

May 28, 2025

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

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

Ms. Stanton,

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

At the time of the original permitting of the referenced Site Plan Approval, Festival Real Estate LLC, which owns and maintains the existing Festival Flea Market was seeking to expand the development on the subject property. The previously proposed development plans included 4 primary redevelopment areas:

1. Site demolition and proposed improvements for a new Racetrac convenience store and fuel pumps.
2. Site demolition and land clearing for a future outparcel to the west of the Racetrac site.
3. A new proposed right turn lane along Sample Road that would serve the Festival Flea Market and the proposed Racetrac/future outparcel referenced.
4. Minor site modification at the southwest corner of the Festival Flea Market property to improve site circulation and safety that was requested by Broward County traffic engineering.

Since the previous approval, Festival Flea Market has entered into contract to sell the entire property with the exception of the land needed for the Racetrac fuel station and convenience store. Our intention with this revised submittal is to remove the previously proposed improvements noted in Item 2 and 4 above. The current proposed plan only intends to construct the new right turn land along with the Racetrac site that was previously approved.

Please feel free to contact me at [CCollins@urbndesigngroup.com](mailto:CCollins@urbndesigngroup.com) or 321-217-6247 should you have any comments or concerns.

DRC

PZ22-12000027

07/02/2025



D E S I G N

URBN Design

696 N.E. 125<sup>th</sup> Street | North Miami, FL 33161

Thank you,

A handwritten signature in black ink, appearing to read 'Cl Collins'.

Christopher Collins, P.E.  
President