



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

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**File #:** LN-537

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### ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: AUGUST 6, 2024

### 200 PARK CENTRAL

**Request:** Major Site Plan  
**P&Z#** 23-12000034  
**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 (damon@damonricks.com)  
**Project Planner:** Saul Umana (954-786-4662 / saul.umana@copbfl.com)

### Summary:

The applicant is requesting approval for improvements to an existing manufacturing, warehousing, and distribution development. The site spans 261,931 square feet (6.0 acres) and features a 59,000 square foot, single-story building used for manufacturing, warehousing, and distribution. The project includes removing a 28,700 square foot section of the existing building on the south side and constructing two new single-story buildings, each standing 35 feet tall, for industrial, warehouse, and distribution purposes. Proposed Building A will cover 32,445 square feet, and proposed Building B will cover 45,960 square feet for a total new building area of 78,405 square feet. When added to the remaining 30,300 square feet of the existing building, the overall total building area will be 108,705 square feet (40 % lot coverage).

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

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 / Existing Use): - O-IP (Office Industrial Park) / Warehouse, Storage, and

Distribution

B. Surrounding Properties (Zoning District / Existing Use):

- a) North - O-IP (Office Industrial Park) / Offices
- b) South - T (Heavy Business) / Warehouse, Storage, Distribution and Commercial Stores
- c) East - I-1 (General Industrial) / Warehouse, Storage, Distribution
- d) West - O-IP (Office Industrial Park) / Warehouse, Storage, and Distribution

**Staff Conditions:**

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

1. Prior to building permit approval, demonstrate evidence that all easements have been abandoned and recorded.
2. Correct the following sheets: SP-1 Site Plan (update the setback and parking data tables to accurately reflect the proposed work on the site plan) and Sheet A-1 Architectural 1st Floor Plan - Building A (correct the proposed floor area square footage statistics).
3. 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 used for 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



1 in = 250 ft

7/24/2024

AdkBob

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PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ23-12000034  
08/06/2024