



May 28, 2025

City of Pompano Beach
Development Review Committee
100 West Atlantic Blvd.
Pompano Beach, FL 33060

Re: Narrative – Major Site Plan Amendment
P&Z number: PZ22-12000027
Project Name: Festival Marketplace
Project Address: 2900 W Sample Rd
Folio number: 484221070010

Please allow the following to serve as our Narrative for the amendment to our Major Site Plan for our project Festival Marketplace.

See below summary of the Minor deviations Proposed:

1. Increase or significantly decrease the density of residential development or gross square footage of nonresidential development.

Response: There is no change in the proposed development square footage with this amendment.

2. Increase or decrease the number of building stories;

Response: There is no change in the proposed building stories (1 story) in this amendment.

3. Materially alter the drainage, streets, or other engineering design;

Response: There are no significant modifications to any site or engineering design other than removal of some previously approved modifications.

4. Adversely impact the management of stormwater quality or stormwater quantity;

Response: There are no modifications to the stormwater quality or quantity.

5. Substantially affect the terms of the original approval; or

Response: There are minimal changes other than removal of site work no longer needed.



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6. Result in significant adverse impacts on the surrounding properties or the city at large.

Response: There are minimal changes other than removal of site work no longer needed.

7. Any and everything plan wise that involves the modification in conjunction with Festival Industrial Redevelopment.

Response: All revised site and landscape changes are included. There are no proposed changes to the previously approved Racetrac building or fuel pumps (elevations and floor plans remain the same).

Please feel free to contact me at CCollins@urbandesigngroup.com or 321-217-6247 should you have any comments or concerns.

Thank you,

Christopher Collins, P.E.
President