



## Staff Report

**File #:** LN-544

### PLANNING AND ZONING BOARD

Meeting Date: DECEMBER 18, 2024

### 200 PARK CENTRAL EASEMENT ABANDONMENT

**Request:** Easement Abandonment  
**P&Z#** 23-27000007  
**Owner:** 200 Park Central LLC  
**Project Location:** 200 Park Central Blvd  
**Folio Number:** 484222200030  
**Land Use Designation:** I (Industrial)  
**Zoning District:** O-IP (Office Industrial Park)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Damon Ricks (954-803-9675 / [damon@scheffereng.com](mailto:damon@scheffereng.com))  
**Project Planner:** Maggie Barszewski (954-786-7921 / [maggie.barszewski@copbfl.com](mailto:maggie.barszewski@copbfl.com))

### Summary:

This is a request to abandon a 24-foot-wide access easement by Applicant, Damon T. Ricks, on behalf of the owner the 200 Park Central, LLC. The easement is illustrated on the face of the North Andrews Industrial Plat, PB 108, Page 18. The property is located at 200 Park Central Blvd., which is south of Park Central Blvd., north of Copans Road and west of North Andrews Avenue. The site is 6.0 acres in size and includes a 59,000-square foot, single-story building currently used for manufacturing, warehousing, and distribution. The owner is redeveloping the site to increase the square footage on site to a total of 108,705 square feet. A Site Plan was approved for the project on September 25, 2024. The approval included conditions requiring the abandonment of four existing easements, specifically two drainage easements, an FPL easement and this requested access easement. As shown on the approved Site Plan, the project's first phase includes an additional access along Park Central Boulevard at the northwest corner of the site.

### REVIEW AND SUMMARY

A. The following Service Providers commented on this request:

Code Compliance:	No Objection
Fire Department:	No Objection
Public Works Department:	No Objection
Utilities Department:	No Comments have been received
FP&L:	No Objection
AT&T:	No Objection
FDOT	Not Applicable
TECO Gas:	No Objection

Comcast Cable:                      No Objection

B. Development Services Department staff submits the following factual information which is relevant to this abandonment request:

1. The subject easement is no longer needed since the site has been reconfigured to provide access via platted rights-of-way.
2. The Applicant's request is necessary in order to develop the property without being encumbered by this easement.

C. Review Standards

Section 155.2431 D. 1. & 2. states that an application for vacation or abandonment of a public right-of-way or easement shall be approved only on a finding that all of the following standards are met:

1. The right-of-way or easement is not now, or in the foreseeable future, of any benefit to the city or its inhabitants; and
2. Vacation or abandonment of the right-of-way or easement is consistent with the Comprehensive Plan.

D. Staff Analysis

All of the service providers that have responded have stated they have no objection to this request. The City Utility Department is the one service provider that has not submitted comments. A statement of no objection is required prior to City Commission consideration; therefore, a condition is added to the staff recommendation.

With the exception of the one outstanding letter of no objection, the abandonment of this easement meets the standards of Section 155.2431D.1. & 2, and therefore staff recommends approval of this request.

DEPARTMENT RECOMMENDATION

Given the information provided to the Board, staff provides the following alternative motions for the Board's review.

Alternative Motions

I- Recommend approval to the City Commission as the Board finds that the easement abandonment meets the standards of Section 155.2431.D.1. & 2. With the following condition:

1. That the Applicant provide the letter of no objection from the Utility Department prior to the City Commission hearing.

II- Table this abandonment request to allow time for the Applicant to address any objections raised by the affected parties or to get additional information.

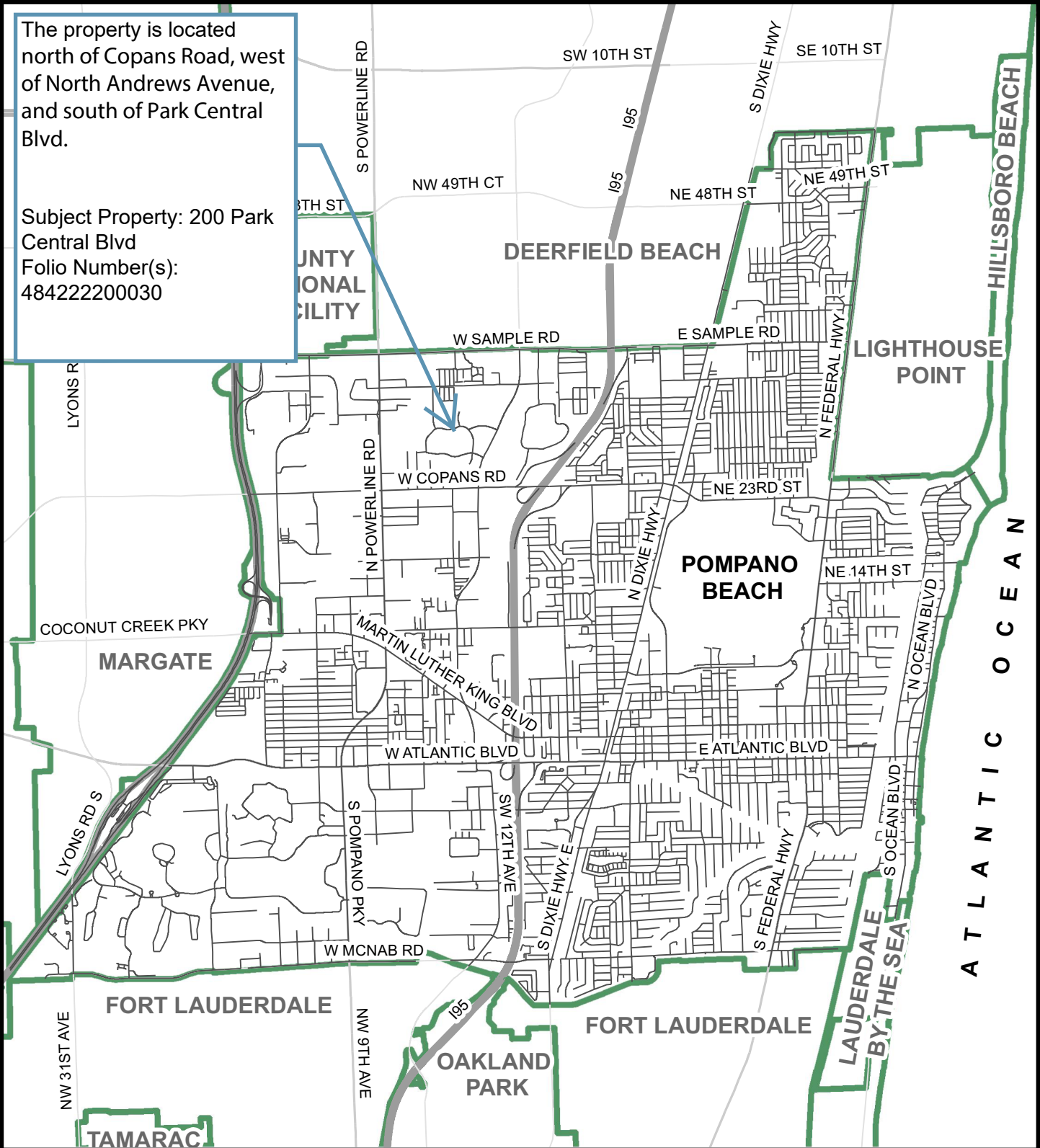
Staff recommends alternative motion number I.

# CITY OF POMPANO BEACH LOCATION MAP



The property is located north of Copans Road, west of North Andrews Avenue, and south of Park Central Blvd.

Subject Property: 200 Park Central Blvd  
Folio Number(s): 484222200030





# CITY OF POMPANO BEACH AERIAL MAP



24' Wide Access Easement to be  
Abandoned

**P&Z**  
7/24/2024 AdkBob

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PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ23-27000007  
12/18/2024



# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



**Subject Site**

PARK CENTRAL BLVD S

PARK CENTRAL BLVD N

BUSINESS PARK ACCESS RD

N ANDREWS AVENUE

W COPANS RD

**24' Wide Access Easement to be  
Abandoned**

**P&Z**

Scale = 250 ft

9/18/2024

AdkBob

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PREPARED BY:  
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# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



**Subject Site**

O-IP

PARK CENTRAL BLVD S

PARK CENTRAL BLVD N

I-1

I-1/PCD

O-IP

I-1

I-1

24' Wide Access Easement to be  
Abandoned

BUSINESS PARK ACCESS RD

B-4

B-3/PCI

B-3

W COPANS RD

B-4

N ANDREWS AVENUE EXT

I-1

I-1

**P&Z**

9/18/2024

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# LEGEND

FOR LAND USE PLAN			FOR ZONING MAP		
	Symbol	Classification Units/ Acre		Symbol	District
	L	Low (1-5 DU/AC)		RS-1	Single-Family Residence 1
	LM	Low- Medium (5-10 DU/AC)		RS-2	Single-Family Residence 2
	M	Medium (10-16 DU/AC)		RS-3	Single-Family Residence 3
	MH	Medium-High 16-25 DU/AC)		RS-4	Single-Family Residence 4
	H	High (25-46 DU/AC)		RS-L	Single-Family Residence Leisureville
	IRR	Irregular Density		RD-1	Two- Family Residence
	MUR-H	Mixed Use Residential (High)			
	C	Commercial		RM-7	Multiple-Family Residence 7
	CR	Commercial Recreation		RM-12	Multiple-Family Residence 12
				RM-20	Multiple-Family Residence 20
				RM-30	Multiple-Family Residence 30
X	I	Industrial		RM-45	Multiple-Family Residence 45
				MH-12	Mobile Home Park
	T	Transportation			
	U	Utilities		B-1	Limited Business
				B-2	Neighborhood Business
	CF	Community Facilities		B-3	General Business
				B-4	Heavy Business
	OR	Recreation & Open Space		M-1	Marina Business
				CR	Commerical Recreation
	W	Water			
				I-1	General Industrial
	RAC	Regional Activity Center		I-1X	Special Industrial
				O-IP	Office Industrial Park
	LAC	Local Activity Center		M-2	Marina Industrial
		Transit Oriented Corridors:		TO	Transit Oriented
	DPTOC	Downtown Pompano		PR	Parks & Recreation
	ETOC	East Atlantic Blvd		CF	Community Facilities
				PU	Public Utility
				T	Transportation
				BP	Business Parking
				LAC	Local Activity Center
					<i>Planned Developments</i>
				RPUD	Residential Planned Unit Development
				PCD	Planned Commercial Development
	*	Current Designation		PD-TO	Planned Development - Transit Oriented
	>	Proposed Designation		PD-I	Planned Development - Infill
			X	O-IP	Office Industrial Park
					<i>Overlay Districts</i>
				RM-45 HR	Multiple-Family Residence 45 High Rise
				DPOD	Downtown Pompano Beach
				EOD	East Atlantic Blvd.
				AOD	Atlantic Boulevard

P&Z

G:\Zoning 2009\Site Plans\Templates\P&Z Report Legend

PZ23-27000007

12/18/2024