



**SUSTAINABLE DEVELOPMENT NARRATIVE & RESPONSE LETTER For 2001 N.
Andrews Ave. - PZ22-12000051**

City of Pompano Beach Planning and Zoning Division
100 W. Atlantic Blvd.
Pompano Beach, FL 33060
Phone: 954.786.4679

February 28, 2024

To Whom It May Concern,

Please find below a written narrative and response letter identifying the Sustainable Options and Points being achieved as outlined in Table 155.5802 and as shown in the Site, Landscape, and Architectural drawings provided for this submission.

SUSTAINABLE DEVELOPMENT OPTIONS AND POINTS SUMMARY		
GREEN DESIGN FEATURE	FEATURE DESCRIPTION	POINTS
Efficient Cooling	All air conditions are Energy Star qualified	2
Efficient Water Heating	At least 75 Percent of Hot water on premises is heated via tankless water heaters or solar water heaters	2
Hurricane Resistant Structure	The principal building is constructed to meet increased wind loads (150 4 m.p.h. load minimum)	4
Overhangs	Overhangs are present on all South windows for Energy Efficiency purposes.	2
Permeable Sidewalk Surfaces	Permeable or natural surfacing materials are used for all sidewalks	2
Sustainable Landscape	The development achieves the sustainable sites certification for site and landscaping design – One Star	2
White Roof	All roof surfaces are painted white	2
TOTAL POINTS		16

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Efficient Cooling – The proposed Mechanical units listed on the Architectural roof plan are designed to optimize interior temperature goals safely and efficiently while using/consuming less energy. All units will be Energy Star qualified.

Efficient Water Heating – All restrooms, gowning rooms, processing rooms, and kitchen/breakrooms will be equipped with handwashing sinks that will provide warm water to allow hand washing as required to meet OSHA guidelines and Food Safety and Sanitation Best Practices. Additional ware washing sinks will be provided in Kitchen and breakroom areas that will require hot water to clean and sanitize equipment/utensils used in the preparing of raw or cooked food as required by OSHA and USDA guidelines. 75% of the hot water will be heated by tankless water heaters.

Hurricane Resistant Structure – The exterior building envelope including roof, walls, openings (doors/windows), and all attached components (rooftop equipment, downspouts, overhangs, etc.) will be designed to meet 170 mph wind loads as required by the Florida Building Code for this area. This requirement exceeds the 150 mph as listed in the Sustainable Development Options Table.

Overhangs – Overhangs will be provided at exterior storefront/curtainwall systems along the south side of the building as shown on the Overall roof plan and Building Elevations on the Architectural sheet provided in this submission. These overhangs will help shade the exposed interior room from direct/harsh sunlight. It will also decrease SHG on exposed glazing surfaces and reduce the need for interior cooling and therefore reduce the energy use required for the building Mechanical systems.

Permeable Sidewalk surfaces – All sidewalks shown on the Site plans provided in this submission are to be pervious concrete (large aggregate very little fine aggregates) to allow for precipitation and water from any other sources to directly pass through its surface. This sustainable construction method will in turn help reduce site runoff and improve water quality.

Sustainable Landscape – Our proposed Landscaping plan will allow for the reuse of as many of the existing trees as possible and replacing any removed with native tree and plant species. The selected plants will be adaptive and drought tolerant. Shrubs and ground cover species and reduced lawn areas help provide a lower maintenance landscape. Bubblers will be installed at all trees.

White Roof – The roofing system for this building will be white 80 MIL TPO roofing with increased Rhinobond fastening to support the wind loads in this area. Any equipment and rooftop features attached to or adjacent to roof membrane will be painted white to match.

If you have any questions, please reach out to the phone number listed below or via email at john@jnkoury.com.

Sincerely,


John Koury, AIA