



## PINSKY LAW FIRM, P.A.

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March 27, 2024

**Via Camino Submission**

City of Pompano Beach  
100 W. Atlantic Blvd.  
Pompano Beach, FL 33060

Re: Request for Abandonment of Right-of-Way  
Six lots north of 2201 W. Atlantic Blvd.  
PZ24-18000001

To whom it may concern:

Per the narrative submitted November 13, 2023 and the revised narrative submitted February 13, 2023 by Gallo Herbert Architects in the related matter of PZ21-12000052:

1. The property at 2201 West Atlantic Boulevard (the "Site") was originally developed in the 1980's as a Carl's Furniture store. The use of the building has been essentially unchanged since. Our client, 2201, LLC now owns this building which houses a related business, Fiberbuilt Umbrellas, Inc., an outdoor furniture business, as well as a few tenants with similar business uses which are home design center type uses.
2. The existing building is a two-story commercial building with retail furniture sales, a design center, a quartz store, and wallpaper retail store. The existing building has 71,417 square feet at ground level and 18,739 square feet on the second level.
3. The new proposed addition to the north is planned as a single story, 21,492 SF structure connected to the existing building with a driveway spanning canopy, to provide new space for the same type uses. The addition is to be built on the existing vacant lots adjacent to the site to the north. These lots are all owned by 2201 LLC and will be unified.
4. The lots are zoned both B-3 and RM-12. The zoning change from RM-12 to B-3 was approved at the first public hearing as well as the commercial flex and will go to second public hearing in the near future for final approval.
5. Site plan approval is continuing to be pursued under PZ21-120000052.

Per the approval for the zoning change, our client was required to submit an application to abandon a unused right-of-way across the northern boundary of the of the lots to the north of 2201 West Atlantic Boulevard

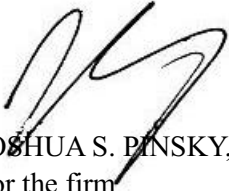
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(legal descriptions attached hereto). Waivers have been obtained from the various utility companies which may have any interest in the right-of-way.

We are respectfully seeking the City of Pompano beach's grant of abandonment of said right-of-way per the approval for zoning change and in order to complete the project submitted under PZ21-120000052.

Very truly yours,

A handwritten signature in black ink, appearing to read 'JP' or 'JSP', is written over the printed name.

JOSHUA S. PINSKY, ESQ.  
For the firm

P&Z

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**LEGAL DESCRIPTIONS FOR THE SUBJECT RIGHT-OF-WAY**

**As to Parcel 1 (Folio No. 484233054280), that portion of said Parcel 1 reserved for public road purposes, described as:**

The West 25 feet and the North 25 feet of that portion of the North one fifth (1/5) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South, Range 42 East; lying East of the Center Line of N.W. 21<sup>st</sup> Ave., recorded in Plat Book 31, Page 1, of the Public Records of Broward County, projected to the Southline of said Section 33.

**As to Parcel 2 (484233054282), that portion of said Parcel 2 reserved for public road purposes, described as:**

The North 25 feet of the West 69.6 feet of the West half (W 1/2) of the North 1/5 of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South, Range 42 East, said land lying and situate in Broward County, Florida.

**As to Parcel 3 (484233054285):**

NONE

**As to Parcel 4 (484233054284), that portion of said Parcel 4 reserved as an easement for public road use:**

The North 25 feet of the East 65 feet of the West 194.6 feet of the West 1/2 of the North 1/5 of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South, Range 42 East; said lands situate, lying and being in Broward County, Florida.

**As to Parcel 5 (484233054281):**

NONE

**As to Parcel 6 (484233054283), that portion of said Parcel 6 reserved for public road use:**

The North 25 feet of the East 65 Feet of the West half (1/2) of the North one fifth (1/5) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South, Range 42 East, said lands situate, lying and being in Broward County, State of Florida.

**P&Z**

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