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

May 18, 2021

**Re: Site Plan Narrative/ Highland Oaks – Vernacular or Superior Design Alternative /
Architectural Appearance Committee**

Dear Mr. Recor:

This letter 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 letter, the Applicant seeks to utilize the supplemental criteria of the Architectural Appearance Committee to deviate from the requirements of Section 155.5601 C. 3. a. and C 3.b. Specifically, Section 155.5601 C. 3. a. provides that “[f]acades 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.” In addition, Section 155.5601 C. 3. b. states that “wall offsets have a minimum depth of two feet.”

Pursuant to Section 3 H. 6. of the supplemental criteria of the supplemental criteria of the Architectural Appearance Committee, the Applicant seeks to deviate from the above referenced provisions of Section 155. 5601 C. 3. a and b. Specifically, the supplemental criteria of the AAC permits a deviation where the “project proposes other creative, innovating or artistic applications of design that may be deemed to be superlative or artistic applications of design that may be deemed to be of a superlative or outstanding aesthetic quality of the AAC.”

Here, the Applicant has proposed a townhome development that will incorporate differences in texture and color tones throughout the building, the use of both textured and smooth stucco, gable roofs to emphasize each unit and add artistic flavor, while also incorporating a diversity of subtle perspectives to provide a new development that blends in with the built out environment. In addition, the buildings incorporate French balconies, vertical and horizontal

AAC

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banding, recessed entrances and different colored doors to provide a signature development that caters to the entry level home-buyer market. These design features substantiate the deviation from the code requirement of providing wall offsets of a minimum of 2 feet in depth as it ensures that the façade plane is diversified with a variety of coloring, materials and designs that provides an architectural perspective that prevents monotony while providing an artistic application that creates an outstanding aesthetic quality.

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 or Debbie.Orshefsky@hklaw.com.

Sincerely,



Pedro Gassant