

October 23, 2023

**PROJECT OVERVIEW**

**PROJECT: 200 PARK CENTRAL**

**PROJECT NUMBER: 23-0001-01**

**P&Z PROJECT NUMBER: PZ23-12000034**

**PROJECT OVERVIEW:**

The proposed development project is located at 200 Park Central Boulevard in Pompano Beach, Broward County, Florida. The site contains 261,931 square feet (6.0 acres). The property is owned by 200 Park Central LLC. The project site is currently developed and occupied by a **59,000 square foot** one (1) story building with manufacturing, warehouse and distribution type uses. The proposed project includes **removing 28,700 square foot portion** of the existing building from the south side and adding two (2) new buildings 45' height single story Industrial, warehouse, and distribution buildings. Proposed Building A is planned **31,675 square foot** and proposed Building B is planned for **62,484 square foot** as shown on the attached proposed Site Plan prepared by Sheffer, Mote & Ricks. The total proposed new building area combined from A & B is **94,129 square foot**. The existing 30,300 square foot combined with the proposed 94,129 square foot for overall total of **124,459 square foot**.

**Site Work:**

- Site work includes installing a proposed 60" storm pipe within an existing canal to allow the canal to be filled to provide an improved surface parking lot with 79 parking spaces. All associated permits will be applied for providing new drainage system for the overall project site. The existing 85' canal easement is planned to remain with no encroachment of the proposed building. The applicant will concurrently process the vacation of 4 existing easements that are currently existing on the site. An easement summary exhibit is provided to identify each easement that is requested to be vacated. New easements will be provided where applicable.
- Water main service loop will be relocated to serve the existing and proposed portions of the site.
- Sanitary Sewer is available to the site. New connections will be proposed to serve the new buildings.
- FPL facilities are planned for relocation to serve the existing and proposed buildings.
- Proposed landscaping, site lighting, and security CPTED plan.
- Solid waste collection, life safety access plan

Respectfully,



Damon T. Ricks  
Site Planning | Entitlement Process

attachments

**DRC**

**PZ23-12000034**

**12/06/2023**