

January 15, 2020

Michelle Hoyland  
Principal Planner, Historic Preservation  
Development Services Department  
City of Delray Beach  
100 NW 1<sup>st</sup> Ave  
Delray Beach, FL 33444

**RE: Waiver Request and Justification for Atlantic Grove (Mt. Olive Addition)**

Michelle,

**The applicant requests a waiver of Section 4.4.13(F)(9)(b) Reduction of Urban Heat Islands: Roofed Surfaces**, requiring the use of an Energy Star compliant, high-reflectance and high emissivity roofing with an initial reflectance of at least 0.65 and three-year aged reflectance of at least 0.5.

Per the Energy Star Website, low sloped roofs (2:12 and under) require an initial reflectance rating of 0.65 and 0.5 after three years. This would be in line with your code. However, steep sloped roofs (2:12 and up) only require an initial reflectance of 0.25 and 0.15 after 3 years. Our roof falls into the latter category of steep sloped roofs and therefore would be Energy Star rated, but does not meet the code requirement. The code does not distinguish between low and steep sloped roofs. We have found that the roof would essentially have to be a white metal roof or a white concrete tile roof to meet the code. Absent a more lenient interpretation (e.g Energy Star rated roofing meets code) we believe that a waiver is still necessary, even though we think the code requirement is too stringent and essentially forbids standard asphalt shingle roofs.

**Justification**

Because our project is being added into an existing project, we are seeking to match the materials used for the existing townhome buildings in Atlantic Grove. The existing roofs are asphalt shingle. Using a different material and color for the roof will make the newly added townhomes stand out and stand alone from the rest, making Atlantic Grove look less like one unified community. If different roofs were scattered throughout the community, that might be acceptable, but that is not the case.

Per Sec. 4.4.13(K)(5)(b)(2) this waiver request **WILL NOT**:

- a. Negatively impact the pedestrian experience along the street;
  - a. The roof materials will have no impact to the pedestrian realm
- b. Create significant incompatibilities with nearby buildings or uses of land;
  - a. The roof materials will match the adjacent townhome buildings.
- c. Erode the connectivity of the street and sidewalk network or negatively impact any adopted bicycle/pedestrian master plan; or
  - a. The roof materials are irrelevant to the street and sidewalk network.
- d. Reduce the quality of civic open spaces.

# New Urban Communities

- a. The roof materials will have no impact on the civic open spaces.

Per Sec. 2.4.7(B)(5) this waiver request **WILL NOT**:

- a. Adversely affect the neighboring area;
  - a. The roof materials will match the neighboring townhomes.
- b. Significantly diminish the provision of public facilities;
  - a. The roof materials are irrelevant to the provision of public utilities.
- c. Create an unsafe situation; or
  - a. The roof materials will have no impact on safety.
- d. Result in the grant of a special privilege.
  - a. The use of an asphalt roof will not be a special privilege as asphalt shingle roofs are already present in Historic Districts and are not desired to be prohibited from the district in the future.

Should you have any questions, please advise.

Sincerely,

Atlantic Grove Partners



Andrew VanValin  
Planning Manager, New Urban Communities

**Atlantic Grove Addition  
Green Building Statement**

New Urban Communities has determined that the demolition, construction of buildings has a significant impact on the environmental sustainability, resource usage, waste management, and the health and productivity of the residents of their communities. New Urban recognizes that the use of Green Building methods increases the efficiency with which buildings and their sites use and harvest energy, water, and materials thereby reducing building impacts on human health, the environment, and the city.

As part of our commitment to Green Building practices we address the following items to ensure resources are used in a sustainable way before, during and after construction:

**1. Sustainable site development.**

- a. Construction pollution prevention measures will be put in place using silt fencing and a program to keep the site clear of debris and roadways kept clean.
- b. Construction site material recycling is a part of our onsite program and we and our vendors work to segregate recyclable waste materials so that may be recycled.
- c. Storm water is retained onsite to lessen any impact to our surrounding areas.
- d. Alternative transportation and walkability is important to all New Urban communities. We design our communities to foster walking, biking and the use of shared forms of transportation with sidewalk connections. The site is also located less than a block from two PalmTran Routes (80 DLB X-TOWN via Lake Ida and 81 DLB X-TOWN via ATLANTIC) as well as the Downtown Connect shuttle to the Delray Beach Tri Rail station.
- e. Minimizing heat island effect is a concern and we design our communities to limit this by providing green spaces, tree canopy and limiting our impervious areas within our site.

**2. Water efficiency.**

- a. Innovative water technologies that limit the usage of water are incorporated in all of our homes. Low flow toilets and restricted flow faucets reduced the impact on water usage in our homes.
- b. Water efficient landscaping is achieved by installing drought tolerant plantings. Water usage is reduced through a controlled irrigation system with rain sensors.

**3. Energy efficiency.**

New Urban uses only energy efficient Energy Star appliances in its homes. We also install Low "E" impact windows and doors for energy efficiency that reduces the amount of heat that is generated within the home. This lessens the demands on the air conditioning system for each home.

**4. Indoor environmental quality.**

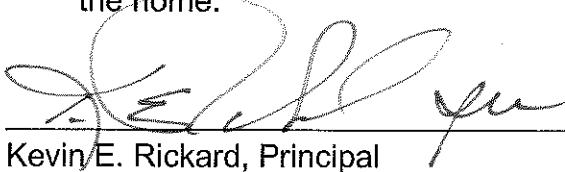
Indoor air quality is maintained by using High Efficiency high SEER rated energy saving air conditioning systems using programmable thermostats which can be monitored remotely.

**5. Materials and recycling.**

- a. Recycling of demolition waste is part of the demolition vendor's requirements. Recyclable materials are separated and recycled for future use.
- b. The storage and collection of recyclables post-construction is maintained with the use of individual containers for garbage and recyclable materials.
- c. Building reuse material will be used if and when possible. Often these materials are part of our flooring, insulation and cabinets.
- d. Regional materials are utilized in the construction of all of our home to minimize transportation costs. Building materials and Landscaping materials from our local area are used in the construction of our homes.
- e. Porous pavers are installed onsite to lessen water run-off and allow the water to re-enter the ground rather than the stormwater system.

6. For all new homes, an prewire for electric vehicle charging infrastructure will be offered.

7. New Urban will require all buyers to sign a contract addendum in which they will agree to maintain builder installed green building components while they own the home.

  
Kevin E. Rickard, Principal

12-10-2020  
Date