

CONDO HOTEL PROJECT NARRATIVE

Site Location:

872 E. McNab Road, Pompano Beach, FL, 33060

Zoning:

B-2

Project Description:

The proposed Condo Hotel is located at 872 E. McNab Road. The project consists of a four-story, 34,500 sq. ft. Condo Hotel and 11,500 sq. ft. parking garage, with 70 rooms and 60 parking spaces (22 surface parking/28 parking garage/10 parking lifts). Sec. 155.5102(k)(1) allows for 15% reduced parking due to proximity of bus transit stop within 1000 feet on the proposed condo hotel.

The building exteriors are designed to include a multitude of warm materials and color palettes that work together with the landscape elements to create an appealing architectural structure that is harmonious to the elements of the neighborhood. This development will drastically improve the vacant lot by building a visually appealing building, cleaning up the garbage on the property, adding new landscaping, and changing the overall look of the vacant lot to fit the neighborhood. The vision is to take an underutilized, vacant Property and change it to a revitalized, modern condo hotel.

Each room will be equipped with a kitchen. Other amenities include Fitness center and laundry machines. A vehicular drive is provided along the west side of the building, to allow access for maintenance, food delivery and provide route for passenger vehicles to ingress and egress out to McNab Road.

This condo hotel would be a great addition to the City as the visitors would have another great facility stay.