

**STEVEN L COHEN + ASSOCIATES P.A., AIA**  
ARCHITECTS • INTERIOR DESIGNERS

January 8, 2024

City of Pompano Beach  
Attn: Planning & Zoning Department  
100 W Atlantic Boulevard  
Pompano Beach, FL 33060



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Cohen  
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To Pamela Stanton, RLA – Urban Design Planner,

Below is a table summarizing the sustainable design elements that will be incorporated into the 911 E Atlantic project to achieve the required twenty-eight (28) Sustainable Development Points (“SDP”) required to utilize the density bonus option:

<b><u>Green Design Feature</u></b>	<b><u>Description</u></b>	<b><u># of points = 28</u></b>
<b>Efficient Cooling</b>	All air conditioners in the Project will be Energy Star rated.	2
<b>Efficient Water Heating</b>	At least 75 percent of hot water on premises is heated via tankless water heaters or solar water heaters.	2
<b>Hurricane Resistant Structures</b>	All principal buildings in the Project will be constructed to meet increased wind loads of 200 miles per hour minimum.	8
<b>Infill or Mixed-Use Development</b>	The Project constitutes a mixed-use development.	4
<b>Parking Structure</b>	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
<b>Rain Gardens [Bioretention System]</b>	The development includes rain gardens where each has an area of at least 100 square feet, is sized to hold storm water 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. (4 or more rain gardens)	4
<b>White Roof</b>	The Project's roof surfaces will be painted white.	2
<b>Discretionary Points</b>	The Project will include electric car chargers – three (3) in total - as well as a substantial portion of the south facing windows for the Project have awnings or shade.	4