



## Staff Report

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**File #:** LN-704

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### PLANNING AND ZONING BOARD

Meeting Date: AUGUST 27, 2025

### MCNAB HOUSE AND BOTANICAL GARDENS

**Request:** Major Site Plan  
**P&Z#** 25-12000002  
**Owner:** City of Pompano Beach  
**Project Location:** 2250 E Atlantic Blvd  
**Folio Number:** 484236012450, 484236010010  
**Land Use Designation:** East Atlantic Overlay Corridor (ETOC)  
**Zoning District:** Transit Oriented East Overlay District (TO-EOD)  
**Commission District:** 1 (Audrey Fesik)  
**Agent:** Maria de Fatima Montoya  
**Project Planner:** Pamela Stanton (954-786-5561 / [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com))

### Summary:

The McNab House and Botanical Gardens sits on the McNab Park site, which occupies the full block on the south side of East Atlantic Blvd, between SE 22 Ave and SE 23 Ave. The McNab House was relocated from its original location at 1736 East Atlantic Blvd to the northeast corner of the park, and is slated to become a restaurant, complete with indoor and outdoor dining, a wine cellar, and a large building addition for a new kitchen. Public access to the restaurant will be from East Atlantic Blvd. The Botanical Gardens will include multiple sensory gardens, a café garden, sculpture garden/Koi pond, playgrounds, multiple walking paths, and an event lawn to accompany the Event Pavilion that will be adjacent to East Atlantic Blvd. The Event Pavilion and event lawn will be accessed from SE 22 Ave, and will be able to accommodate community events, educational programs, performances, weddings and other private gatherings. The main entrance into the Botanical Gardens is at the south end of the park, as well as a dedicated classroom building and a maintenance building. Parking is proposed to be provided along the streets on the four sides of the park. Future parking may become available via a City- or CRA-owned parking lot in close proximity to the park.

The project will need Public Purpose Adjustments for relief from the Parks and Recreation requirements of Section 155.5602 for lot coverage and building setbacks, and for certain requirements of the Commercial, Institutional, and Mixed-Use Design Standards of Section 155.5602, such as fenestration for street-facing facades. A Public Purpose Adjustment is intended to allow deviations from standards of the Zoning Code for City of Pompano Beach or Community Redevelopment Agency (CRA) owned and operated properties based on specific standards, when a public purpose provided by the project, as proposed, satisfies the General Purpose and Intent (Section 155.1103) of Chapter 155: Zoning Code.

The project was reviewed by the DRC on April 2, 2025, and approved by the AAC on July 1, 2025.

The subject property is located on the south side of East Atlantic Blvd, between SE 22 Ave and SE 23 Ave.

## 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 land use designation for this property is TO (Transit Oriented). 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 01.14.07.** *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

*Although the project is located in the TO/EOD, Section 155.3709.B.2.c, states that existing parks and recreational areas designated as PR in the Use-Areas/Density Regulating Plan must be governed by the Parks and Recreation (PR) Zoning District regulations, Section 155.3502 <[https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zone/0-0-0-34153](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-34153)>. The project generally complies with the standards for PR Zoning Districts with the exception of lot coverage and building setbacks, for which a Public Purpose Adjustment will be obtained.*

### Article 4: Use Standards

*The mixed-use Main Street Use Area of the EOD permits parks, park concessions/restaurants/bars, and institutional/educational uses.*

### Article 5: Development Standards

*See Section 3 below.*

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

*The development generally complies with the requirements of Article 5, with the exception of the Commercial, Mixed-Use and Institutional Design Standards, specifically the fenestration requirement for ground-level street-facing windows, for which a Public Purpose Adjustment will be obtained.*

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

*The project generally complies with all other applicable standards of this Code.*

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

*No prior applicable Development Orders are on file for this property.*

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	10,80.80 gallons per day *
Water Treatment Demand	12,892.77 gallons per day *
Raw Water Demand	13,924.19 gallons per day *
Park Acreage Required	N/A
School Impacts	N/A
Transportation	N/A
Solid Waste Generation	2,174.16 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.*

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. The Development does not anticipate requiring any hazardous material licensing.*

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 that 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 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.

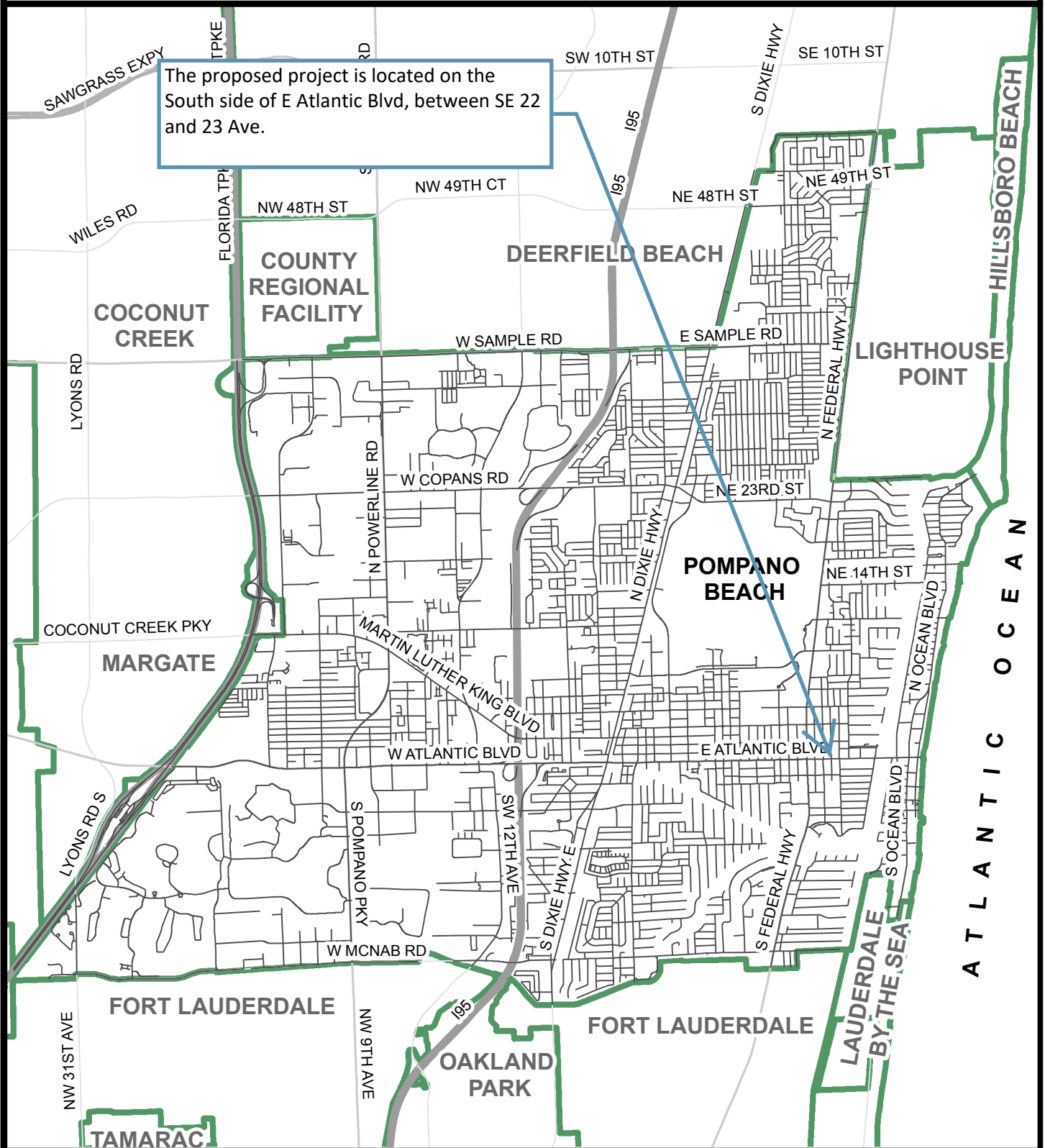
*The Atlantic Boulevard Corridor Study from the City's "Transformation Plan" encourages mixed-use development and recognizes that the corridor is appropriate for such development.*

**Staff Conditions:**

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

1. Obtain Public Purpose Adjustment approval in accordance with Section 155.2435, for relief from the Parks and Recreation requirement of Section 155.3502 for lot coverage and building setbacks, and for the requirements of the Commercial, Institutional, and Mixed-Use Design Standards of Section 155.5602 for design requirements for building fenestration and transparency where back-of-house operations are abutting the interior of street-facing walls.
2. A 5-foot right-of-way dedication along East Atlantic Blvd is required for compliance with the Broward County Trafficways Plan and must be completed prior to Building Permit approval.
3. 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 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.

# CITY OF POMPANO BEACH LOCATION MAP



The proposed project is located on the South side of E Atlantic Blvd, between SE 22 and 23 Ave.

**P&Z**

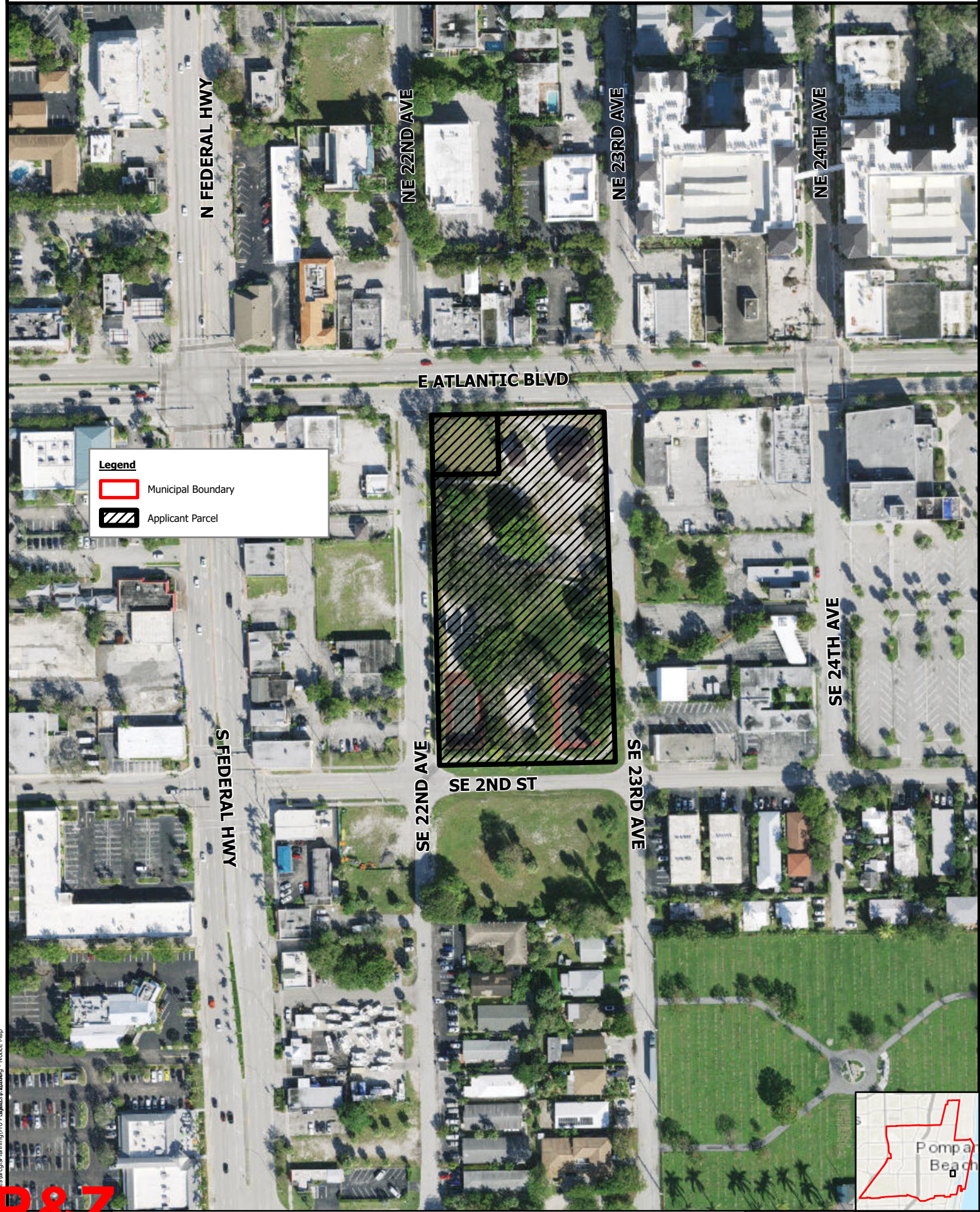
1 in = 1 miles

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES





# CITY OF POMPANO BEACH

## AERIAL MAP



### Legend

-  Municipal Boundary
-  Applicant Parcel



**P&Z**

1:2,200

PZ25-12000002

08/27/2025

2250 E Atlantic Blvd

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# CITY OF POMPANO BEACH

## LAND USE MAP



**Legend**

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

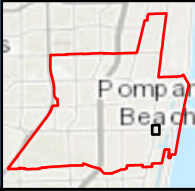
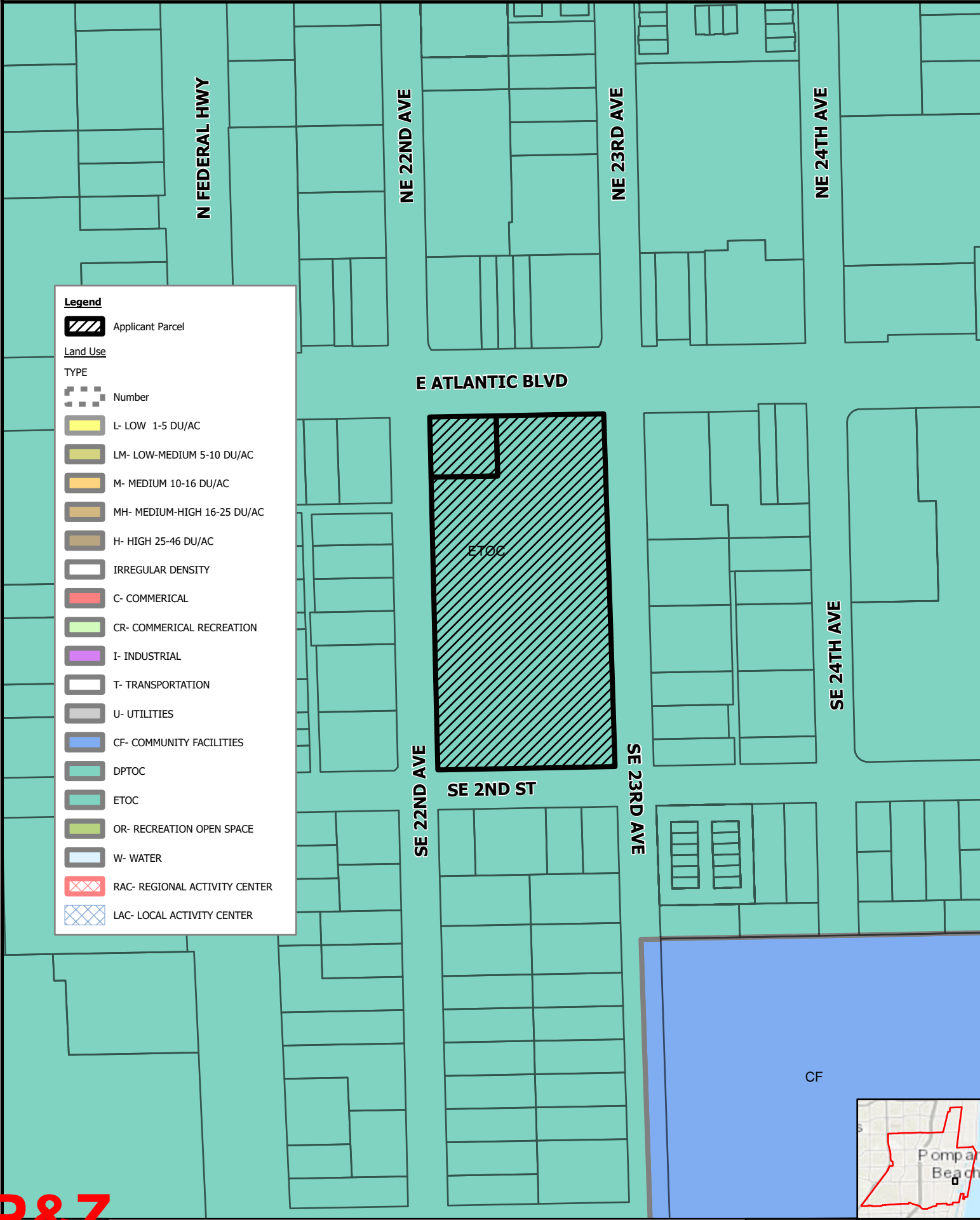
ETOC

OR- RECREATION OPEN SPACE

W- WATER

RAC- REGIONAL ACTIVITY CENTER

LAC- LOCAL ACTIVITY CENTER



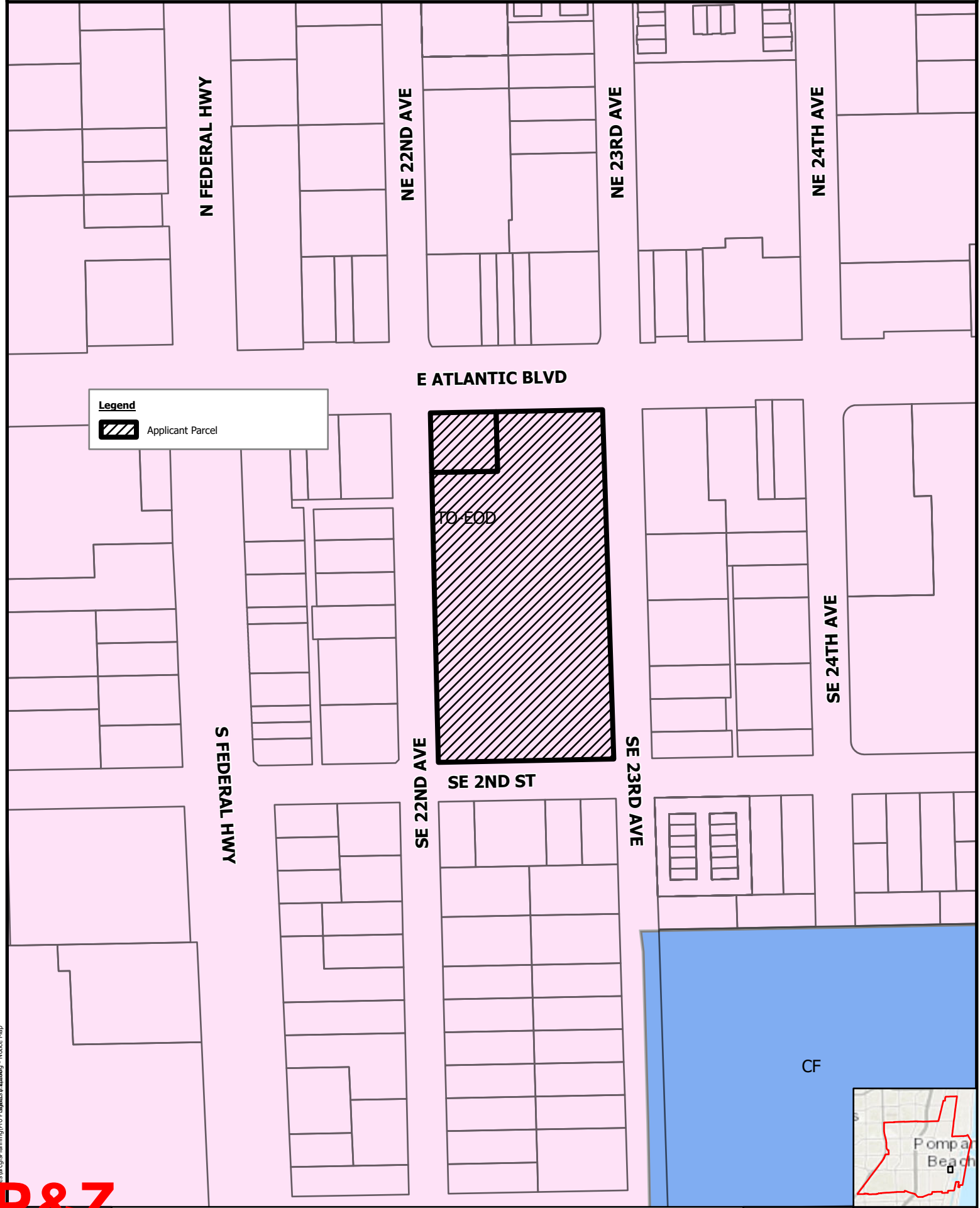
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 PZ25-12000002  
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2250 E Atlantic Blvd  
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# CITY OF POMPANO BEACH

## ZONING MAP



**Legend**



Applicant Parcel

TO EOD

SE 22ND AVE

SE 2ND ST

SE 23RD AVE

SE 24TH AVE

CF

**P&Z**

Scale:

1:2,200

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08/27/2025

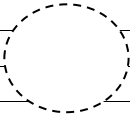
2250 E Atlantic Blvd

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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