



Resilient Environment Department
URBAN PLANNING DIVISION
1 N. University Drive, Box 102A · Plantation, FL 33324
T: 954-357-6666 F: 954-357-6521
Broward.org/Planning

Review and Approval of Vacation Petition Application

Review

Date: 02/10/2025

To: County Attorney's Office **Attention:** Maite Azcoitia, Office of County Attorney

From: Urban Planning Division

Subject: Vacation Petition No.: 2024-V-09

Petitioner(s): 200 Park Central LLC

Agent for Petitioner(s): Scheffer Mote & Ricks

Type: ☐ Vacating Plats, or any Portion Thereof (BCCO 5-205)
 ☐ Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.68)
 ☒ Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.69)

Project: ☒ Easement ☐ Right-of-Way ☐ Other

Pursuant to Florida Statute Chapter 177.101 and the above sections of the Broward County Administrative Code and Code of Ordinances, the following determined that the requested vacation petition would not affect the ownership or right of convenient access of persons owning other parts of the subdivision:

Designated Review Agencies and Organizations

Date: _____

Required Documentation

- ☒ Vacation Petition Application Date Accepted: 11/22/2024
- ☒ File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- ☐ Petitioner Notice of Intent Dates Published: _____ and _____
- ☒ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 09/13/2024
- ☒ Property Location ☒ Municipality of City of Pompano Beach ☐ Municipal Service District
- ☐ Certified Copy of Municipal Resolution No: _____ Date(s): _____
- ☒ Sketch and Legal Description by: John T. Doogan
- ☒ Location Map (Created by County Surveyor)
- ☐ Aerial Photograph and Section Map (No longer provided; advise if needed for review)
- ☒ Plat, if applicable ☐ Certified ☒ Copy
- ☐ Written Consent of All Abutting Owners in Plat, if applicable
- ☒ Certificate or Opinion of Title by: Eliana Leal Date: 10/14/2023
- ☒ Documentation of all reviewers responding "no objection/no comment"
- ☒ Waivers of Objection by Utility Companies
- ☒ Draft Resolution to Set Public Hearing
- ☒ Draft Resolution of Adopted Vacation

Approval

Approved subject to the Office of the County Attorney's receipt, review, and approval of a Title Certificate dated within 45 days prior to the Public Hearing.

Reviewed and Approved as to Form by: Deanna Kalil Digitally signed by Deanna Kalil
Date: 2025.03.03 11:52:17 -05'00'

Print Name: Deanna Kalil

Date: 3/3/2025



Resilient Environment Department a
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning a

Application Number 2024-V-09

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name I.U.O.E Plat, Plat Book			
Plat/Site Number 039-PL-79		Plat Book - Page (if recorded) Plat Book 106, Page 9	
Owner/Applicant/Petitioner Name 200 Park Central LLC			
Address 200 Park Central Blvd		City Pompano Beach	State FL
Zip 33312			
Phone 954709.8015	Email bws@roschman.com		
Agent for Owner/Applicant/Petitioner Scheffer Mote & Ricks		Contact Person Damon Ricks	
Address 888 E Las Olas Boulevard		City Fort Lauderdale	State FL
Zip 33301			
Phone 954.803.9675	Email damon@scheffereng.com		
Folio(s) 484222200030			
Location North side of W Copans Road at/between/and N Andrews Avenue Ext and/of N Powerline Rd north side/corner north street name street name / side/corner street name			

Type of Application (this form required for all applications)

Please check all that apply (use attached Instructions for this form).

- ☐ Plat (fill out/PRINT *Questionnaire Form, Plat Checklist*)
- ☐ Site Plan (fill out/PRINT *Questionnaire Form, Site Plan checklist*)
- ☐ Note Amendment (fill out/PRINT *Questionnaire Form, Note Amendment Checklist*)
- ☒ Vacation (fill out/PRINT *Vacation Continuation Form, Vacation Checklist*, use *Vacation Instructions*)
- ☐ Vacating Plats, or any Portion Thereof (BCCO 5-205) a
- ☐ Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.68) a
- ☒ Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.69) a
- ☒ Vacation (*Notary Continuation Form Affidavit* required, fill out *Business Notary* if needed) a

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the answer is "Yes" to any of the questions above	
RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) I (Industrial)	Land Use Plan Designation(s) I (Industrial)
Zoning District(s) O-IP (Office Industrial Park)	Zoning District(s) O-IP (Office Industrial Park)

Existing Land Use					
<p>A credit against impact fees may be given for the site's current or previous use. No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans. To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.</p>					
Are there any existing structures on the site?					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
<p>*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.</p>					

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

[Signature]
Owner/Agent Signature

9/16/24
Date

NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 6th day of September, 2024, who ☒ is personally known to me | ☐ has produced _____ as identification.

Kelly M Sanborn
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

Vacation application

Application Date 11/13/2024	Acceptance Date 11/22/2024	Fee \$1,200.00
Comments Due 12/24/2024	Report Due N/A	CC Meeting Date TBD
Adjacent City or Cities None		
<input checked="" type="checkbox"/> Plats <input checked="" type="checkbox"/> Surveys <input type="checkbox"/> Site Plans <input type="checkbox"/> Landscaping Plans <input type="checkbox"/> Lighting Plans <input checked="" type="checkbox"/> City Letter <input type="checkbox"/> Agreements		
<input checked="" type="checkbox"/> Other: Narrative, Legal description & sketch, easement		
Distribute To <input checked="" type="checkbox"/> Full Review <input type="checkbox"/> Planning Council <input type="checkbox"/> School Board <input type="checkbox"/> Land Use & Permitting <input type="checkbox"/> Health Department <input type="checkbox"/> Zoning Code Services (BMSD only) <input type="checkbox"/> Administrative Review		
<input type="checkbox"/> Other:		
Received By Adrien Osias		



Application Number _____

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, Jeffrey S. Roschman, the property owner(s) ("Affiant") of the property to be vacated in the subject of the Application, being duly sworn, depose(s) and say(s):

1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned.

My/our folio number(s) is/are as follows:

4842 22 20 0030

2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject of the Application to the Broward County Board of County Commissioners.

Name: Scheffer, Mote & Ricks

Address: 888 E Las Olas Boulevard

City, State, Zip: Fort Lauderdale, FL 33301

Telephone: 954.803.9675

Contact Person: Damon Ricks

Jeffrey S. Roschman

Name of Owner/Petitioner

Date

9/6/24

Signature of Owner/Petitioner (requires notarization)

I, Damon Ricks

, hereby accept the appointment as Agent to the above listed owner/petitioner.

Damon Ricks

Name of Agent

August 27, 2024

Date

Damon T Ricks

Signature of Agent

Digitally signed by Damon T. Ricks
Date: 2024.08.27 11:14:10 -04'00'

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by the Affiant by means of

☒ physical presence | ☐ online notarization, this 6th day of September, 2024,
by Jeffrey S Roschman, of Fort Lauderdale, FL, on behalf of
200 Park Central, LLC.

He/she ☒ is personally known to me | ☐ has produced _____ as identification.

Kelly M Sanborn

Name of Notary Typed, Printed or Stamped

Signature of Notary Public - State of Florida

Kelly M Sanborn



Notary Seal (or Title or Rank)

Serial Number (if applicable)

October 31, 2023

Project: 200 Park Central
Address 200 Park Central Boulevard S, Pompano Beach, FL 33064

To whom it may concern,

This letter is provided as written authorization for Damon Ricks with Scheffer, Mote and Ricks to submit and process development applications and any other permits related thereto on behalf of 200 Park Central, LLC for the property located at **200 Park Central Boulevard S, Pompano Beach, FL 33064**. The property is also identified as tax ID #4842 22 20 0030.

Sincerely,


Jeffery S. Roschman

State of Florida

County of Broward

Subscribed and sworn to (or affirmed) before me this 31st day of, October, 2023, by Jeffery S. Roschman proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature







October 8, 2024

Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division
1 N University Drive, Plantation, FL 33324

PROJECT: 200 PARK CENTRAL
PROJECT NUMBER: 23-0001-01

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 Vacations:

I.U.O.E Plat, Plat Book 106, Page 9.

To release a portion of a 20-foot-wide Drainage Easement lying within Parcel A of I.U.O.E Plat, Plat book 106, Page 9, as recorded in Official Records Book 11108, Page 111 of the Official records of Broward County, Florida.

To release a portion of a 20-foot-wide Drainage Easement lying within Parcel A of I.U.O.E Plat, Plat book 106, Page 9, as recorded in Official Records Book 11438, Page 331 of the Official records of Broward County, Florida.

- 20' Drainage Easement per ORB 11108/111 BCR (Vacate through Broward County)
 - The existing and the proposed building encroach on this easement. The project site is designed with new storm water drainage facilities to meet and exceed the current requirements. The old facilities are being removed and replaced as an upgrade to the overall stormwater drainage system. The current 20' easement is no longer necessary. The new stormwater drainage facilities will maintain compliance.
- 20' Drainage Easement per ORB 11438/331 BCR (Vacate through Broward County)
 - The proposed building encroaches on this easement. The project site is designed with new updated stormwater drainage facilities to meet and exceed the current requirements. The old facilities are being removed and replaced as an upgrade to the overall stormwater drainage system. The current 20' easement is no longer necessary. The easement spans between two plats. We are providing a separate application for each plat as required by the Broward County criteria.

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,

A handwritten signature in blue ink, appearing to read "Damon T. Ricks", is written over a horizontal line.

Damon T. Ricks
Site Planning | Entitlement Process
954.803.9675
damon@scheffereng.com
attachments