

November 7, 2024

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Pompano Beach Planning Division
100 West Atlantic Boulevard, Pompano Beach, FL 33060 – 3rd Flr

PROJECT: 200 PARK CENTRAL
PROJECT NUMBER: 23-0001-01
EASEMENT VACATIONS RELATED TO: North Andrews Industrial Park Plat

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 32,445 square foot and proposed Building B is planned for 45,960 square foot as shown on the attached proposed Site Plan prepared by Scheffer, Mote & Ricks. The total proposed new building area combined from A & B is 78,405 square foot. The existing 30,300 square foot combined with the proposed 94,129 square foot for overall total of 108,705 square foot.

Easement Vacation:

North Andrews Industrial Park Plat, Plat Book 108, Page 18.

- To vacate a portion of a 24-foot-wide access easement lying within Parcels A and B of North Andrews Industrial Park Plat, as recorded in Plat Book 108, Page 18 of the Official records of Broward County, Florida.

The applicant has obtained 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 with the City of Pompano Beach, Florida.

Respectfully,



Damon T. Ricks
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attachments

P & Z

PZ23-27000007
12/18/2024