

PROJECT NARRATIVE

Flack's Painting Business Warehouse Expansion in Pompano Beach

This project involves a strategic addition to an existing warehouse located at 1220 SW 12th Ave in Pompano Beach, Florida. Originally constructed around 1967, the approximately 5,000-square-foot warehouse has previously undergone a modest expansion in 2000, with an open metal-roofed area added to its north side of approximately 1760 square feet.

The new owner, who has recently acquired the property to establish a warehouse for Flack's Painting, is proposing a two-story addition on the building's west side. This new extension will measure approximately 50 feet by 30 feet, creating additional office space and tool storage to support their business warehouse & operations.

Founded in 1993, Flack's Painting & Waterproofing is a local Pompano Beach Business which has established itself as a leading restoration and painting contractor across South Florida. The company specializes in multi-residential, commercial, and industrial projects, working with prestigious clients including Embassy Suites and Double Tree Hotels. Endorsed by major manufacturers like Benjamin Moore and Sherwin Williams, Flack's distinguishes itself through its fully employed team, owned equipment, and unwavering commitment to quality, dependability, and exceptional service.

This proposed addition presents a unique architectural challenge due to the site's existing non-conforming setback. The original warehouse was constructed with a minimal 6-inch side yard setback along the south property line, a condition that predates current zoning regulations. To maintain structural integrity and preserve valuable parking space, the new addition will align with this existing building footprint.

Despite the need for side setback and landscape reduction along the south property line, the project demonstrates a commitment to environmental preservation. The site boasts a significant landscape buffer and mature tree canopy, which will be carefully maintained throughout the construction process.

This thoughtful approach balances the business's need for expansion with respect for the existing site characteristics. By working within the constraints of the original structure and minimizing environmental impact, the project represents a pragmatic solution for business growth while maintaining the property's aesthetic and ecological qualities.

The two-story addition will not only provide much-needed office space and storage but also modernize the facility to better support Flack's Painting's operational requirements. The design seamlessly integrates with the existing warehouse, ensuring a cohesive and functional workspace.