

January 2, 2025

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

RE: DRC Meeting Narrative for 2900 W. Sample Road

Dear Ms. Stanton:

We are submitting an application that proposes to redevelop the property generally located at 2900 W. Sample Road in the City of Pompano Beach ("City") with industrial warehouses. The property is generally located on the south side of W. Sample Road between the Florida Turnpike ramp and NW 27<sup>th</sup> Avenue, and can be further identified as a +/- 25-acre portion ("Property") of a +/- 27-acre parcel identified by Broward County Property Appraiser folio number [484221070010](#). The Property currently contains a +/- 390,497 sq. ft. commercial building previously known as the Festival Flea Market. The plan proposes to demolish the existing building and construct three (3) three warehouse buildings that vary in size from approximately 114,773 sq. ft. (Building 1), 60,246 sq. ft. (Building 2), and 298,513 sq. ft. (Building 3) with ancillary office space.

A pre-application meeting with the City was held on December 10, 2024. Responses to pre-application comments and revised plans are included with this DRC submittal.

In addition to the site plan application, applications to amend the non-vehicular access line (NVAL) and plat note restriction will be required and are forthcoming. The original approved plat and two (2) subsequent plat note amendment agreements are included with this submittal for your information.

A land use plan amendment (application no. 22-92000001) was previously approved in 2022 which changed the future land use designation of the majority of the Property from commercial to industrial. The northeast corner of the Property remains commercial. A rezoning application (application no. 22-13000002) was also approved in 2022 which changed the zoning district of the majority of the Property from general business (B-3) to general industrial (I-1). Please accept this site plan application to develop the site with the proposed warehouse buildings and let us know if you need any other information to review and process this request.

Sincerely,

GREENSPOON MARDER LLP

*Cynthia Pasch*

Cynthia Pasch, AICP  
For the Firm