as this development will be utilizing Broward County Policy 2.16.4 for a mixed-use development.

Sec. 155.5602. | Design Standards | Commercial, Institutional, and Mixed-Use Design Standards

A. Purpose. These design standards are intended to identify the city's design goals and expectations for commercial, institutional, and mixed-use development quality resulting in greater predictability during the development review process. More specifically, the purposes of this section are to:

1. Encourage establishment of a strong sense of place with vibrant commercial, institutional, and mixed-use development in key areas of the city;

2. Encourage a more pedestrian-friendly environment through attention to human-scale design and site features to limit large, bulky buildings with few architectural details;
3. Foster greater compatibility between adjacent residential and nonresidential development;
4. Limit the impacts of automobile-oriented development in commercial, institutional, and mixed-use areas; and
5. Improve the appearance of gateways and entrances to the city.

Response: Understood. The proposed development shall comply with the standards of this section.

B. Applicability. Except as otherwise provided in this Code, the standards in this section shall apply to the following:

- ii. All new commercial, institutional, B-4 zoning districts, and mixed-use development (as defined in Section Article 9: Part 5 Terms and Uses Defined), including large retail establishments.

Response: The proposed development is mixed-use and shall comply with the standards of this section.

- iii. Commercial, institutional, B-4 zoning districts, and mixed-use development required to obtain Major Building Design Approval.

Response: The proposed development is mixed-use and required to obtain Major Site Plan approval.

C. General Commercial, Institutional, and Mixed-Use Design Standards. All commercial, institutional, industrial uses within a commercial zoning district, and mixed-use development subject to this section shall comply with the following standards:

1. Business Activities to be Conducted in Enclosed Buildings. Except as expressly provided otherwise in this Code, all business activities associated with commercial, institutional, and mixed-use developments shall be conducted within a totally and permanently enclosed building.

Response: Understood. All corresponding business activities shall take place within a totally and permanently enclosed building.

2. Building Orientation.

(A) Fronting Streets. The front facade of all buildings, as defined by the primary entrance, shall front onto a street, a courtyard, or plaza, not an off-street surface parking area. In the case of corner lots, the primary entrance shall face the street from which the building derives its street address. Nothing shall prohibit a secondary entrance from facing a surface parking area.

Response: The primary entrance of the development currently fronts N. Federal Highway.

- (B) Single-Building Development Parallel to Street. All single-building developments shall be configured with the long axis of the building parallel to the street it fronts, or be consistent with existing development patterns, rather than being sited at unconventional angles.

Response: Understood. The proposed development is not comprised of a single building.

(C) Multi-Building Development

- i. Development composed of multiple buildings totaling 50,000 or more square feet of floor area shall be configured to:

- (A) Break up the site into a series of smaller "blocks" defined by on-site streets, vehicle accessways, pedestrian walkways, or other circulation routes;
- (B) Frame the corner of an adjacent street intersection or entry point to the development;
- (C) Frame and enclose a " Main Street " pedestrian or vehicle access corridor within the development site;
- (D) Frame and enclose on at least three sides of parking areas, public spaces, or other site amenities; or
- (E) Frame and enclose outdoor dining or gathering spaces for pedestrians between buildings.

Response: As the proposed development totals more than 50,000 SF, the proposed architectural configuration shall comply with these standards.

- ii. The primary entrances of buildings shall be oriented towards a street along the perimeter of a development, towards streets or driveways interior to the development, or towards open space areas, courtyards, or plazas.

Response: The primary entrance of the main building is currently oriented towards a driveway interior to the development.

3. Outparcel Development.

- a. To the maximum extent practicable, outparcels and their buildings shall be configured and located to define street edges, development entry points, and spaces for gathering or seating between buildings.

Response: N/A. The proposed development does not include any out parcels.



- b. Spaces between buildings on outparcels shall be configured with small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, and gathering spaces.

Response: N/A. The proposed development does not include any out-parcels.

4. 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:

- 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 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 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.

5. Façade Articulation.

- a. 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.

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.

- b. Offset alternatives. The following alternatives can be used alone or in combination as an alternative to the required front facade offsets:

- (A) Changes in facade color or material that follow the same dimensional standards as the offset requirements;
- (B) 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;
- (C) 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
- (D) 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.

- c. Street Side Facades. The street-facing side facades of buildings shall be articulated with the same facade details as provided on the building’s front facade,

or be screened from off-site views through fences, walls, or landscaping at least eight feet high.

Response: Complied. The street-facing side of the building is the building's front façade, and shall therefore be articulated with the same façade materials provided on the rest of the building.

- d. Outbuildings. Outbuildings located in front of other buildings within the same development shall include a consistent level of façade articulation and architectural detail on all sides of the building as well as exterior materials and colors that are compatible with the primary building in the development.

Response: Not applicable. The proposed development has no outparcels.

6. Façade Materials.

- a. The use of aluminum siding, vinyl siding, corrugated metal siding, or other metal cladding other than decorative or ornamental metal siding is prohibited on any facade visible from a street right-of-way. Nothing shall limit the use of high-quality, decorative metal (e.g., brass, copper, steel) as a building accent material, or in a manner subject to the discretion of the Development Services Director.

Response: Understood.

- b. Primary facade materials shall not change at outside corners and shall continue along any side facade visible from a street right-of-way for at least 15 feet; however, materials may change where side or rear wings meet the main body of the structure.

Response: Understood.

- c. Materials changes shall occur along a horizontal line or where two forms meet; however, changes of materials may be used as accents around windows, doors, cornices, at corners, or as a repetitive pattern.

Response: Understood.

- d. Where two or more materials are proposed to be combined on a facade, the heavier and more massive elements shall be located below the lighter elements (i.e., brick shall be located below stucco or wood). The heavier material may be used as a detail on the corner of a building or along cornices or windows.

Response: Understood.

(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.

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.

- 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.

Sec. 155.5605 | Design Standards | Parking Deck or Garage Design Standards

- A. Purpose. These design standards are intended to identify the city's design goals and expectations for parking deck or garage quality, whether as a stand-alone structure or as part of a residential, commercial, institutional, industrial or mixed-use development, resulting in greater predictability during the development review process. More specifically, the purposes of this section are to:
 1. Establish a minimum level of design quality for parking decks and garages to foster acceptable aesthetic value; and

Response: Understood. The proposed parking garage shall comply with these standards.

2. Limit the visual impacts of automobile-oriented development in residential, commercial, institutional, industrial, and mixed-use areas.

Response: Understood. The proposed parking garage shall comply with these standards.

- B. Applicability. Except as otherwise provided in this Code, the standards in this section shall apply to the following:

1. All new parking decks or garages (as defined in Article 9: Part 5 Terms and Uses Defined), whether the structure is a stand-alone structure or as part of a multi-family, commercial, institutional, industrial or mixed-use building.

Response: Understood. The proposed parking garage is part of the whole mixed-use development.

2. Parking deck or garage development required to obtain major building design approval.

Response: Understood. The proposed parking garage is part of the whole mixed-use development, which is required to obtain major site plan approval.

- 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:

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); and
- ii. Horizontal and vertical projections; and
- iii. Material and color variation; and
- iv. Varied proportions of openings.

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

AAC

PZ25-12000016
03/03/2026

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;

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.

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:
 - i. One canopy tree per 30 linear feet; and
 - ii. A continuous hedge at least four feet high along the facade; and
 - iii. One shrub per 10 linear feet; or
 - 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 and architectural treatments shall comply with Section 155.5605.C.1.a.

Sec. 155.5802 | Sustainable Development Standards | Sustainable Development Point Requirement

- A. Applicability. 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: N/A.

2. Nonresidential and mixed-use development in the Transit-Oriented (TO) district shall achieve at least 18 points.

Response: N/A.

3. Nonresidential and mixed-use development in all other districts shall achieve at least 12 points.

Response: Understood. The proposed mixed-use development shall achieve at least 12 points.

- B. Sustainable Development Options. Table 155.5802, Sustainable Development Options and Points, sets forth a range of sustainable site and building design features and the



number of points achieved by incorporating each design feature (or specified levels of the design feature).

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

C. Documentation Required. Applicants shall provide documentation of techniques that will be used to satisfy the above requirement, as necessary, at the time of application submittal. Documentation for items that may not be visually verified as part of an inspection may be provided in the form of invoices, receipts, or delivery confirmation for the items in question.

Response: Understood.

