



Staff Report

File #: LN-769

PLANNING AND ZONING BOARD

Meeting Date: SEPTEMBER 24, 2025

INDUSTRIAL REDEVELOPMENT - FLEA MARKET SITE

Request: Major Site Plan
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, 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, and the subject area of this application.

A Variance application for relief from the requirement for the minimum vehicle stacking lane distance at parking lot entrance driveways was denied at the August 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 was scheduled for the September 18, 2025, Zoning Board of Appeals (ZBA) meeting, but the results were not available as of the date this Staff Report was drafted. If the Variance was granted, the noncompliant vehicle stacking lane distance is no longer an issue, and the Major Site Plan application can be considered for approval. If the Variance was again denied, the applicant has proposed a text amendment for consideration by this Board.

The project was approved by the Architectural Appearance Committee on August 5, 2025.

The property is located on the south side of West Sample Road, between the Florida Turnpike and NW 27

Avenue (Blount Road).

SITE PLAN REVIEW STANDARDS

An application for a Major Site Plan shall be approved only on a finding that there is competent, substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

The land use designation for this property is I (Industrial). The proposal is for an industrial warehouse development. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:

Objective 01.02.00. *Right-of-Way Protection and Accessibility. Protect the existing and future building encroachments and ensure proper accessibility with the roadway and transit network.*

Policy 01.14.01 *The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.*

Policy 01.14.07. *All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.*

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

Article 3: Zoning Districts

The project complies with the Intensity and Dimensional Standards of the I-1 (General Industrial) in Article 3.

Article 4: Use Standards

The development proposes an industrial use that complies with the use-specific standards in Article 4: Use Standards and is consistent with section 155.4228.C. Warehouse, Distribution and Storage.

Article 5: Development Standards

See Section 3 below.

3. Complies with the applicable development standards of this Code (Article 5);

With the exception of the vehicular stacking lane distance, the development complies with the requirements of Article 5, including Access, Parking, and Loading, and Sustainable Development Standards. To address the nonconformance, the applicant has applied for a Variance. In the event that the Variance is denied, the applicant has proposed a text amendment to relax the standards for stacking lane distances for Industrial developments with multiple entrance driveways.

4. Complies with all other applicable standards in this Code;

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The proposed site plan complies with the applicable standards in the Code.

5. Complies with all requirements or conditions of any prior applicable Development Orders;

An active Development Order is in place for a RaceTrac gas station at the northeast corner of the property. If the conditions of this Development Order are satisfied, no conflict will exist.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;
Based on the estimated demand calculated below, the proposed project complies with concurrency requirements.

Wastewater Treatment Demand	47,353.20 gallons per day *
Water Treatment Demand	56,160.90 gallons per day *
Raw Water Demand	60,635.77 gallons per day *
Park Acreage Required	N/A
School Impacts	N/A
Transportation	Transit fees are paid to Broward County to meet concurrency.
Solid Waste Generation	9,470.64 lbs. per day (City has a contract with Waste Management for disposal of all solid waste through 2033)

** The City has adequate capacity to serve the proposed project.*

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

The project was designed to provide safe and adequate paved vehicular access between the proposed buildings and the adjacent streets as identified on the Broward County Trafficways Plan. The City's Traffic Engineering Consultant evaluated the proposed reduction in the required vehicular stacking lane distance and has determined that the proposed driveway lengths are professionally acceptable, with two conditions: 1) The eastbound movement along the interior drive aisle at Driveway 2 is restricted to right-turns only to reduce potential turning conflicts that could result in queues extending into the public right-of-way along SR 834/West Sample Road; and 2) Written approval from Broward County staff on the proposed driveway lengths to be obtained for Driveways 3 and 4 prior to the issuance of any building permit for the site. Condition 1 has been satisfactorily addressed for this submittal. Condition 2 remains applicable and has been added as a condition of approval.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The Property is not located within a wellfield protection area.

9. Complies with crime prevention, security strengthening, and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

As part of the Major Site Plan and Building Design application, the applicant's team has developed a separate CPTED security plan which addresses the CPTED standards for natural surveillance, natural



access control, territorial reinforcement, maintenance and activity support.

10. Complies with the adopted Fire Codes and Standards pursuant to City Code Section 95.02;

The proposed site plan was reviewed by the Fire Plans Examiner during DRC.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan;

Not applicable.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning Code provision.

The proposed development is not located on a roadway that is included in the Transportation Corridor Study.

Staff Conditions:

1. Depending upon the results of the September 18, 2025 rehearing by the Zoning Board of Appeals (ZPB), 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, revise the plans to comply and return to the DRC for an additional review related to the revisions, or obtain approval and adoption of a text amendment to allow reduced stacking lane distances for Industrial developments with multiple entrance driveways.
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. Provide the required perimeter landscape strip at the utility service parking space at the southeast corner of the property.
7. 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.
8. A Master Sign Program is required prior to permit issuance for the installation of any sign.
9. Provide written approval from Broward County staff on the proposed driveway lengths for Driveways 3 and 4 prior to the issuance of any building permit for the site.
10. 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

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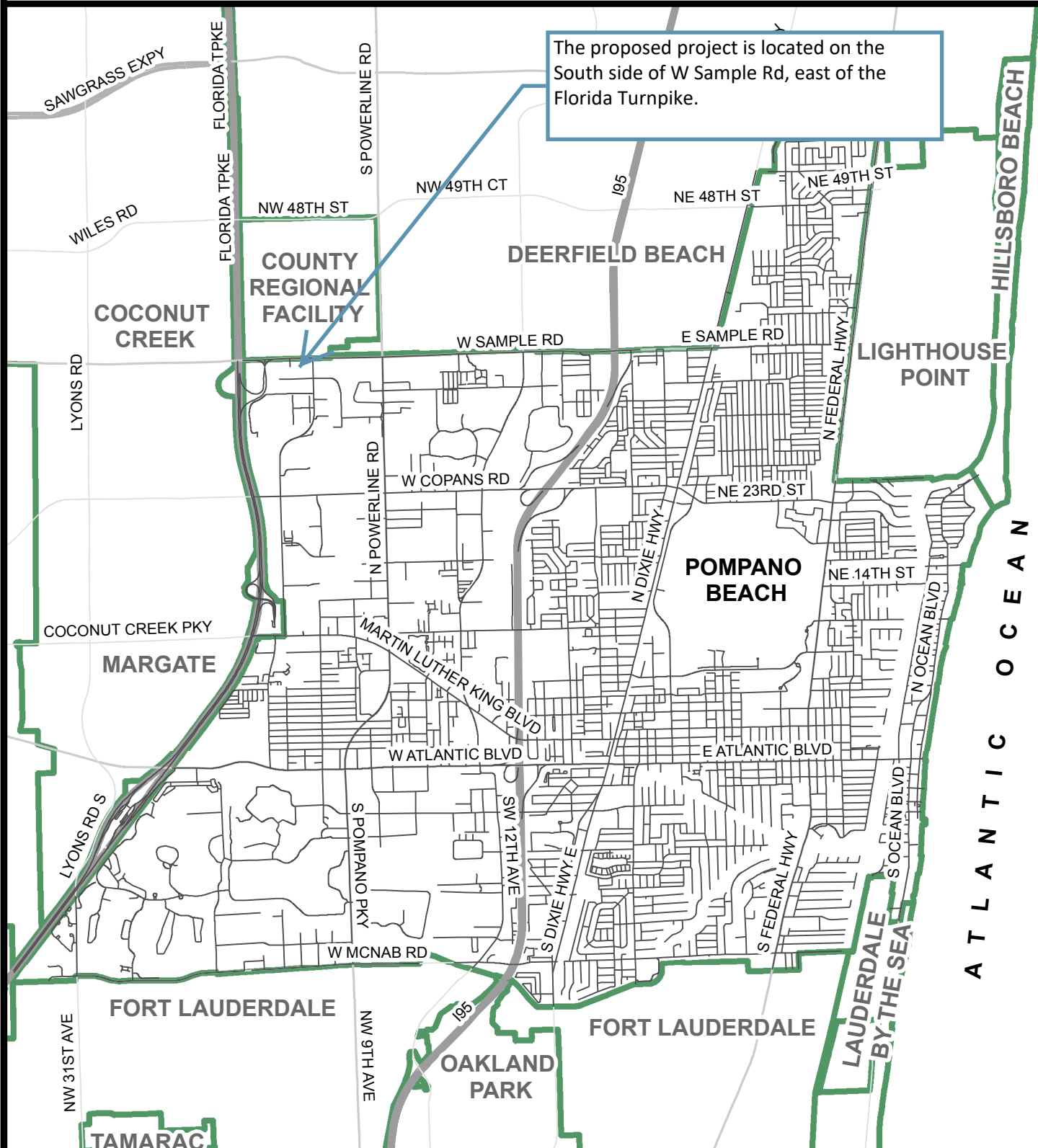
comments issued for this site plan.

- (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 LOCATION MAP



The proposed project is located on the South side of W Sample Rd, east of the Florida Turnpike.



1 in = 1 miles

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7/30/2017

KeeDan

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ24-12000024

09/24/2025

CITY OF POMPANO BEACH

AERIAL MAP



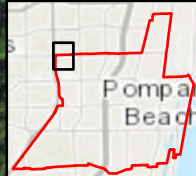
Legend



Municipal Boundary



Applicant Parcel



Scale:
1:6,250

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PZ24-12000024

09/24/2025

2900 W Sample Rd

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CITY OF POMPANO BEACH

LAND USE MAP



Legend

Municipal Boundary

Applicant Parcel

Land Use

TYPE

Number

L- LOW 1-5 DU/AC

LM- LOW-MEDIUM 5-10 DU/AC

M- MEDIUM 10-16 DU/AC

MH- MEDIUM-HIGH 16-25 DU/AC

H- HIGH 25-46 DU/AC

IRREGULAR DENSITY

C- COMMERCIAL

CR- COMMERCIAL RECREATION

I- INDUSTRIAL

T- TRANSPORTATION

U- UTILITIES

CF- COMMUNITY FACILITIES

DPTOC

ETOC

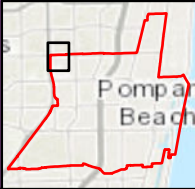
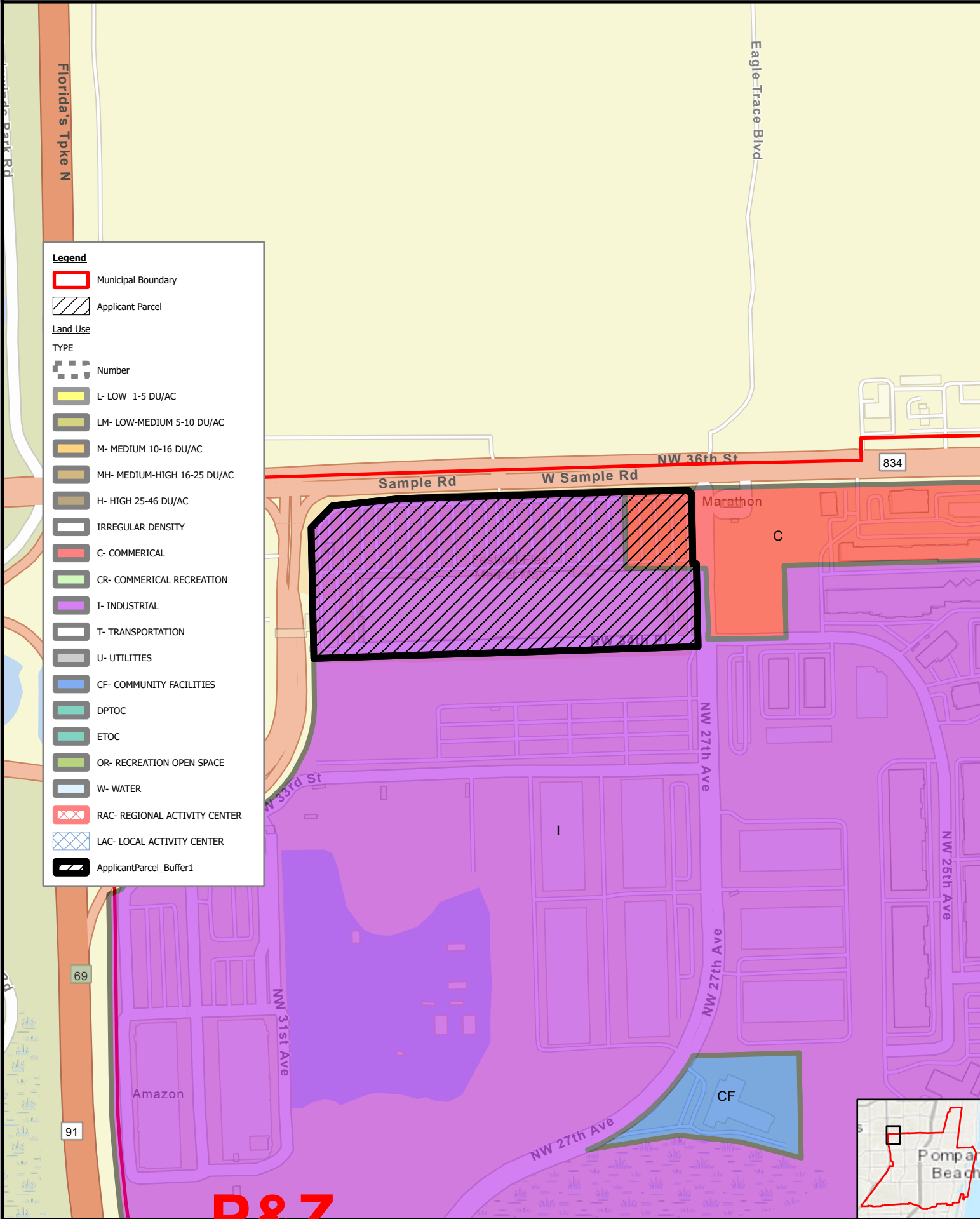
OR- RECREATION OPEN SPACE

W- WATER

RAC- REGIONAL ACTIVITY CENTER

LAC- LOCAL ACTIVITY CENTER

ApplicantParcel_Buffer1



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2900 W Sample Rd

PZ24-12000024

09/24/2025

Scale:
1:6,500



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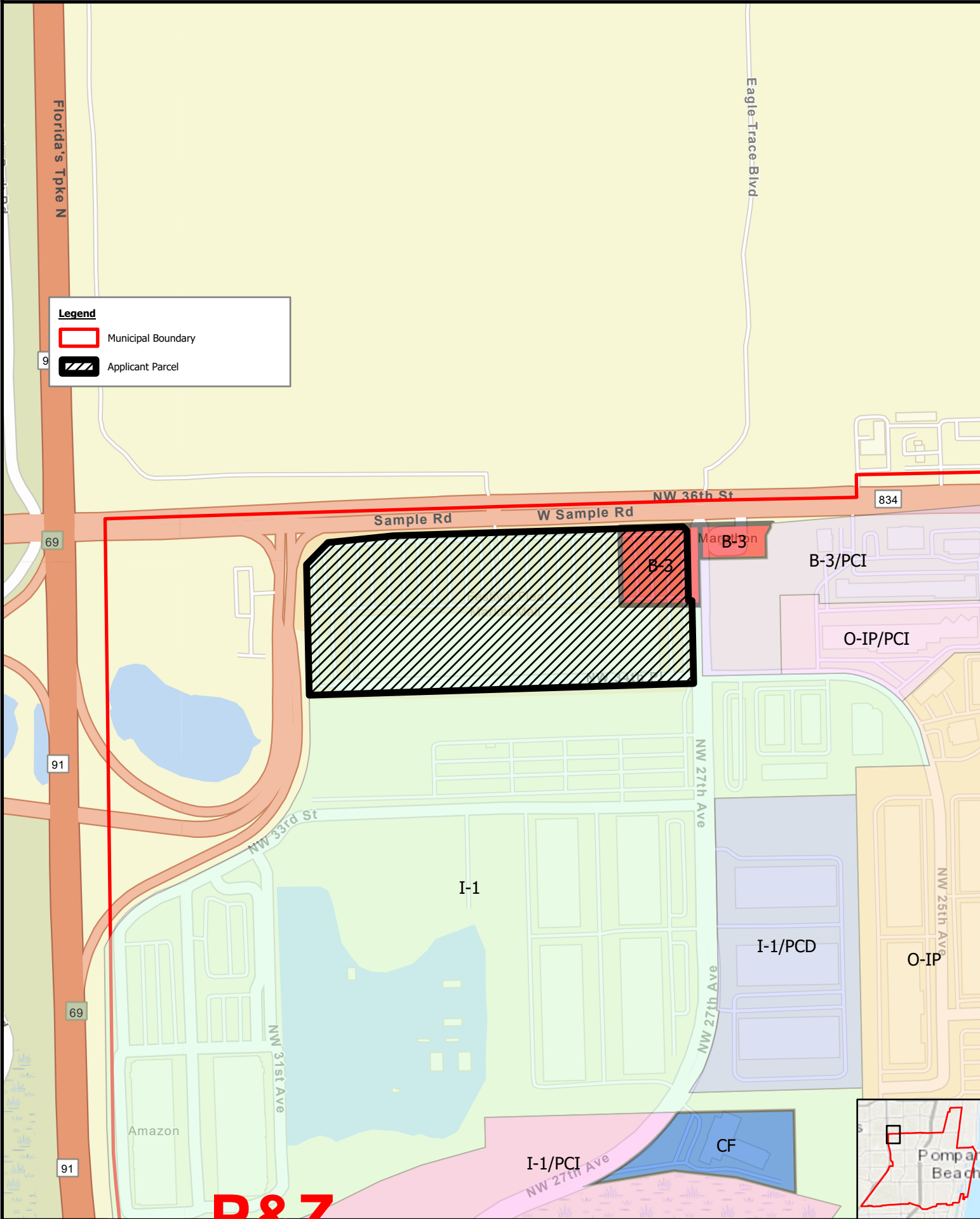


CITY OF POMPANO BEACH

ZONING MAP



- Legend**
-  Municipal Boundary
 -  Applicant Parcel



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2900 W Sample Rd

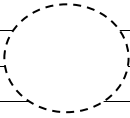
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09/24/2025

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LEGEND					
FOR LAND USE PLAN			FOR ZONING MAP		
	Symbol	Classification Units/ Acre		Symbol	District
				RS-1	Single-Family Residence 1
	L	Low (1-5 DU/AC)		RS-2	Single-Family Residence 2
	LM	Low- Medium (5-10 DU/AC)		RS-3	Single-Family Residence 3
	M	Medium (10-16 DU/AC)		RS-4	Single-Family Residence 4
	MH	Medium-High 16-25 DU/AC)		RS-L	Single-Family Residence Leisureville
	H	High (25-46 DU/AC)			
	12	Irregular Density		RD-1	Two- Family Residence
	36	Irregular Density			
	MUR-H	Mixed-Use Residential (High)		RM-7	Multiple-Family Residence 7
	C	Commercial		RM-12	Multiple-Family Residence 12
	CR	Commercial Recreation		RM-20	Multiple-Family Residence 20
				RM-30	Multiple-Family Residence 30
	I	Industrial		RM-45	Multiple-Family Residence 45
*				MH-12	Mobile Home Park
	T	Transportation			
				B-1	Limited Business
	U	Utilities		B-2	Neighborhood Business
				B-3	General Business
	CF	Community Facilities		B-4	Heavy Business
				M-1	Marina Business
	OR	Recreation & Open Space		CR	Commerical Recreation
	W	Water	*	I-1	General Industrial
				I-1X	Special Industrial
	RAC	Regional Activity Center		O-IP	Office Industrial Park
				M-2	Marina Industrial
	LAC	Local Activity Center			
				TO	Transit Oriented
	DPTOC	Downtown Pompano		PR	Parks & Recreation
		Transit Oriented Corridor		CF	Community Facilities
				PU	Public Utility
	ETOC	East Transit Oriented		T	Transportation
		Corridor		BP	Business Parking
		Number		LAC	Local Activity Center
				RPUD	Residential Planned Unit Dev.
				PCD	Planned Commercial Development
				PD-TO	Planned Development - Transit Oriented
				PD-I	Planned Development - Infill
				RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay
				AOD	Atlantic Boulevard Overlay District
				CRAO	Community Redevelopment Area Overlay
				NCO	Neighborhood Conservation Overlay
			*	EOD	East Overlay District
				DPOD	Downtown Pompano Beach Overlay District