

4. Per Section 155.5802., 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. Clarify the design feature chosen for the proposal and tally up the points in a table to comply with the regulations. Nonresidential and mixed-use development in all other districts shall achieve at least 12 points. Please provide the response provided to the Sustainable Development Options and Points regulations in a Sustainability Narrative.

Sustainability narrative:

Sustainability is intrinsic to Architecture – contrary to any object of industrial design which exists independent of its context (a hairbrush, a bicycle, a knife), Architecture is dependent and deeply related to its physical site, thus to its context and environment.

Context & Environment: Climate.

Located at 26.2306° N, 80.1251° W, the site is in a sub-tropical climate, and that important fact dictates the architectural composition of the building. Built-in the Florida Building Code, for which this building will be compliant, are requirements for energy efficiency of mechanical systems, U-values & coefficient of reflectivity of glass, and walls & roof insulation. In addition to protection against very warm weather, the building and its component are designed to sustain hurricane winds.

To this effect, the design features chosen are as follows: Efficient Cooling (2 points), Hurricane Resistant Structures to meet a minimum 150 mph load (4 points), and White Roof (2 points).

Context & Environment: Urbanity.

South Florida development spread is limited by the Ocean and by the Everglades. Within this general context, the site, located at 1600 federal Highway, represents a great opportunity to densify and optimize the infrastructure in place, by creating a living environment where one can live, work & shop within a walking distance. The densification of the site, on one of the main Thoroughfare of the City of Pompano Beach, is a given opportunity to make the living experience more urban and less car dependent.

To this effect, the following design feature has been chosen: Mixed Use Development (4 points)

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