



Staff Report

File #: LN-624

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: MARCH 4, 2025

872 MCNAB HOTEL

Request:	Building Design
P&Z#	23-12000045
Owner:	ACG PB LLC
Project Location:	872 McNab Road
Folio Number:	494212320010
Land Use Designation:	C (Commercial)
Zoning District:	B-2 (Community Business)
Commission District:	1 (Audrey Fesik)
Agent:	Rahil Sanghvi (jaxhotel2020@gmail.com / 909-538-2321)
Project Planner:	Lauren Gratzner (lauren.gratzner@copbfl.com / 954-545-7792)

Summary:

The applicant is requesting Building Design approval in order to construct a new 70-room condo-hotel with associated parking and landscaping. The total footprint of the proposed building is 11,500 square feet on a 33,600 square foot site (0.77 acre), with a total lot coverage of 34%. The site plan was reviewed by the Development Review Committee three times (in July, October, and December of 2024).

The property is located on the south side of East McNab Road at the intersection of SE 9 Avenue.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

Zoning | Existing Uses

A. Subject property (Zoning | Existing Use): B-2 (Community Business) | Vacant lot

A. Surrounding Properties (Zoning District | Existing Use):

- a. North - RM-20, CF (Multifamily Residence 20, Community Facilities) | Condo development and a place of worship
- b. South - City of Fort Lauderdale RMM-25 | Apartment neighborhood
- c. East - PU (Public Utilities) | FPL property with utility facilities
- d. West - B-2 (Community Business) | Existing pre-school facility

Staff Conditions:

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. Prior to building permit approval, provide a Declaration of Condominium outlining how the operation and management of this building will occur. The following must be included in the document pursuant to Code Section 155.4225.A: Lodging units shall not be occupied by their owner(s) for more than 30 consecutive days and no more than a total of 180 days in any consecutive 12-month period. The restriction on owner-occupation shall be included in the Declaration of Condominium. A unified management operation plan shall be required as an integral part of the condo hotel facility for rental activities, including a uniform key entry service, customary daily maid services, back of house services, and other hospitality services. The management operation plan shall be included in the Declaration of Condominium.
2. A utility easement form shall be submitted at time of building permit for the construction of the drive aisle through the 24' utility easement in the middle of the property, and the pavement along the north side.
3. Prior to building permit approval provide a valet parking agreement to be reviewed by Staff for this property in accordance with Code Section 155.5102.J.c. and 155.5102.J.d.
4. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. All signage shall obtain their own individual building permits.
 - b. The applicant shall provide evidence of compliance for the points used for the Sustainability Narrative as submitted to the DRC in accordance with Table 155.5802: Sustainable Development Options and Points.
 - c. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - d. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - e. 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

AERIAL MAP



Legend

-  Pompano Beach City Limits
-  Applicant Parcel

Scale:
1:1,520

Date: 10/11/2022 3:04 PM

ACG PB LLC

872 E McNab Road

AAC

PZ23-12000045
Department of
Development Services
12/16/2024

