

# BOWMAN

**Subject:** SPA Properties Live! Industrial Development  
Sortation facility and Delivery Station Sustainable Development Narrative

**Case No:** 21-12000035

Pursuant to Section 155.5802 of the City of Pompano Beach Land Development Code, 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 for the specific type of development.

The Applicant proposes to build a new sortation facility center and a delivery station near the Pompano Racetrack in Pompano Beach, Florida. The sortation facility building will be approximately 520,000 SF while the delivery station building will be approximately 142,000 SF.

Since the proposed development is classified as mixed-use, the required number of Sustainability Points to achieve is twelve and have been met as follows:

- **Infill or Mixed-Use Development:** The overall PCD is a Mixed-Use Development – **4 Points**
- **White Roof:** Both buildings, the Delivery Station and Sortation facility will have white TPO roof – **2 Points**
- **Hurricane Resistant Structures:** Both buildings, the Delivery Station and Sortation facility meet this requirement. The Delivery Station has an ultimate design speed of 170 mph, and the Sortation Facility has been designed with an ultimate design speed of 168 mph, which is more than 150mph - **4 Points**

Moreover, per Table 155.5802:

*“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 Points***

The proposed development will also include approximately five (5) miles of underground conduit infrastructure that will be utilized to implement electrical vehicle charging stations, and it is anticipated to have the electrical vehicles charging stations fully operational approximately two years after the two facilities open.