



RADAKOVICH ARCHITECTURE

ARCHITECTURE INTERIORS SUSTAINABLE DESIGN PRESERVATION PERMITTING DESIGN/BUILD

Date: November 12, 2025

City of Pompano Beach, Development Services

100 West Atlantic Blvd
Pompano Beach, FL 33060
Ph. (954) 786-4600

Re: Design Narrative – Proposed New Metal Buildings and Related Improvements

Project Address: 951 SW 12th Avenue, Pompano Beach, FL 33069

Project Description: New Construction of Two 1-Story Metal Buildings and Existing 2-Story Building to Remain

To Whom it May Concern,

On behalf of the property owner, we are pleased to submit the following design narrative to accompany the proposed architectural design plans our office has prepared for the above-referenced project. The intent of this narrative is to provide a summary of the proposed design, materials, and construction characteristics in support of the submitted drawings and renderings.

Project Overview

The proposed improvements include the construction of two (2) new one-story buildings, each containing 8,112 gross square feet (GSF), and related site improvements, as well as to maintain the existing two-story building located at the northeast corner of the property. Together, the three buildings are to provide a functional combination of business (office) use and moderate-hazard (S-1) indoor storage space consistent with the site's zoning designation and the intended operations for the owner.

Each of the two proposed one-story buildings includes approximately 1,482 square feet of business (office) space and 6,630 square feet of moderate-hazard (S-1) indoor storage space. The existing two-story structure on-site comprises approximately 8,000 GSF, of which 4,000 SF is designated for moderate-hazard storage and 4,000 SF is for business (office) use.

All three buildings are to be designed as Type II-B construction, in accordance with the 2023 Florida Building Code, with no fire sprinkler systems being currently proposed.

Building Structure and Materials

- **Foundations and Slab:**

The buildings will be constructed on concrete slabs and foundations, designed to meet all applicable code requirements based on the soil bearing capacity.

- **Primary Structure:**

The two new buildings will utilize prefabricated metal building systems provided by Titan Steel Structures. These systems are engineered to provide efficient, durable, and low-maintenance structures suitable for light industrial and commercial use. The roof system will feature a white metal roof finish to promote energy efficiency and compliance with reflectivity standards and reduction of solar heat gain.



- **Architectural Features and Facades:**

Architectural façade elements will be constructed using structural cold-formed steel framing sheathed with fiberglass sheathing (such as DensGlass® Sheathing) and finished with a smooth stucco exterior finish. These façade elements are designed to provide visual interest, improve thermal performance, and ensure long-term durability through the use of hurricane resistant and sustainable construction materials and products.

- **Color and Finishes:**

The exterior walls are to be a combination of prefinished metal panel walls as part of the prefabricated metal building and painted stucco finishes all in gray and blue tones consistent with the color-rendered elevations included with this submittal. Paint products are to be selected based on the intended substrate from Sherwin Williams or an approved equal. The color scheme has been selected to complement the surrounding context while maintaining a clean, contemporary aesthetic.

- **Awnings and Overhangs:**

Metal awnings will be installed at the front entrances and along selected side elevations to provide shading and weather protection above windows and garage doors as shown. These architectural features enhance the façade composition while offering functional benefits and contributing to the sustainability of the project.

Summary

The proposed design integrates durable, low-maintenance materials and a clean, modern aesthetic consistent with the industrial character of the surrounding areas. The use of prefabricated metal structures with articulated façade treatments provides both efficiency in construction and visual enhancement of the building to ensure compliance with local zoning codes and integration with the surrounding built environment.

We respectfully submit this narrative for your review and consideration as part of the City's development review process. Should you have any questions or require any additional information, please do not hesitate to contact me at (561) 283-0721 Ext. 201 or via email at tradak@radgr.com.

Sincerely,

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