

# Holland & Knight

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David Recor  
Development Services Director  
100 West Atlantic Blvd  
Pompano Beach, FL 33060

**May 6, 2021**

**Re: Site Plan Narrative/ Highland Oaks / Architectural Appearance Committee**

Dear Mr. Recor:

This project narrative is submitted on behalf of Sankofa Group, LLC (the “Applicant” or “Sankofa”), which is the Contract Purchaser of those certain parcels of land that are approximately 10.75 acres and which was previously platted as depicted on Plat Book 179 Page 135 of the Official Records of Broward County and is identified at Broward County Property appraiser parcel identification numbers 4842 35 87 0010 and 4842 35 87 0020 (collectively, the “Property”).

By this project narrative, the Applicant seeks approval of for a set of design modifications made to the previously approved Highland Oaks project, which was approved by the Architectural Appearance Committee under process number 13-12000041. The Applicant is an organization dedicated to developing housing that addresses core needs in local communities, with a particular emphasis on breaking concentrations of poverty.

## **History**

The Property comprises 11.18 gross acres and is generally located on NW 10<sup>th</sup> Street between NW 3<sup>rd</sup> and NW 4<sup>th</sup> Avenues, within the City of Pompano Beach (the “City”). In 2008, by way of Resolution 08-189, the development obtained approval for the allocation of 6 flex units in order to implement the approved residential development of 138 townhouse units. In 2010, pursuant to Ordinance 2010-25, the Property was rezoned from RS-4 to RPUD to develop the Property as a townhouse development composed of 138 townhouse units. It appears that at the time of the initial approval, the Property was intended to be developed as a for sale product, but was subsequently revised to allow for the development of a rental product on the Property. After the rezoning of the Property, a site plan was approved on the Property pursuant to Development Order P&Z 10-12000031 comprising 138 units and also received Architectural Appearance Committee (AAC) approval in accordance with Development Order 10-1200031 for the

# AAC

**PZ13-12000041**

**6/1/2021**

townhouse buildings. Subsequently, in 2014, the AAC approved the application for development permit by way of P&Z # 13-12000041.

### **Request**

This application is a request to approve a revised site plan for the Highland Oaks development that will provide a for-sale product to the entry level market and be the first new substantial for-sale product within the Blanche Ely community. The revised elevations for the project have adopted a contemporary design and incorporate recessed entrances, a covered porch, eaves projecting at least 6 inches from the façade and multiple windows with a minimum four-inch wide trim.

In addition, the designs incorporate a variety of variability to prevent unattractive monotony. We have provided variation in structure length, variation in structure footprint size and variation in color. In addition, the roofs for the project have incorporated two or more different sloping roof planes.

The Site Plan is composed of 21 buildings, with 3-unit, 4-unit, 6-unit, 7-unit and 8-unit buildings, a multipurpose court and tot lot which is consistent with the previously approved site plan, but adds a contemporary aesthetic to the development.

In addition, the Site Plan complies with the building design standards of Section 155.5601 of the City's Code. Specifically, the site plan complies with the following design standards:

- A. Facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the façade plane, space no more than 30 feet apart and the wall offsets shall have a minimum depth of two feet.
  - a. **The facades of the buildings incorporate French balconies that are, at maximum, 24 feet apart and project 2 feet from the wall façade.**
- B. Provide a minimum of three design features from the list of eight available options
  - a. **The design incorporates recessed entrances, a covered porch and eaves projecting at least 6 inches from the façade plane.**
- C. Provide architectural variability pursuant to Section 155.5601. C4.
  - a. **We have provided variation in structure length; we have provided a 3 unit building at 60'-8", a 4-unit building at 80'-8", a 6 unit building at 120'-8", a 7-unit building at 140'-0" and an 8-unit building at 160'-8".**
  - b. **We have also provided variation in structure footprint size as we have a 3 unit, 4 unit, 6-unit, 7 unit and 8 unit building**
  - c. **We have provided for variations in colors.**

D. Provide two or more sloping roof planes

**a. We have incorporated two or more sloping roof planes for both the front and rear of the buildings**

The Applicant notes that its landscape plans will comport with the requirements of the code and that all mechanical equipment will be screened. We are confident that this project will be compatible with the nearby communities, while also providing much needed market rate for-sale housing in an area where it is much needed. We anticipate that the design will ensure that the entry level market has an attractive development that it can obtain in the Blanche Ely community.

Should you have any questions or concerns, please feel free to contact me at 305.733.0230 or at my email address at [pedro.gassant@hklaw.com](mailto:pedro.gassant@hklaw.com) or [Debbie.Orshefsky@hklaw.com](mailto:Debbie.Orshefsky@hklaw.com).

Sincerely,



Pedro Gassant