



## Staff Report

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**File #:** LN-642

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### ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: OCTOBER 7, 2025

### REGANZANI GROUP WAREHOUSE

**Request:** Building Design  
**P&Z#** 23-12000055  
**Owner:** Reganzani Group LLC  
**Project Location:** SW 14 Ave  
**Folio Number:** 494203010260  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 5 (Darlene Smith)  
**Agent:** Luis La Rosa  
**Project Planner:** Saul Umaña (saul.umana@copbfl.com / 954-786-4662)

### Summary:

The applicant is requesting Building Design approval to construct a one-story, four-bay warehouse with an internal mezzanine and associated landscaping. The building's front façade will face SW 14 Avenue, with nine parking and loading spaces located along the alley to the east. The proposed industrial space totals 7,184 square feet, resulting in a lot coverage of 47%, with a building height of 22 feet.

The property is located south of Southwest 3 Street, also known as Race Track Road, east of Southwest 14 Avenue and west of South Andrews Avenue.

Pursuant to Section 158.04, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

### I. Zoning / Existing Uses

- A. Subject Property (Zoning District / Existing Use): I-1 (General Industrial)/ Vacant
- B. Surrounding Properties (Zoning District/ Existing Use):
  - a) North - I-1 (General Industrial) /
  - b) South - I-1 (General Industrial)/
  - c) East - I-1 (General Industrial)/
  - d) West - I-1 (General Industrial)/

### Staff Conditions:

**AAC**

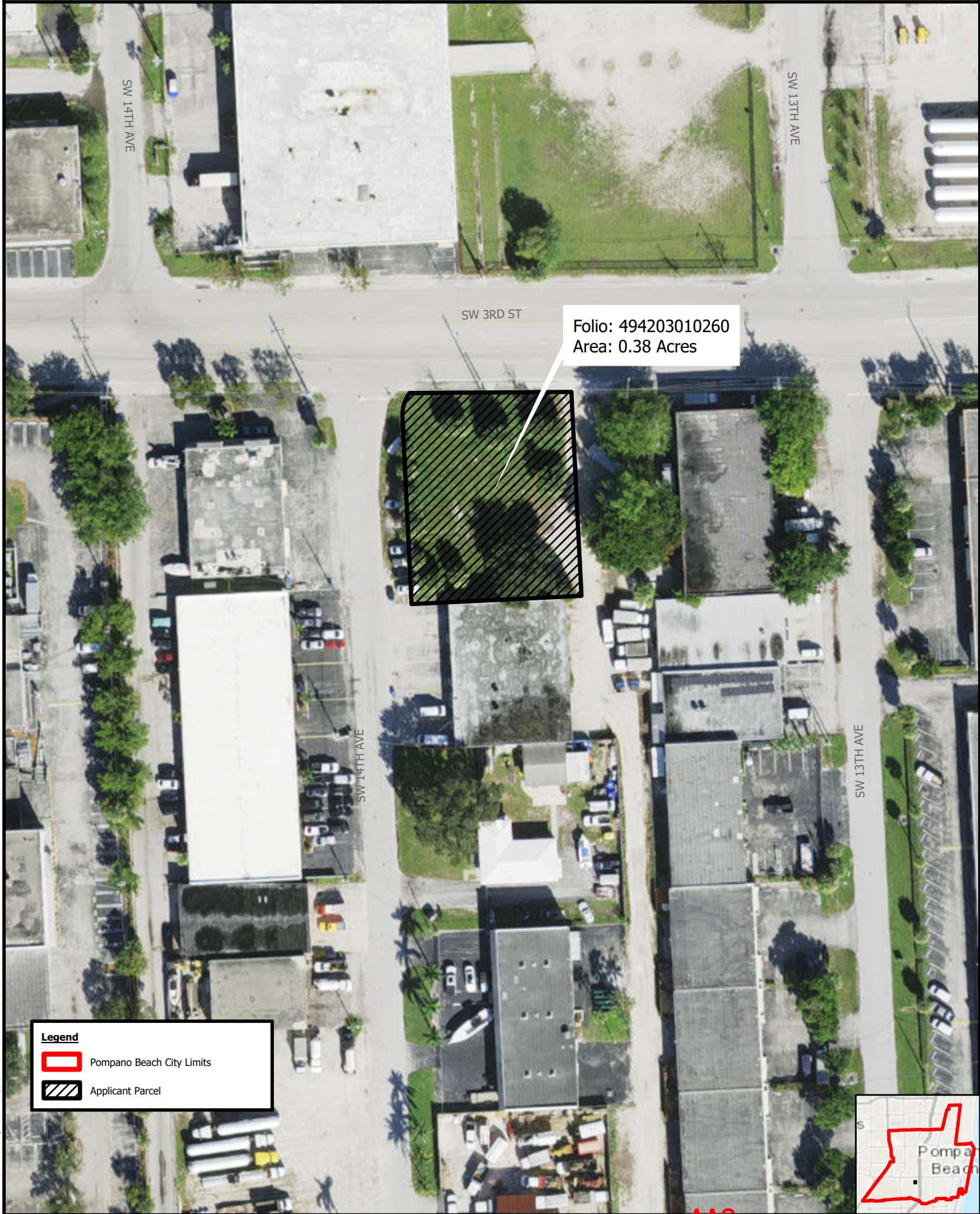
If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. Prior to building permit approval, the right-of-way dedication must be approved and recorded.
2. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
  - a) The applicant shall provide evidence of compliance for the 12 points listed in the Sustainability Narrative as submitted to the DRC in accordance with Table 155.5802: Sustainable Development Options and Points.
  - b) Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - c) Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
  - d) Provide a photometric plan that complies with Code Section 155.5401: General Exterior Lighting Standards.
  - e) A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.



# CITY OF POMPANO BEACH

## AERIAL MAP



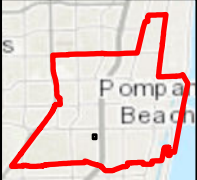
### Legend



Pompano Beach City Limits



Applicant Parcel



Scale:  
1:1,000

REGANZANI GROUP LLC  
NE Corner of SW 14th St and SW 3rd St

AAC

PZ20-12000055  
Department of  
Development Services  
08/19/2025

