



RESPONSE LETTER

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

City of Pompano Beach

City Hall Main Building

100 West Atlantic Boulevard

Pompano Beach, Florida 33060

From: Yexsy Schomberg, Principal Planner – Urbana

Date: Monday, February 2nd, 2026

RE: 4211 N Federal Hwy, Pompano Beach, 33064 | The Satori | PZ-12000016 | 01/21/2026 DRC
Comments Response Letter

ENGINEERING: Authorized with Conditions

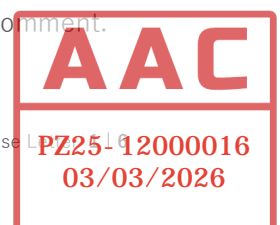
FIRE: Authorized

UTILITIES: Authorized

BUILDING: Authorized

URBAN FORESTRY: Authorized with Conditions

1. Pursuant to Code Section 155.5509: Provide evidence that all overhead utilities will be buried for this project in accordance with the referenced code section. In addition, provide a note on the site and landscape plans and in a narrative stating the following: All overhead utilities shall be buried for this project. Overhead wires still being shown on the plans provide evidence that the wires will be underground. Email provided does not address the comment.



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If FPL is not willing to underground the OHW, applicant shall provide a formal letter from FPL stating this with reasons for not complying with the above-mentioned code section.

Response: Written correspondence between the owner and FPL has been included with this submittal. Per their email on 12/3/2025, FPL States: *'We cannot underground only the section of overhead lines crossing the requested property due to the reliability concerns and out criteria'.*

2. Clarify overhead canopy layout as it pertains throughout the site. The overhead canopy appears to encroach into the required landscape areas specifically on the building sections 1, 8, and 9 as identified on sheet LP-7 and LP-8. Proposed balconies shall be reduced to provide required unobstructed landscape open to the sky.

Response:

LP-7 Section 1: There is no overhead canopy shown in section 1. This area is of the VUA perimeter strip north of the driveway.

LP-8 Section 8: There is a 10.4' setback from the south property line to the balcony and the required Type A landscape buffer in 10'. The plant material is placed closer to the property line to alleviate any encroachment.

LP-8 Section 9: There is a 10' setback from the east property line to the overhead canopy and the required perimeter landscape strip adjacent to the ROW is 10' per Section 155.5203.G.2. Street trees have been provided as required.

3. Provide detail for tree and palm guying system for all planter areas on roof top and amenity decks on sheet L-5. Adjust detail to provide anchoring to the planter in case of high wind events such as the Platypus Anchoring system.

Response: Detail for rooftop plantings is provided on sheet L-9. The underground Platypus system has been specified for all trees and palms.

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

Response: A comment response letter has been provided.

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

Response: Acknowledged.

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ZONING: Authorized with Conditions

1. On the surface parking space measured to 16, add a dotted line showing the overhang for the parking spaces (min 2' overhang).

Response: A dotted line showing the 2' overhang has been added to the site plan on sheet SP-1.

2. Prior to submitting for the AAC elevations, please coordinate how the canopies/overhangs may change to accommodate/satisfy the landscaping requirements for building base.

Response: The design team has coordinated with the Urban Forestry reviewer and adjusted the plant material and callouts in the sections referenced in the Urban Forestry comments above. There are no conflicts with the balconies and required landscape areas shown in the landscape sections on sheet L-7 & L-8.

3. On the Architectural Elevations (sections), correct the distance from the property line for all elevations. Sheet 021. A3.1 - Provide the accurate distances.

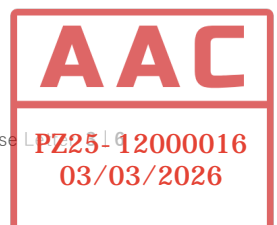
Response: We have updated the sections to include the required dimensions and corrected all distances to the property line, ensuring they match the measurements shown on the architectural plans.

4. The descriptions of the base, middle, and the Top on the design narrative and elevations are better suited as an approval of an "Alternative Superior Design" - An example of the superior design for another project has been attached at the end of the report upon submittal for the AAC. Staff concludes that a strict code application of the section below would result in a less elevated modern architectural design.

Response: We have submitted a memorandum requesting approval of our Alternative Superior Design based on the criteria outlined in the AAC Supplemental Guidelines.

- (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:

1. 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.



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- iii. Integrally-colored and patterned materials such as smooth-finished stone or tile.
- iv. Lighter or darker colored materials, mullions, or panels.

Response: The building base has been articulated through a combination of wide storefront glazing at the common areas and thicker wall profiles along the remaining façade. These elements establish a visually grounded base while maintaining the contemporary architectural language of the project. The proposed finish for these walls is painted stucco, consistent with the overall design intent.

- 2. 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 proposed design fulfills the intent of the code through thoughtful massing articulation, proportional scaling, and material variation at the upper levels. While the contemporary architectural language of the project is not compatible with the traditional features listed in this section, the design achieves a clearly defined and visually distinctive top through modern means. Accordingly, we have requested approval under the “Superior Design Alternative” provision. Please refer to the enclosed Superior Design Alternative Memorandum for the full justification.

- 5. Please provide architectural elevations showing compliance with the garage design standards. Separate elevations just for the parking garage are preferred to see the details. The following code requirements are not apparent (visually) for the garage design standards:

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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:

- i. Facade articulation (i.e. wall offsets).
- ii. Horizontal and vertical projections.
- iii. Material and color variation.
- iv. Varied proportions of openings.

Response: Sheets A3.2 and A3.3 have been added to the set, providing dedicated garage elevations and wall sections. These drawings demonstrate compliance with the Parking Deck and Garage Design Standards outlined in Section 155.5605 of the Pompano Beach Land Development Code, including façade articulation, horizontal and vertical projections, material and color variation, and varied opening proportions.

6. Prior to AAC, provide details of the proposed monument sign (or remove from site plan).

Response: Monument sign has been removed from the site and landscape plans.

BSO: Authorized with Conditions

1. All solid metal stairwell access doors must have a see-through reinforced security window.

Response: This criteria has been added to the CPTED plan and narrative. Please see note 4.E on sheet SP-5.1.

PLANNING: Authorized with Conditions

1. Per the Plat Determination Letter, platting of the subject combined property is required. Plat approval shall be recorded prior to building permit approval.

Response: Understood. A plat application (PZ26-14000001) is currently under review for the project and shall be recorded prior to the approval of building permits.

2. A Unity of Title shall be processed and recorded prior to building permit approval.

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Response: Understood. A Unity of Title will be recorded concurrently with the plat application (PZ26-14000001) currently under review for the project. Both the plat and UOT shall be recorded prior to the approval of building permits.

3. The Applicant must provide a Final School Capacity Availability Determination (SCAD) letter from Broward County School Board prior to building permit approval.

Response: Understood. We are currently in the process of obtaining a SCAD letter from the Broward County School Board, which will be provided prior to the approval of building permits.

4. The city has sufficient water and waste water treatment capacity to accommodate the proposal.

Response: Understood.

5. Update the narrative to provide a response to one of the two options below:
 - a. Policy 2.16.4 does allow for a buy-out of the affordable requirement at a cost of \$10,000 for every unit in the project. This amount will escalate 3% on January 1st of every year following January of 2023.

Response: N/A. All required WFH housing units shall be built on-site.

- b. Provide the unit mix on the site data and indicate the number of units reserved for affordable housing units, equally distributed across the unit mix. A Declaration of Restrictive Covenants will be required to be recorded prior to building permit approval.

Response: The number of WFH housing units, twenty seven (27), has been indicated on the site data table on sheet SP-1. For the unit mix, please refer to sheet A4 – Unit Matrix & Parking Calculations. The proposed WFH units will be designed in a similar fashion to the market rate units and will be equally distributed across the development. A Deed of Restrictive Covenants shall be recorded prior to building permit approval.