

DRCPZ25- 12000048
05/20/2026**Industrial Design Narrative**

PZ 25-12000048

DRC Submission

Warehouse Addition for 1150 SW 30th Ave

Pompano 1150 LLC

The project consists of a 6000 S.F. warehouse addition to an existing commercial building. This warehouse may be subdivided into 3 tenancies. The design provides as much visual interest as is practicable in the design of a large box. Small variations in plane, height, texture, pattern and color were utilized to the greatest extent possible, consistent with the use and nature of the building.

As per the Guidelines established in Section 155.5603 of the Industrial Design Standards, this design complies as follows;

- Project consists as an addition to an existing building, maintaining a single-building facing the public r.o.w.
- The short front elevation is dominated by the existing building, which remains mostly as-is. The long south side elevation is articulated in plane and height as well as surface color/pattern to avoid a long uninterrupted façade that is visible by the public.
- All entrances are clearly defined by either noticeable recesses (newly created in existing building) or brightly-colored canvas canopies.
- Primary exterior material is smooth stucco, scored and painted into a decorative pattern to alleviate monotony.
- There are no conflicts between this project and any residential area.

Sincerely,

Carlos Dougnac
Florida Registered Architect #9423
352-260-1829

