



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)
Project Planner: Maggie Barszewski (954-786-7921 / 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.

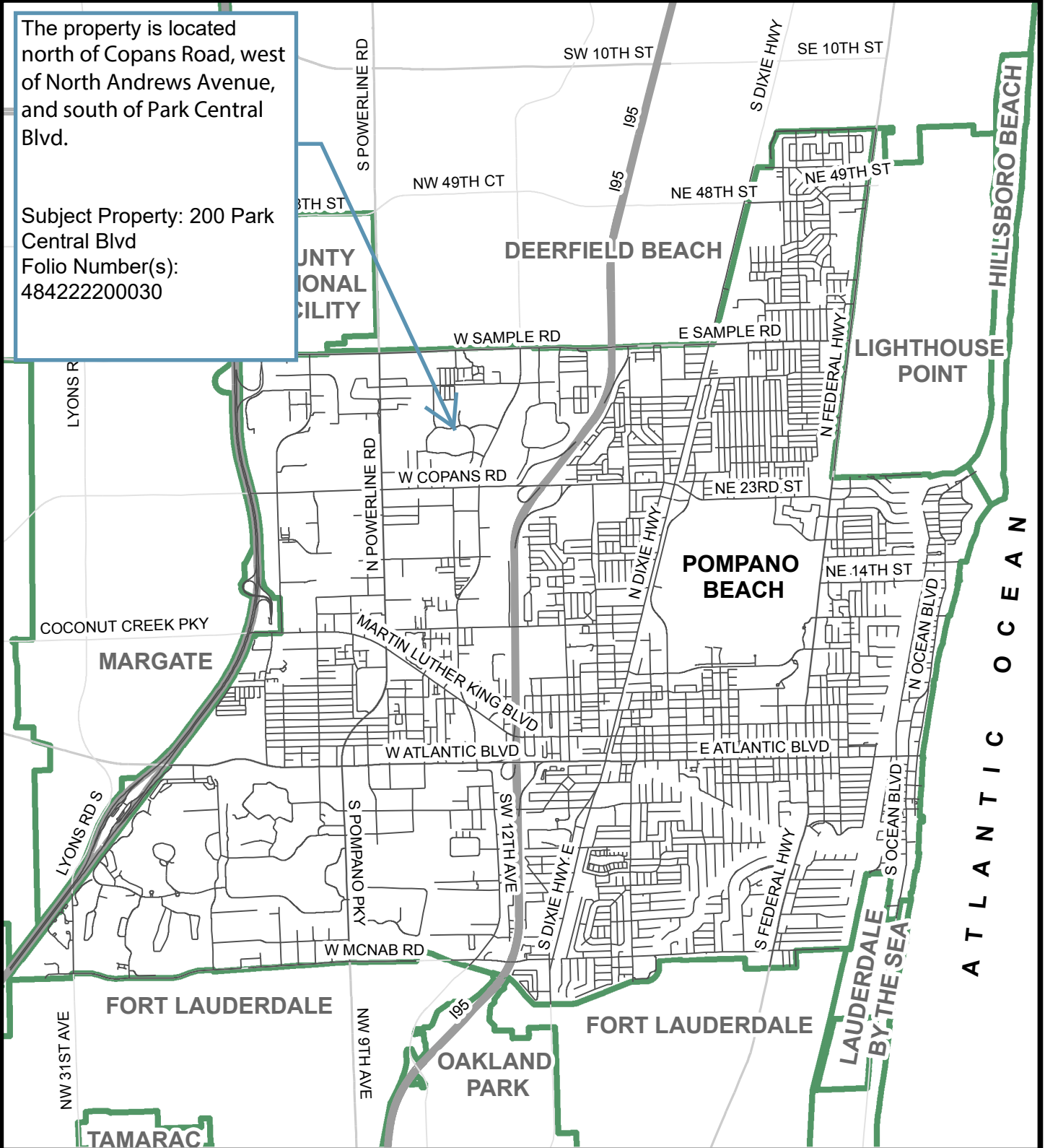
Staff recommends alternative motion number I.

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



1 in = 1 miles

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP



Subject Site

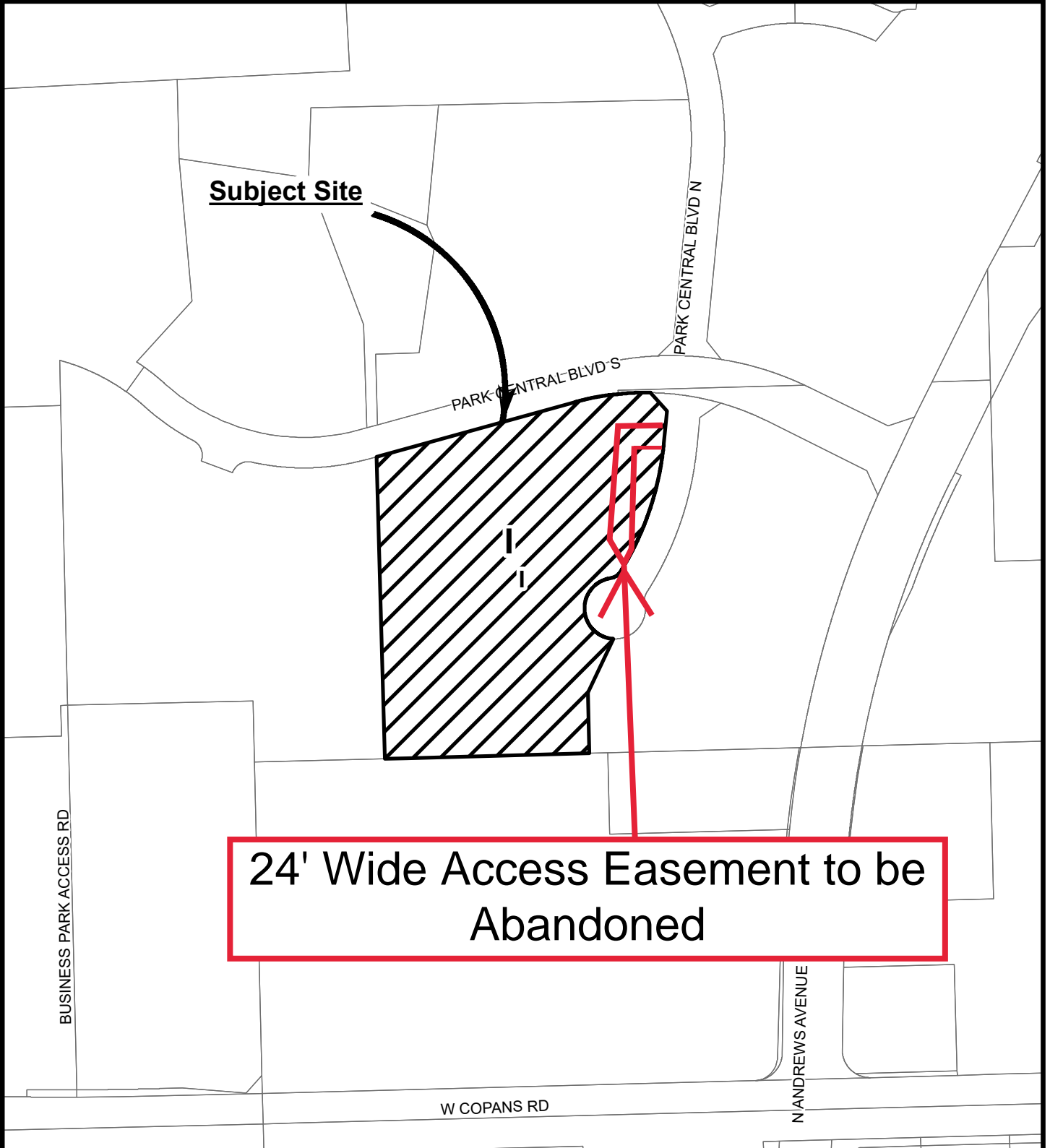
**24' Wide Access Easement to be
Abandoned**

1 in = 250 ft

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



Subject Site

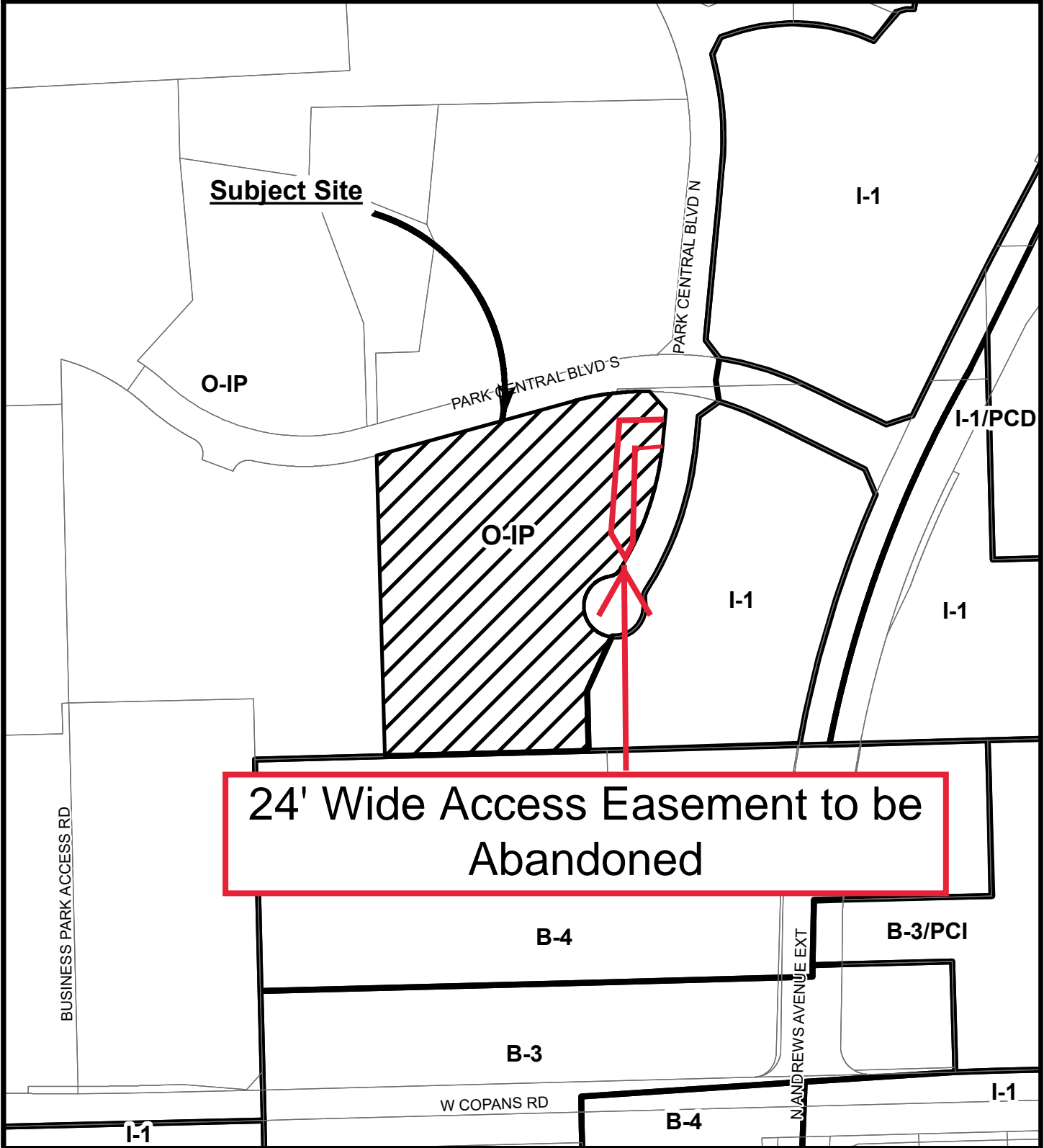


**24' Wide Access Easement to be
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1 in = 250 ft

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CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 250 ft

LEGEND

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