

November 6, 2023

PROJECT: 200 PARK CENTRAL
PROJECT NUMBER: 23-0001-01
P&Z PROJECT NUMBER: EMTV-2023-16

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**.

Easement Vacations:

- The project scope includes the vacation of (4) four existing easements as outlined below and provided in sketch overlay exhibit.
 - 20' Drainage Easement per ORB 11108/111 BCR
 - Proposed building encroaches on easement
 - 20' Drainage Easement per ORB 11438/231 BCR
 - Proposed building encroaches on easement
 - 24' Access easement per Plat (partial vacation)
 - Proposed building encroaches on easement
 - 10' FPL Easement
 - Proposed building encroaches on easement

The applicant has collected consent from the franchise utility providers and required municipal departments per the application requirements. The project is related to Site Plan application case MSP-2023-93.

Respectfully,



Damon T. Ricks
Site Planning | Entitlement Process

attachments

P&Z

PZ23-27000007
12/18/2024