



January 22, 2026

PROJECT: **Pompano Beach Marine Center**

bg#231120

Folio Number: 494306020080
Current Owner: FOUR JS INVEST GROUP LLC % POMPANO BCH MARINE CENTER INC
Site Address: 701 S FEDERAL HWY POMPANO BEACH FL 33062
Legal: SUB OF LOTS 4 & 5 6-49-43 B-76 D COMM SW COR LOT 15,E 1017.42 TO A PT ON W/L OF
US1,NE 104 TO POB NE 170.73,NW 10,NE 72.01,W 309.48,SW 250,E 135,NE 4,E 185 TO POB

SUSTAINABLE DEVELOPMENTS NARRATIVE

This letter is submitted in support of the Major Site Plan application for the proposed commercial marine service and retail development at the above-referenced property. The purpose of this narrative is to document how the project incorporates sustainable development features in accordance with Section 155.580 of the City Code.

In accordance with Section 155.5801, the proposed redevelopment has been designed to incorporate sustainable building practices that conserve energy, improve resilience to extreme weather conditions, and reduce long-term environmental impacts. The project's sustainable features are tailored to its marine-oriented commercial use and coastal context while supporting public safety, operational efficiency, and environmental stewardship.

Sustainable Development Features Provided:

The proposed development includes the following sustainable design features eligible for points under Table 155.5802:

Efficient Cooling (2 Points)

All air conditioning units serving the development will be Energy Star-qualified, reducing energy consumption and improving overall building efficiency.

Efficient Water Heating – Tankless Systems (2 Points)

At least 75 percent of hot water demand on the premises will be served by tankless water heaters, reducing standby energy loss and increasing energy efficiency.

Hurricane-Resistant Structures – 150 mph Wind Load (4 Points)

The principal structures will be designed and constructed to meet increased wind load requirements with a minimum resistance of 150 miles per hour, enhancing durability and public safety in coastal storm conditions.

White Roof (2 Points)

All roof surfaces will be painted white to reduce heat absorption, mitigate heat island effects, and improve overall building energy performance.

Other – Electric Vehicle (EV) Charging Stations (~2 Points)**

The development will include electric vehicle charging stations, supporting the use of low-emission transportation options and reducing greenhouse gas emissions associated with vehicle use, thereby increasing overall site sustainability.

Based on the sustainable development features described above, the proposed development achieves a total of **twelve (12) sustainable development points** minimum in accordance with Table 155.5802.

Pursuant to Section 155.5802(C), documentation verifying compliance with the identified sustainable development

features will be provided as required. Such documentation may include construction plans, specifications, equipment cut sheets, and manufacturer certifications.

The proposed commercial marine service and retail development incorporates multiple sustainable design features that advance the intent of Section 155.580 by promoting energy efficiency, climate resilience, and responsible resource use. The applicant respectfully requests staff review and confirmation of the project's sustainable development features as part of the Major Site Plan approval process.

If you have any questions or wish further elaboration please contact me at my office.

Cordially yours,

A handwritten signature in blue ink, appearing to read 'J. Barranco', with a stylized flourish at the end.

For the firm
Architect John Barranco
Partner