



GreenspoonMarder<sub>LLP</sub>

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December 12, 2025

Pamela Stanton  
City of Pompano Beach  
Planning and Zoning  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

RE: Festival South – Pre-Application Project Narrative

Dear Ms. Stanton:

We are submitting an application that proposes to develop the property located at the northwest corner of NW 33<sup>rd</sup> Street and NW 27<sup>th</sup> Avenue in the City of Pompano Beach ("City") with industrial warehouse buildings. The property can be further identified as Broward County Property Appraiser folio number [484221070070](#) ("Property"). The Property currently contains a parking lot. The plan proposes to develop the property with two (2) warehouse buildings that vary in size from ~110,375 sq. ft. (Building 1) to ~71,755 sq. ft. (Building 2) with ancillary office space on the ~10.4-acre Property.

The property has an industrial future land use designation and is zoned I-1 (General Industrial). Warehouses are permitted in the applicable land use and zoning categories. As such, please accept this site plan application to develop the site with the proposed warehouse buildings. Please let us know if you need any other information to review and process this request.

Sincerely,

GREENSPOON MARDER LLP

Shane Zalonis  
For the Firm