



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

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**File #:** LN-690

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### PLANNING AND ZONING BOARD

Meeting Date: MARCH 26, 2025

### 872 MCNAB HOTEL

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

### Summary:

The applicant is requesting Major Site Plan approval in order to construct a new 70-room condo hotel along with associated parking and landscaping. The total footprint of all existing and proposed buildings on site is 11,500 square feet on a 33,600 square foot (0.77 acre) site, 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) and approved by the Architectural Appearance Committee on March 4, 2025.

The property is located on the south side of E McNab Road at the intersection of SE 9<sup>th</sup> Avenue.



## SITE PLAN REVIEW STANDARDS

An application for a Major Site Plan or Minor 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 property has a land use designation of C (Commercial). The proposed hotel development is a compatible use for this land use category. The property is surrounded by a combination of commercial and residential properties. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:*

**Goal 01.00.00** *The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.*

**Policy 01.03.10**

*Support and promote hotels, motels and other tourist accommodations in designated residential, commercial and commercial recreation land use designations.*

**Policy 01.04.01**

*The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and redevelopment units and approval of land use plan map amendments allowing for mixed use and residential developments.*

**Policy 01.04.02**

*The City of Pompano Beach shall amend its land development regulations to reduce parking requirements for residential and commercial uses along major corridors where it can be shown that pedestrian and transit amenities are provided, shared parking is provided, or sufficient public parking is nearby.*

**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.*



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 proposed development complies with the standards for development within B-2 (Community Business) zoning districts.*

Article 4: Use Standards

*The project proposes a commercial development that complies with the use-specific standards in Article 4: Use Standards and is consistent with sections 155.4225.A. Condo Hotel.*

Article 5: Development Standards

*See section 3 below.*

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

*The DRC and project applicant have worked together to present a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan approval, with exception of the conditions listed for approval.*

*The project's Building Design has been approved by the Architectural Appearance Committee (AAC) on March 4, 2025.*

*As part of the Major Site Plan and Building Design application, the applicant has provided a narrative addressing how the project will achieve the required sustainability points. The project has met the required 12 sustainability points for nonresidential developments.*

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

*The proposed site plan is in compliance with all other applicable standards of this Code.*

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record.

*The existing site is a vacant lot. There are no prior applicable development orders of record.*



6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

*Based on the calculations below, the proposed project complies with concurrency requirements.*

Wastewater Treatment Demand	5,100.00	gallons per day *
Water Treatment Demand	6,048.60	gallons per day *
Raw Water Demand	6,532.49	gallons per day *
Park Acreage Required	0 acres	
School Impacts	Commercial developments do not generate school impacts.	
Transportation	Transit fees paid to the Broward County to meet concurrency	
Solid Waste Generation	302.60 pounds per day	(City has a contract with the 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 development is located on E McNab Road, just west of S Federal Highway. This portion of McNab Road is not located on the Broward County Trafficways Plan. However, the project is still designed to provide safe, adequate, and paved vehicular access from this street.*

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 as identified on the Broward County Wellfield Protection Zones map.*

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 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 adopted Fire Codes and Standards per City Code Section 95.02.

*The proposed site plan was reviewed by a Fire Plans Examiner during DRC and will be required to*



*meet all applicable standards before building permits are approved.*

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

*The proposed development is not within an area that will have impact on environmentally sensitive lands as defined in the Broward County Land Use Plan.*

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

*The project is not located within a designated area on the Transportation Corridor Study.*

### DEPARTMENT RECOMMENDATION

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. Prior to building permit approval provide a Declaration of Condominium outlining how the operation/management of this building will occur. The following must be included in this document per 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.d. and 155.5102.J.c.



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 by time of building permit approval 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.



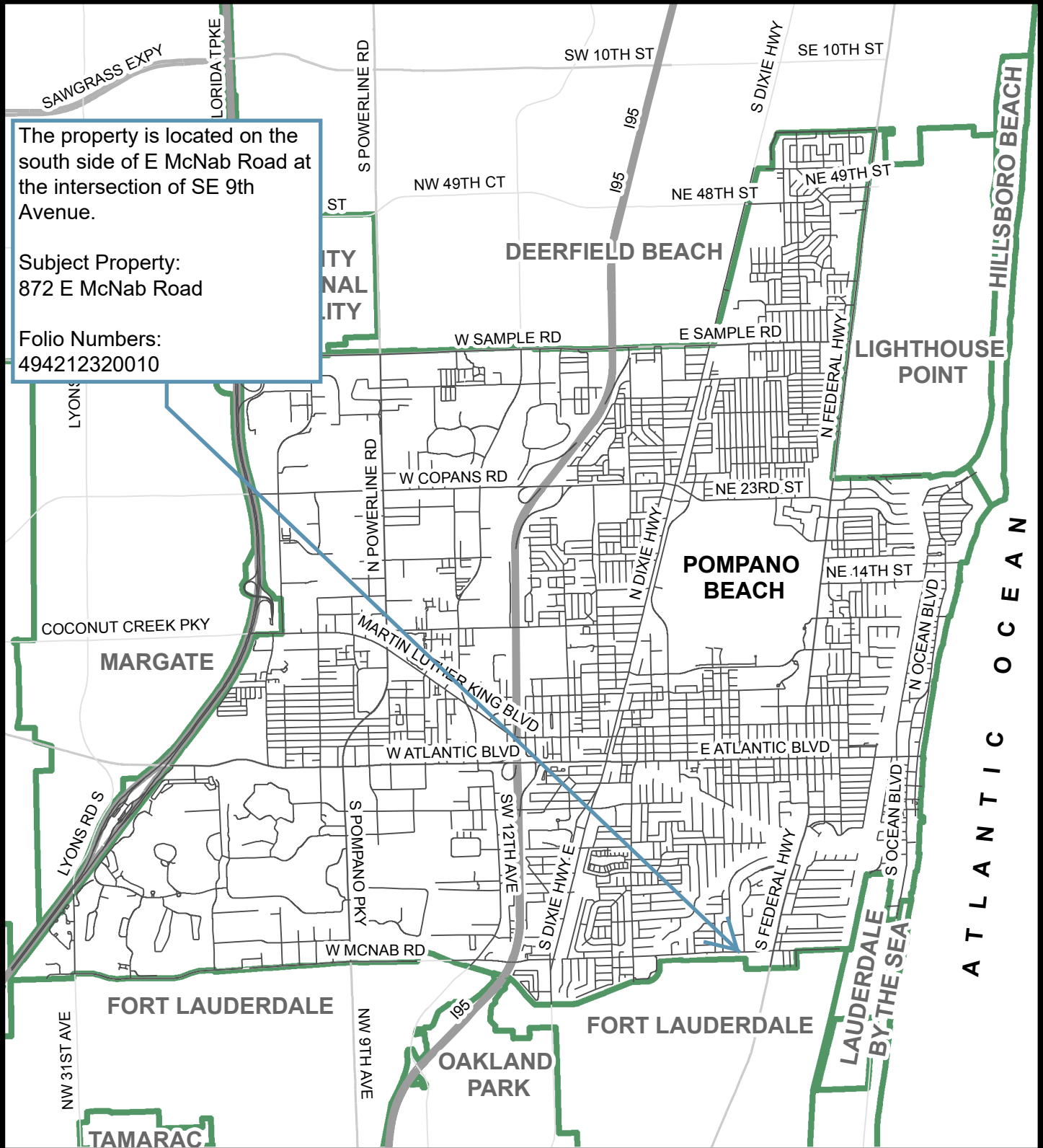
# CITY OF POMPANO BEACH LOCATION MAP



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

Subject Property:  
872 E McNab Road

Folio Numbers:  
494212320010



1 in = 1 miles

7/30/2017

KeeDan

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PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

**P&Z**

PZ23-1200045

3/26/2025



CITY OF POMPANO BEACH  
AERIAL MAP



**Legend**

-  Pompano Beach City Limits
-  Applicant Parcel

**P&Z**

1:1,520

PZ23-12000045

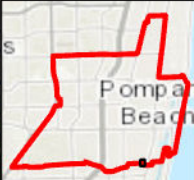
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ACG PB LLC

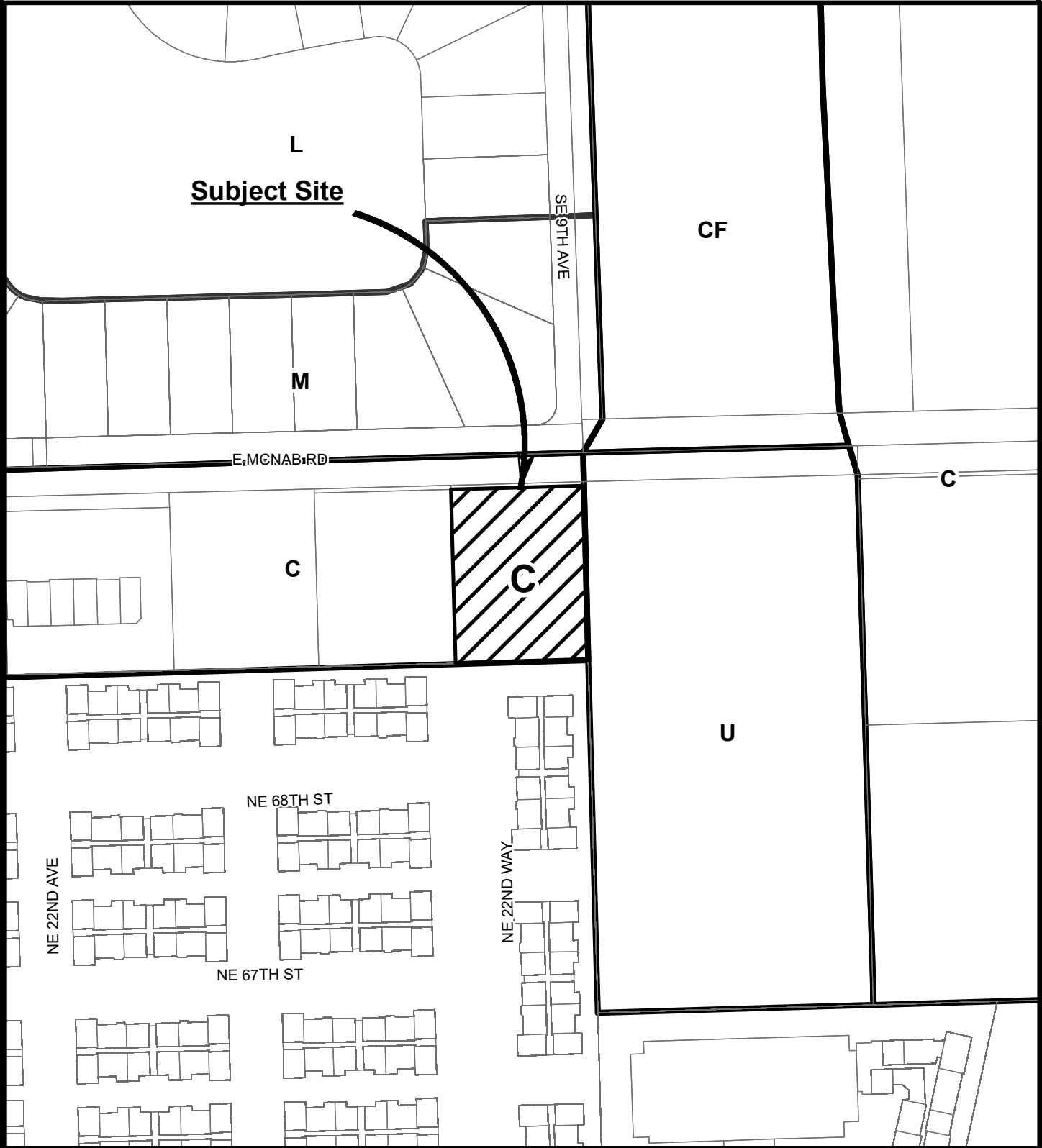
872 E McNab Road

Created by:  
Department of  
Development Services





CITY OF POMPANO BEACH  
OFFICIAL LAND USE MAP



**P&Z**

1 in = 167 ft

3/19/2025

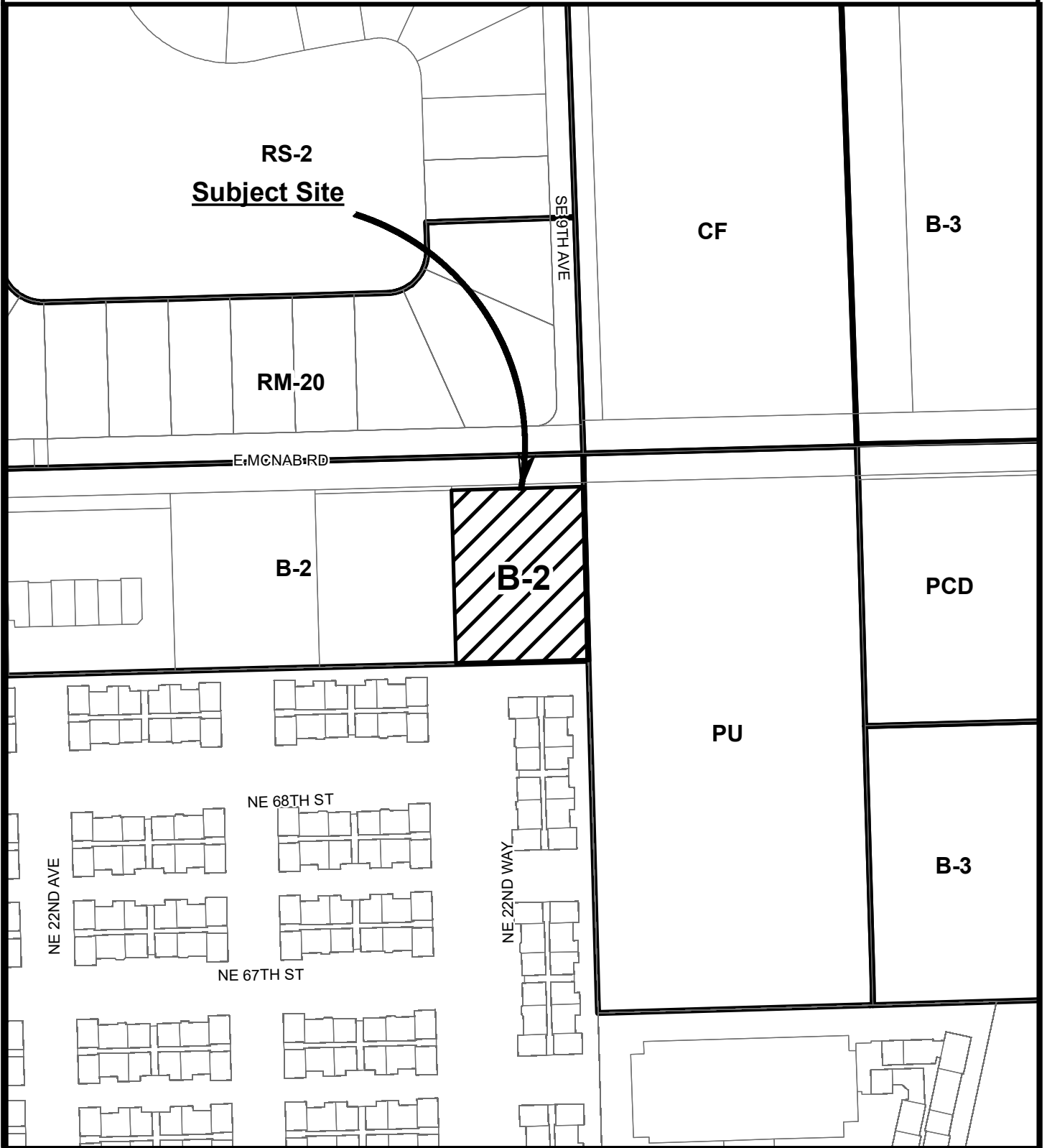
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DEVELOPMENT SERVICES



# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



**P&Z**

1 in = 167 ft

3/19/2025

AdkBob

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PZ23-12000045

3/26/2025



# LEGEND

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