



May 24, 2022

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

RE: **Major Site Plan Application  
Festival Marketplace  
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 and a vacant pad area for additional future development.

The project was previously entitled under 19-12000016. We have since modified the project to remove a previously proposed retail/restaurant building. Based on communication with City staff, a new application was to be filed rather than an amendment to the original approval. 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,

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

Christopher Collins, P.E.  
President

**DRC**

PZ22-12000027  
10/5/2022

**DRC**

PZ22-12000027  
8/17/2022