

155.5802. SUSTAINABLE DEVELOPMENT POINT REQUIREMENT

a. Applicability

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.

- Multifamily residential development shall achieve at least ten points.
- Nonresidential and mixed-use development in the Transit-Oriented (TO) district shall achieve at least 18 points.
- Nonresidential and mixed-use development in all other districts shall achieve at least 12 points.

B. Sustainable Development Options

Table 155.5802, Sustainable Development Options and Points, sets forth a range of sustainable site and building design features and the number of points achieved by incorporating each design feature (or specified levels of the design feature).

TABLE 155.5802: SUSTAINABLE DEVELOPMENT OPTIONS AND POINTS

Note: This table is best viewed in PDF, click [HERE](#)

TABLE 155.5802: SUSTAINABLE DEVELOPMENT OPTIONS AND POINTS			
Green Design Feature	Feature Description		Points
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Green Design Feature	Feature Description		Points
Brownfield site redevelopment	Redevelopment of a brownfield site within a designated brownfield area		6
Efficient Cooling	All air conditioners are Energy Star qualified.		2
Efficient Water Heating	At least 75 percent of hot water onpremises is heated via tankless water heaters or solar water heaters.		2
Reuse Water	Water used for dish, shower, sink, and/or laundry purposes is reused for landscape or golf course irrigation.		2
Green Building	The principal building meets or exceeds LEED certification for new construction. For sites with more than one principal building, points may be awarded for each.	LEED Certified	2
		LEED Silver	4
		LEED Gold	6
		LEED Platinum	8
Green Roof	At least 50 percent of the total surface area of the principal building's roof is a green roof constructed in accordance with the Building Code and ASTM green building standards.		4
Herb or Vegetable Garden	At least one-fourth acre on the site consists of an edible herb or vegetable garden (which may be open to the public).		2
Hurricane Resistant Structures	The principal building is constructed to meet increased wind loads.	150 mph load minimum	4
200 mph load minimum		8	
Infill or Mixed Use Development	The development constitutes infill development and/or mixed-use development.		4
Landscaped and Tree-Lined Street Median	Ingress and egress lanes of all non-service drives are separated by a landscaped median at least 5 feet wide and containing trees spaced no more than 40 feet apart.		2
Nature Path or Trail	Public pedestrian and/or bicycle access to natural elements is provided by a bike or pedestrian path or trail that is at least one-fourth mile long per every 150,000 square feet of building floor area and does not intrude on or unduly harm existing natural features.		1
Overhangs	Overhangs are present on all south windows for energy efficiency purposes.		2
Parking Structure	At least 75 percent of the development's total number of required off-street parking spaces is contained in a parking deck or garage.		2
Parking Structure, Green	At least 75 percent of the development's total number of required off-street parking spaces is contained in a parking deck or garage and at least 50 percent of the total surface area of the top of the parking structure is a green roof.		4
Permeable Parking Surfaces	Permeable surfacing materials are used for some or all of surface parking areas.		25 percent minimum 50 percent minimum
Permeable Sidewalk Surfaces	Permeable or natural surfacing materials are used for all sidewalks.		2
Permeable Path or Trail Surfaces	Permeable or natural surfacing materials are used for all bike and pedestrian paths and trails.		1
Rain Gardens (Bioretention System)	The development includes rain gardens where each has an area of at least 100 square feet, is sized to hold stormwater runoff from between 5 and 10 percent of the impervious area draining to it, and consists of native plants planted in a sand/soil matrix soil bed with a mulch cover layer.	1 rain garden	1
		2 rain gardens	2
		3 rain gardens	3
		4 or more rain gardens	4
Rain Water Reuse	At least 75 percent of rain water from the roofs of structures is captured and recycled for landscape or golf course irrigation.		2

Skylights	The primary building is constructed with skylights that provide at least 10 percent of the light necessary for daily use on the story on which the skylights are located.	15 percent minimum	4
		30 percent minimum	8
Solar Panels	A portion of the energy used by the primary building is generated using solar panels located onsite.	45 percent minimum	12
		One Star	2
		Two Stars	4
Sustainable Landscape	The development achieves the Sustainable Sites certification for site and landscaping design.	Three Stars	6
		Four Stars	8
		2	
White Roof	All roof surfaces are painted white.	15 percent minimum	4
Wind Turbines	A portion of the energy used by the primary building is generated using wind turbines located onsite.	30 percent minimum	8
		45 percent minimum	12
Other	The development includes other green features that conserve energy, promote a healthy landscape, support public health and safety, or increase sustainability —points to be awarded at the discretion of the Development Services Director.		Up to 6

C. Documentation Required

Applicants shall provide documentation of techniques that will be used to satisfy the above requirement, as necessary, at the time of application submittal. Documentation for items that may not be visually verified as part of an inspection may be provided in the form of invoices, receipts, or delivery confirmation for the items in question.

(Ord. 2012-64, passed 9-11-12; Am. Ord. 2014-16, passed 1-28-14)

SUSTAINABLE DEVELOPMENT COMPLIANCE MATRIX
(Table 155.5802)

1. Efficient Cooling (2 Points)

Compliance: The project will incorporate energy-efficient mechanical systems, including Energy Star rated air conditioning equipment, to reduce energy consumption and improve overall building performance. Final equipment specifications will be provided under separate mechanical permits for each tenant build-out. Plan Reference: Deferred to future tenant build-out permits

2. Hurricane Resistant Structures (4 Points)

Compliance: The proposed building is designed in accordance with the Florida Building Code and incorporates impact-resistant glazing and construction systems suitable for high wind loads typical of South Florida, supporting enhanced structural resilience. Plan Reference: Sheet A-2.0 Building Elevations, Sheet A-1.0 Floor Plan

3. Landscaped and Tree-Lined Street Median (2 Points)

Compliance: The project includes landscaped medians within vehicular circulation areas, incorporating planting and tree elements that enhance site aesthetics, improve shading, and support sustainable site design. Plan Reference: Sheet SP-1.1 Proposed Site Plan

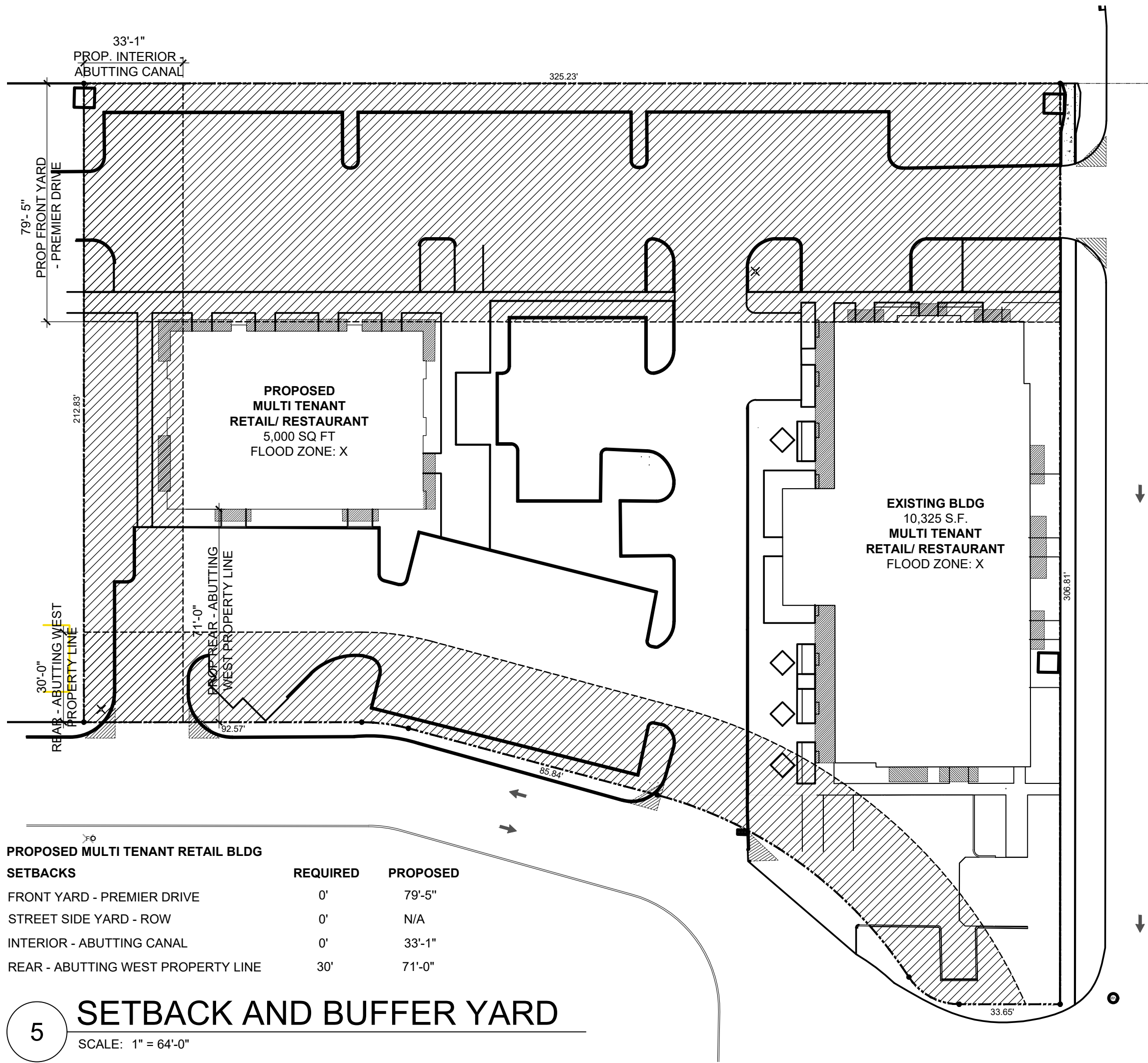
4. Overhangs (2 Points)

Compliance: The proposed building incorporates architectural canopies and overhang elements along storefront elevations, providing shading to glazed areas and contributing to improved energy efficiency and pedestrian comfort. Plan Reference: Sheet A-2.0 Building Elevations

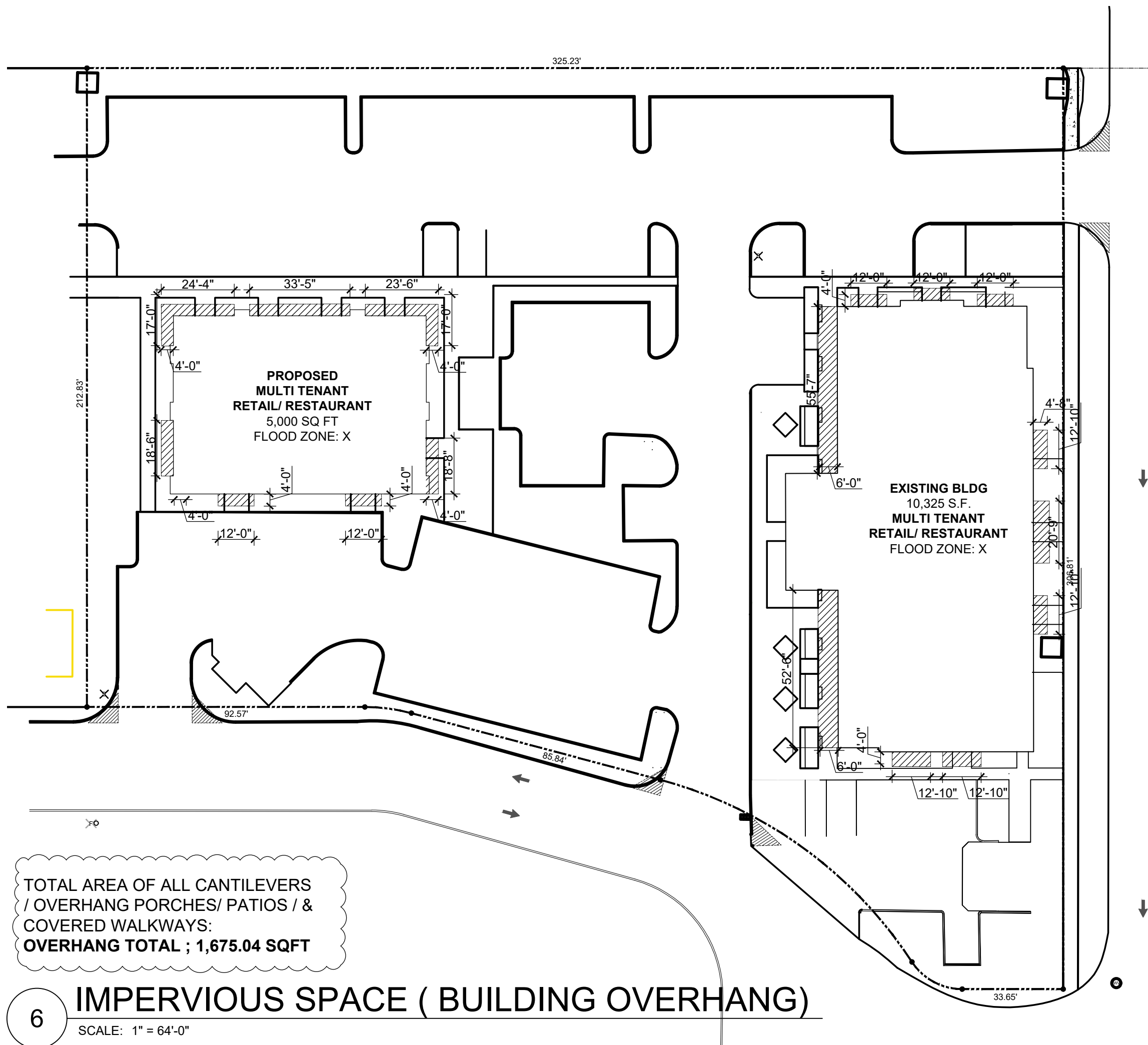
5. White Roof (2 Points)

Compliance: The building roof will be constructed with a high-reflectance (white) roofing system to reduce heat absorption and improve overall energy efficiency in accordance with sustainable design practices.

Plan Reference: Sheet A-1.1 – Roof Plan, Sheet A-3.0 Renders



5 SETBACK AND BUFFER YARD
SCALE: 1" = 64'-0"



6 IMPERVIOUS SPACE (BUILDING OVERHANG)
SCALE: 1" = 64'-0"

DTI
ARCHITECTS
Associates, Inc. AA24001933
ARCHITECTURE | PLANNING | INTERIOR DESIGN
14125 NW 80th Avenue Suite 303
Miami Lakes - Florida 33016
info@dtiarchitect.com
www.dtiarchitect.com

STATE OF FLORIDA
CARLOS PIZARRO
AR0013079
REGISTERED ARCHITECT
Carlos Pizarro, R.A.
AR – 0013079

Revisions:

OWNER / DEVELOPER:
RED LINK MANAGEMENT CORP
2750 NE 185TH ST. #304
AVENTURA, FLORIDA 33180

PROJECT:
**P&Z FOLIO 4942-03-27-0012
PROPOSED SHELL BLDG @
2100 WEST ATLANTIC BLDG**
2100 W ATLANTIC BLVD
POMPANO BEACH, FLORIDA 33069

Job Number: 24109.01
File name:
Issued Date: 04-22-2026
Drawn by: S.G
Checked by: T.R.

SHEET NAME
**OVERALL SITE PLAN
(SITE DIAGRAM)**
SHEET NUMBER
SP-1.7

PZB
PZ25-1200002
05/27/2026