

PROJECT NARRATIVE

PZ 25-12000048

Pre-Application Submission

Warehouse Addition for 1150 SW 30th Ave

Pompano 1150 LLC

The project consists of a 6400 SF warehouse addition to an existing building on a 30,000 SF (100' x 300') site. The existing building is a 4,000sf one-story office building. The rear portion of the site was used as a water retention basin and provides the opportunity to expand the building. The existing building has no storage area and is thus limited in use. The previous owner stored materials in tractor trailers parked at the rear of the building. The warehouse addition can provide storage for the existing office building (the buildings are joined and can be connected internally), or accommodate independent tenants. All rainwater storage has been moved underground.

Sincerely,

Carlos Dougnac
Florida Registered Architect #9423

