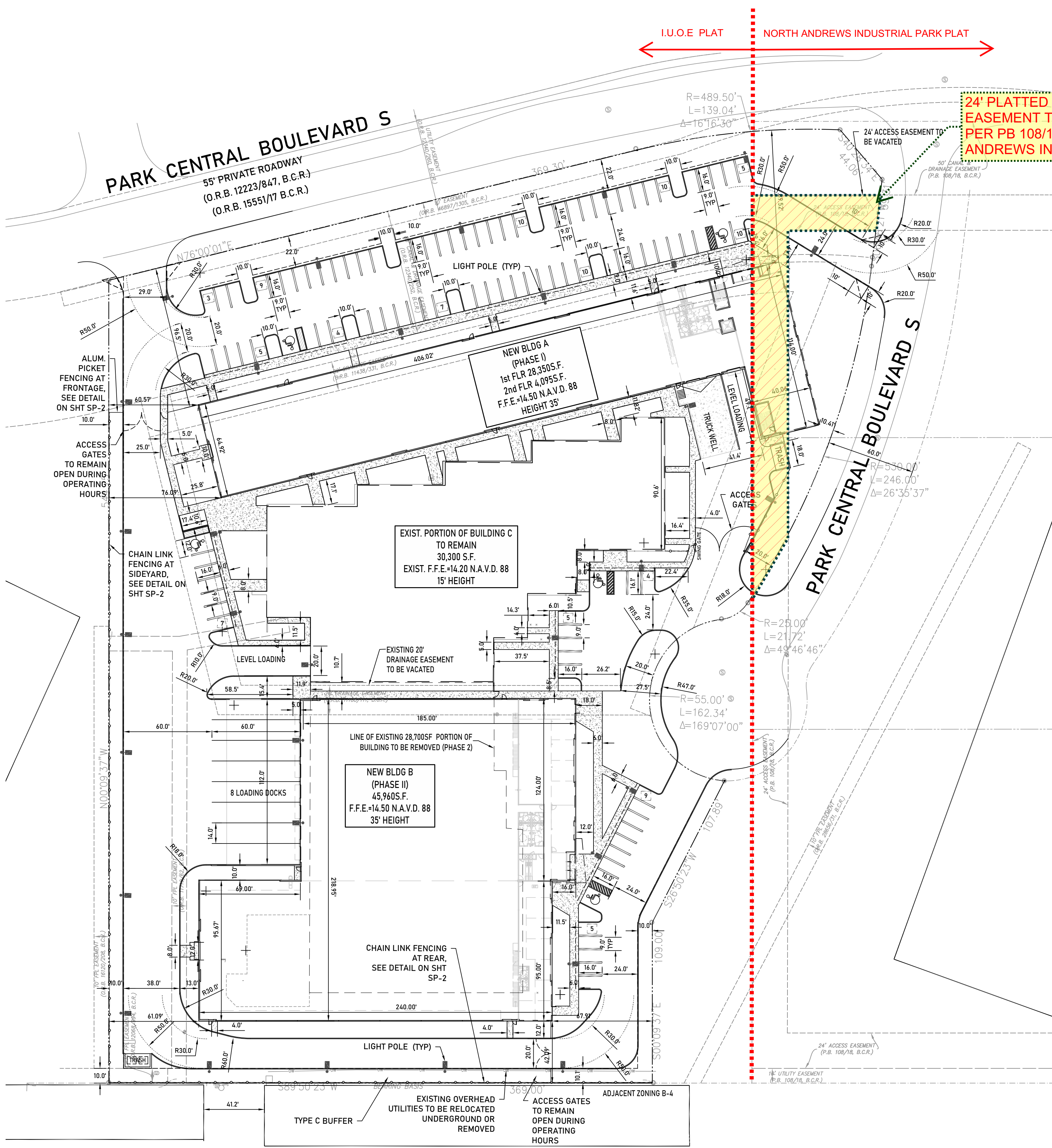
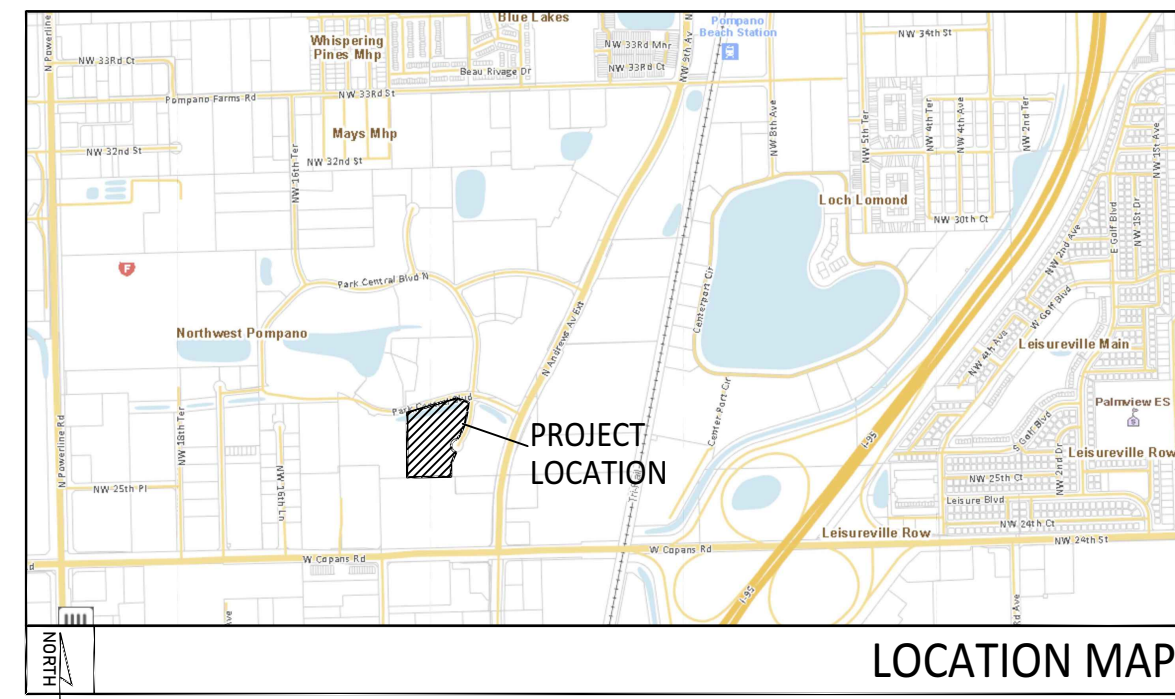


G:\Shared drives\SM & R\Projects 2023\23-0001.01 - 200 Park Central\000 Drawings\Current\23-0001.01 - SITE-PLAN_redo 04.dwg [SP-1 - SITE-PLAN] Jul 30, 2024 2:24pm DAMON RICKS



24' PLATTED ACCESS
EASEMENT TO BE VACATED
PER PB 108/18 NORTH
ANDREWS INDUSTRIAL PLAT



LAND DESCRIPTION:
THAT PORTION OF PARCEL A OF "L.U.O.E. PLAT" AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 106, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PORTION OF "NORTH ANDREWS INDUSTRIAL PARK" AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 108, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT A CORNER ON THE BOUNDARY OF SAID PARCEL A (SAME BEING COMMON WITH THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 42 EAST) AND RUN THENCE N 89°50'23" E ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 275.00 FEET; THENCE N 00°09'37" W, A DISTANCE OF 300.00 FEET; THENCE S 89°50'23" W, A DISTANCE OF 40.00 FEET; THENCE N 00°09'37" W, A DISTANCE OF 157.22 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°09'37" W, A DISTANCE OF 87.53 FEET; THENCE N 76°00'01" E, A DISTANCE OF 369.30 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 489.50 FEET, A CENTRAL ANGLE OF 16°16'30" AND AN ARC OF 139.04 FEET; THENCE S 40°28'34" E, A DISTANCE OF 44.06 FEET; THENCE S 06°46'21" W, A DISTANCE OF 53.63 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 404.50 FEET, A CENTRAL ANGLE OF 19°55'05" AND AN ARC OF 140.62 FEET; THENCE S 76°00'01" W, A DISTANCE OF 388.365 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING RADIUS OF 512.00 FEET, A CENTRAL ANGLE OF 00°12'36" AND AN ARC OF 1.88 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:
THAT PORTION OF PARCEL A OF "L.U.O.E. PLAT" AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 106, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PORTION OF "NORTH ANDREWS INDUSTRIAL PARK" AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 108, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT A CORNER OF THE BOUNDARY OF SAID PARCEL A (SAME BEING COMMON WITH THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 42 EAST) AND RUN THENCE N 89°50'23" E ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 275.00 FEET FOR A POINT OF BEGINNING; THENCE N 00°09'37" W, A DISTANCE OF 300.00 FEET; THENCE S 89°50'23" W, A DISTANCE OF 40.00 FEET; THENCE N 00°09'37" W, A DISTANCE OF 157.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 512.00 FEET, A CENTRAL ANGLE OF 00°12'36" AND AN ARC OF 1.88 FEET; THENCE N 76°00'01" E, A DISTANCE OF 388.36 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING RADIUS OF 404.50 FEET, A CENTRAL ANGLE OF 00°12'36" AND AN ARC OF 1.88 FEET; THENCE N 76°00'01" E, A DISTANCE OF 388.36 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING RADIUS OF 404.50 FEET, A CENTRAL ANGLE OF 19°55'05" AND AN ARC OF 140.62 FEET; THENCE S 06°46'21" W, A DISTANCE OF 53.63 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 512.00 FEET, A CENTRAL ANGLE OF 00°12'36" AND AN ARC OF 1.88 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 169°07'00" AND AN ARC OF 162.34 FEET; THENCE S 26°50'23" W, A DISTANCE OF 107.89 FEET; THENCE S 00°09'37" E, A DISTANCE OF 109.00 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S 89°50'23" W ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 329.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
A PORTION OF PARCEL A, "L.U.O.E. PLAT" AS RECORDED IN PLAT BOOK 106, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CORNER ON THE BOUNDARY LINE OF SAID PARCEL "A", SAID CORNER BEING ALSO KNOWN AS THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE N 89°50'23" E ALONG THE BOUNDARY LINE OF SAID PARCEL "A", AND ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 89°50'23" E ALONG THE SAID SOUTH LINE, A DISTANCE OF 40.00 FEET; THENCE N 00°09'37" W, A DISTANCE OF 300.00 FEET; THENCE S 89°50'23" W, A DISTANCE OF 40.00 FEET; THENCE S 00°09'37" E, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN BROWARD COUNTY, FLORIDA AND CONTAINING 261,931 SQUARE FEET (6.0131 ACRES), MORE OR LESS.

SITE DATA		
LAND USE	COMMERCIAL	
ZONING	(OIP) OFFICE INDUSTRIAL PARK	
WATER / SEWER	BROWARD COUNTY WATER & WASTEWATER SERVICES (BCWWS)	
SITE AREA	262,455 SF	6.025 ACRES
	REQUIRED	PROVIDED
BUILDING FOOTPRINT COVERAGE AREA	65% MAX COVERAGE (170,595 SF)	40% (104,610 SF)
	PERVIOUS AREA	
PERVIOUS AREA	20% MIN. (52,491 SF)	23% (595,055F)
	BUILDING HEIGHT (# OF STORIES)	
	45' MAX	35' (ONE STORY)

SETBACK DATA		
TYPE	REQUIRED	PROVIDED
FRONT (NORTH)	25'	89'
REAR (SOUTH)	30'	30'
SIDE (WEST)	10'	10'
FRONT (EAST)	10'	20'

PARKING DATA								
USE	RATIO	EXIST. DIADEM TO REMAIN (SF)	EXIST. DYNAMIC TO REMAIN (SF)	EXIST. KAM REMOVED (SF)	PROP. BLDG. A DIADEM (SF)	PROP. BLDG. B DIADEM (SF)	TOTAL (SF)	PARKING PROVIDED
OFFICE	400	3,545	1,765	0			5,310	13.3
WAREHOUSE, DISTRIBUTION, & STORAGE (1st 3,000 SF)	750	0	3,000	0	3,000	3,000	9,000	12.0
WAREHOUSE, DISTRIBUTION, & STORAGE (ADDTL. SF)	2,500		16,590	0	24,039	42,960	83,589	34.0
INDUSTRIAL MANUFACTURING	1,000	2,975	2,425	-28,700	0	0	5,400	5.4
SHOWROOM	1,000				5406		5406	5.4
OVERALL TOTALS		6,520	23,780	-28,700	32,445	45,960	108,705	64.7

NOTE: WAREHOUSING AND FREIGHT MOVEMENT 1 PER 750 FOR THE FIRST 3,000SF, THEN 1/2,500 FOR THE ADDITIONAL BALANCE. ADA PARKING REQUIRED FOR 76-100 SPACES = 4 REQUIRED. 4 ADA PARKING SPACES ARE PROVIDED.

SCHEFFER
MOTE & RICKS

CIVIL ENGINEERING | PLANNING

888 EAST LAS OLAS BOULEVARD, SUITE 201
FORT LAUDERDALE, FL 33301
954.240.3230
WWW.SMR-ENGINEERING.COM

FLORIDA LICENSED
ENGINEERING BUSINESS NO. 37125
THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE
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RICKS. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED
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DRAWN: DTR
CHECKED: ADS
DATE: 10/25/2023
SCALE: AS NOTED

REVISIONS
REV DATE BY DESCRIPTION
1 03/12/2024 DTR DRC COMMENTS
2 04/30/2024 DTR DRC COMMENTS
3 07/08/2024 DTR DRC COMMENTS

CLIENT:
200 PARK CENTRAL, LLC
200 PARK CENTRAL BLVD.
POMPANO BEACH, FLORIDA 33064

PROJECT NAME:
200 PARK CENTRAL

SITE LOCATION:
200 PARK CENTRAL BLVD S
POMPANO BEACH, FLORIDA

SHEET TITLE:
MASTER SITE PLAN
EASEMENT
VACATION
EXHIBIT

PROFESSIONAL SEAL:
Alexander D. Scheffer
Florida P.E. No. 73802
July 30, 2024

PROJ. NO.: 23-0001.01
SHEET: 1 OF 1

DRC - NOT FOR CONSTRUCTION

P&Z

PZ23-2700007-1
12/18/2024