



Staff Report

File #: LN-682

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: AUGUST 5, 2025

INDUSTRIAL REDEVELOPMENT - FLEA MARKET SITE

Request: Building Design
P&Z# 24-12000024
Owner: Festival Real Estate LLC
Project Location: 2900 W. Sample Rd.
Folio Number: 484221070010
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 4 (Beverly Perkins)
Agent: Shane Zalonis
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

The Industrial Redevelopment - Flea Market Site Major Site Plan application is for the development of industrial warehouses on the existing 25-acre Festival Marketplace (Festival Flea Market) site generally located at 2900 West Sample Road. The site plan proposes to demolish the existing building and construct three warehouse buildings that vary in size from approximately 115,000 square feet (Building 1), 60,200 square feet (Building 2), and 298,500 square feet (Building 3), with ancillary office space.

A land use plan amendment (PZ#22-92000001) was approved, changing the future land use designation of the majority of the property from Commercial to Industrial. The northeast corner of the property remains commercial and is approved for the construction of a gas station/convenience store. A rezoning application (PZ#22-13000002) was approved to change the Zoning District from General Business (B-3) to General Industrial (I-1) for the majority of the property.

A Variance application for relief from the requirement for the minimum vehicle stacking lane distance at parking lot entrance driveways was denied at the July 17, 2025, Zoning Board of Appeals (ZBA) hearing. Therefore, the site layout submitted for this hearing does not comply with the Zoning Code. However, a Motion to rehear the Variance will be scheduled for the August Zoning Board of Appeals (ZBA) hearing.

The property is located on the south side of West Sample Road, between the Florida Turnpike and NW 27 Avenue (Blount Road).

Pursuant to Section 158.04, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment, may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding

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development by complying with the architectural appearance standards of this Code and approved design guidelines.

Zoning / Existing Uses

- A. Subject property (Zoning | Existing Use): General Industrial (I-1) | Festival Marketplace
- B. Surrounding Properties (Zoning District | Existing Use):
 - North: Agricultural Disposal (Broward County A-6) | County Regional Landfill
 - South: I-1/PCI (General Industrial/Planned Commercial/Industrial) | Parking Lot
 - East: B-3 (General Business) and B-3/PCI (General Business/Planned Commercial/Industrial) | Abandoned Gas Station and Vacant Land
 - West: T (Transportation) | Florida Turnpike/Toll Booth

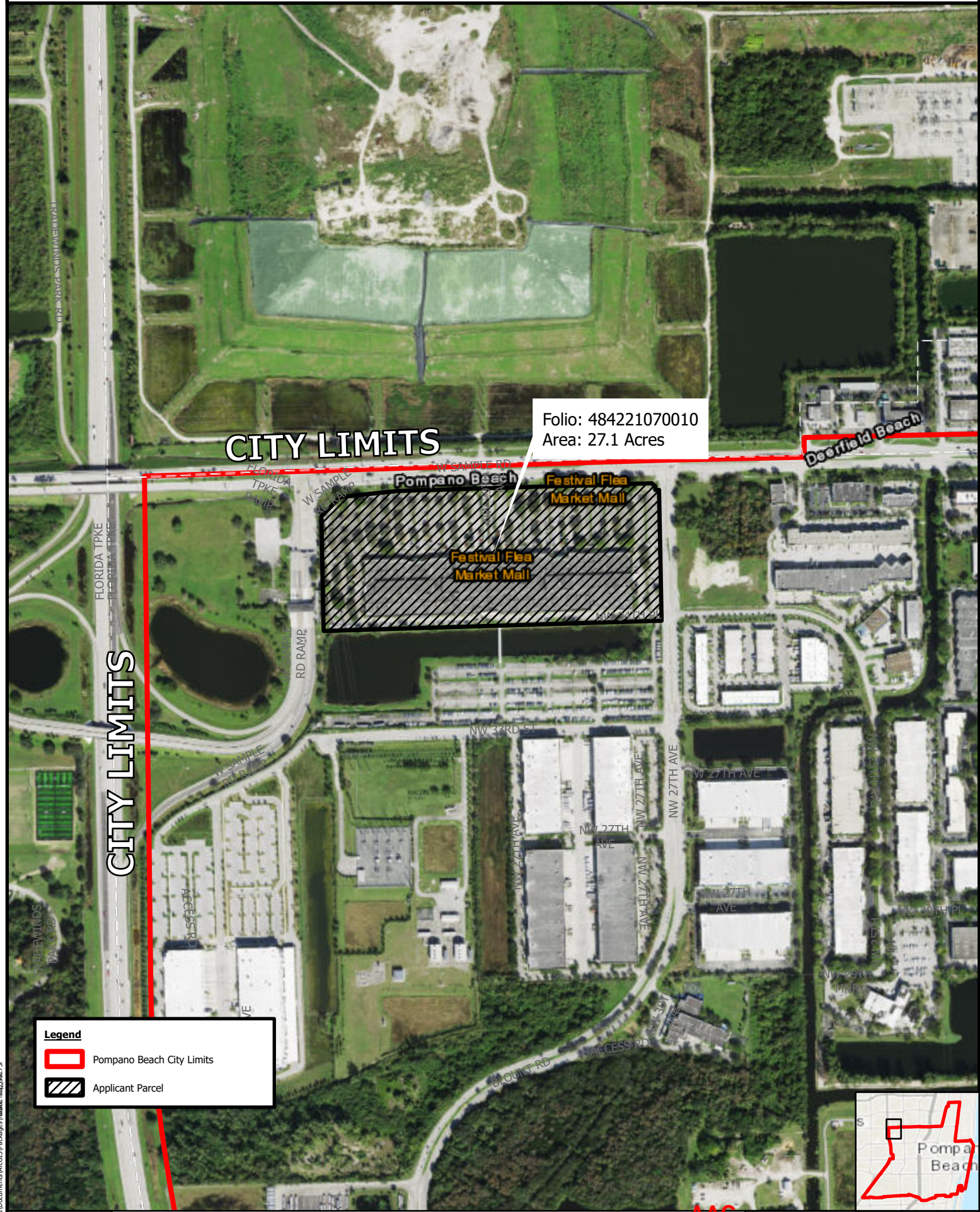
Staff Conditions:

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. Obtain Variance approval from the ZBA for relief from the requirement for the minimum vehicle stacking lane distance at parking lot entrance driveways of Section 1555101.G.8.b, or revise the plans to comply and return to the DRC for an additional review related to the revisions.
2. The approved RaceTrac site plan, located on the same property, has an active Development Order. The Industrial Redevelopment site plan and the RaceTrac site plan must be coordinated so that neither project includes conflicts in vehicular or pedestrian movement, drainage, water, sewer, landscaping and irrigation, tree mitigation, pervious area requirements, etc.
3. The Plat must be amended for the NVAL and for Plat Restrictions.
4. Provide evidence that all easements and rights-of-way shown on the Plat that are not shown on the site plan have been successfully vacated or abandoned.
5. Provide a cross-access easement agreement for the portion of the property designated as B-3 Outparcel.
6. A two-foot right-of-way dedication is required for NW 27 Avenue, for an overall required width of 84 feet, or 42 feet to the centerline.
7. A Master Sign Program is required prior to permit issuance for the installation of any sign.
8. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - (a) Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - (b) Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - (c) A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.

CITY OF POMPANO BEACH

AERIAL MAP



Legend

- Pompano Beach City Limits
- Applicant Parcel

Scale:
1:7,346

FESTIVAL REAL ESTATE LLC
2900 W Sample Road

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PZ24-12000024
Department of
Development Services
07/02/2025

