



August 1, 2019

City of Pompano Beach
100 W Atlantic Boulevard
Pompano Beach, FL 33060

RE: **Major Site Plan Application**
Festival Marketplace – PZ 19-12000016
2900 W Sample Road

To whom it may concern,

Enclosed with this submittal letter we respectfully attached our application for a Major Site Plan application in order to expand the existing development of the Festival Marketplace located at 2900 West Sample Road. The proposed redevelopment includes a proposed Racetrac gas station and convenience store, a 25,500 SF retail/restaurant building and a vacant pad area for additional future development.

As discussed in our City pre-application meeting on July 9th, the proposed redevelopment will replace existing surplus parking at the northeast corner of the property that is presently utilized by the existing 381,762 SF indoor flea market building that is located on the south end of the property. Please see parking calculations of the Master Site Plan, Sheet C-6.0 for additional information pertaining to the parking for both the existing and proposed conditions. We are not seeking to modify the flea market building or the remainder of the site as a part of this application.

The zoning designation for the property is B-3 and all of the proposed uses are allowed by right. We look forward to your review and working together with City staff to bring this redevelopment to the property.

Should you have any questions or comments that you would like to discuss prior to the project DRC date, please feel free to contact me anytime at 321-217-6247.

Thank you,

Christopher Collins, P.E.
President

P&Z

PZ19-12000016
10/28/2020