

MEMORANDUM

Date: February 2nd, 2026
To: City of Pompano Beach AAC Board
Project / Name: (PZ2025-12000016) THE SATORI
Re: Request for relief from 1 Development Design Standard
Section 155.5602.C.4.b: Building tops
Attention: AAC Board Members

Code Section from which relief is sought: Section 155.5602.C.4.b

- 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.

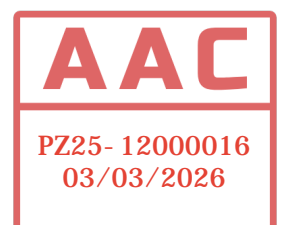
Superior Design Alternative option application:

Criterion 2. *The project portrays a superior design of a building or development that celebrates, honors and pays visual tribute to a specific style or theme.*

Response:

The proposed building design embraces a contemporary Floridian architectural language, articulated through a series of volumes connected by bridge-like elements. This composition breaks down the overall massing and scale, aligning with the urban rhythm of Pompano Beach while reinforcing a sense of openness and permeability.

The façade features deep balconies with extensive glazing, generous terraces, and layered shadow play, creating a light, dynamic expression. These balconies are arranged in a deliberately irregular rhythm, fostering a lively interplay of indoor-outdoor spaces. Planters and wood-like vertical batten accents further soften the massing and introduce a landscape element directly into the façade, enhancing the building's biophilic character and visual lightness.



Criterion 6. *The project proposes other creative, innovative or artistic applications of design that may be deemed to be of superlative or outstanding aesthetic quality by the AAC.*

Response:

While the design includes a subtle vertical shift and stepped parapets at the top tier, the literal application of Section 155.5602.C.4.b, requiring features such as masonry cornices, sloped roofs with brackets, or rigid alignment of openings, would compromise the integrity of the contemporary design language. These elements are more aligned with traditional or historicist styles and conflict with the project's intent to deliver a modern, airy composition.

Therefore, we respectfully request approval under the "Superior Design Alternative" provision, as permitted by the Pompano Beach Land Development Code. The renderings included in this submittal demonstrate how the proposed design achieves the spirit and intent of the code through thoughtful massing, articulation, and façade modulation, resulting in a high-quality architectural solution that enhances the streetscape and urban fabric.



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