

# SUSTAINABLE DEVELOPMENT NARRATIVE & RESPONSE LETTER – REVISION 1

## For 2001 N. Andrews Ave. - PZ22-12000051

April 15, 2024

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

### 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
Hurricane Resistant Structure	The principal building is constructed to meet increased wind loads (150 m.p.h. load minimum)	4
Public Health Features	The following features are implemented to support Public Health; Drinking water access, Ergonomic work stations, and lactation rooms (See Architectural Sheet G101 for locations). Acoustic Zoning implemented and shown on Acoustical Zoning plans (See Architectural Sheets A603 and A604).	TBD
Permeable Sidewalk Surfaces	Permeable or natural surfacing materials are used for all sidewalks	2
White Roof	All roof surfaces are painted white	2
Infill or Mixed Use Development	The Development constitutes infill development	4
TOTAL POINTS		14

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.

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.

Public Health Features are implemented into design to support the wellbeing of users.

1. Drinking Water Access - One drinking fountain is provided on the First Floor and Mezzanine within 100ft of regularly occupied space. Water by dispenser is directly piped through the building's water supply. All drinking water fountains include a water bottle refill spout to encourage the use of personal water bottles and eliminating plastic bottle waste. The mouthpiece/outlet of the fountains are cleaned daily.
2. Ergonomic Workstations - Ergonomic solutions are provided to users at workstations for prolonged hours daily. These features include Chair adjustability includes the seat height and depth, the armrest position,

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and the backrest angle. There are no workstations at which users are regularly required to stand for 50% or more of their working hours.

3. Acoustic Zones - Acoustic Zoning is considered in design to promote productivity, confidentiality & security, wellness of users, and purpose of space. The applicable acoustic zones throughout the project include:
  - a. Loud zone: includes areas intended for loud equipment or activities
  - b. Quiet zone: includes areas intended for concentration, wellness, rest, study and/or privacy
  - c. Mixed zone: includes areas intended for learning, collaboration and/or presentation
  - d. Circulation zone: includes occupiable areas not intended for regular occupancy
  - e. Not applicable zones: includes other areas without significant sources of sound that are not regularly occupied.
4. Lactation Room - A Mother's room is provided on the First Floor and Mezzanine near the restroom with a user operated lock with occupancy indicator. The room will include the following features:
  - a. Work surface and comfortable chair
  - b. Two electrical outlets
  - c. Proximity to sink, faucet, paper towel dispenser and soap
  - d. Refrigerator with dedicated, sufficient space for milk storage, based on assessment of user needs
  - e. Dedicated microwave for sterilizing pump equipment
  - f. Dedicated storage space for pumping supplies
  - g. Sound minimization
  - h. Ambient lighting
  - i. Thermal comfort

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. Please see details provided in the Civil drawings Sheet 4-5 Conceptual Pavement and Draining Details to show design intent.

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. Please refer to Architectural Sheet A130 for added notes.

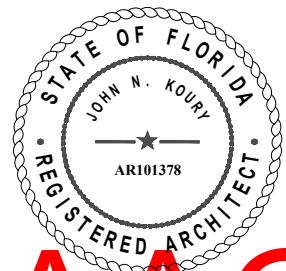
Infill or Mixed-Use Development - The new site and building design will redevelop the existing site and building by updating site utilities and landscaping to support a new processing facility. By demolishing the existing building and designing an updated facility with increased footprint we are fully utilizing the allowable site area. By reusing this existing industrial site we are also reducing the conversion of agricultural land and undeveloped land for new development elsewhere. The building's new design features incorporate updated building materials and interior systems that will enhance the building operations and efficiency. The new building's architectural features and finishes along with the updated landscaping will bring vibrancy to the community and surrounding neighborhood.

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

Sincerely,



John Koury, AIA  
**JOHN KOURY ARCHITECT, PLLC**  
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**AAC**

PZ22-12000051  
06/04/2024