

Mr. Corey Long (601 E. Pratt St., Baltimore, MD), introduced himself to the Board on behalf of the applicant. He added that they are doing over \$15M in offsite improvements, including on Powerline Road and Racetrack Road.

Ms. King said she wants to be optimistic but realistic about the traffic. Ms. Orshefsky replied that much of the improvements include turning lanes and re-signaling.

Ms. Smith stated she was pleased to see the trucks inside and the wall and buffering. She asked if there is a gate in the wall for Cypress Bend residents. Ms. Orshefsky noted they refused access as it was inconsistent with the development plan. Ms. Smith said she is pleased with the progress.

Chair Stacer asked if the two truck entrances were signaled. Ms. Orshefsky said no traffic signals are currently proposed.

Chair Stacer said the evolution of the project is definitively better. He noted the buffering on the south side is extremely important. He said the multilayering on the east side of the Loop Road is as good as it can get.

Chair Stacer asked about their vision for transportation and mobility. Ms. Orshefsky said they are early in the discussion and hope the City moves fast enough on mobility planning with the County. She shared their ideas for multimodal which include a bus rapid transit station, crosswalk, full intersection, pedestrian crossing signal, bike racks, etc. She said they need to work together on connectivity. Mr. Long added that it will take a group effort to accomplish. He said they are creating a facility that would allow a higher vehicle to enter. He noted they would look to create a waiting area as well.

Ms. Kovac asked how usual is a 20' wall. Ms. Orshefsky said it was a requirement with the PCD rezoning. She acknowledged it is unusual.

Chair Stacer opened the public hearing. No one came forth to speak. Chair Stacer closed the public hearing.

(1:18:12)

MOTION by Darlene Smith and seconded by Carla Coleman that the Board finds that competent, substantial evidence has been presented for the Major Site Plan that satisfies the review criteria, and move approval of the item, subject to the two (2) conditions provided by staff. All voted in favor. The motion was approved.

(1:18:30)

9. [LN-452](#)

MCNAB HOTEL TEXT AMENDMENT

Request:	Text Amendment
P&Z#	23-81000001
Owner:	ACG PB LLC
Project Location:	872 E. McNab Road
Folio Number:	494212320010
Land Use Designation:	C (Commercial)
Zoning District:	B-2 (Community Business)
Commission District:	1 (Andrea McGee)
Agent:	Rahil Sanghvi
Project Planner:	Daniel Keester-O'Mills

Mr. Daniel Keester-O'Mills, Principal Planner, introduced himself to the Board and stated the applicant is requesting a text amendment to amend Section 155.4225. C. of the City's Zoning Code. The reason for the proposed text amendment is allow "Hotel or Motel" to be permitted by right within the B-2 zoning district, as opposed to only permitted by special exception. The proposed text amendment seeks to permit "hotel or motel" as a use permitted by right within the B-2 (Community Business) Zoning District. The use is currently permitted by "Special Exception."

The Applicant, Rahil Sanghvi, is the manager of ACG PB LLC which owns property in Pompano Beach (872 E McNab Road). The Applicant sought approval of a special exception by the Zoning Board of Appeals (ZBA) to operate a Hotel or Motel (P&Z: 23-1700001). The ZBA found that the Applicant did not demonstrate competent substantial evidence to satisfy the granting of the application and was denied at the hearing held on April 20, 2023. Following the rejection, the Applicant filed the request to amend the zoning code to allow the use by right throughout the City in this zoning district. Today's current Code allows other visitor accommodation uses in this zoning district (B-2), but not a Hotel or Motel. The other uses are a "Condo Hotel," and "Bed and Breakfast Inn." A map identifying the areas of the City with the B-2 zoning has been included with the back-up. If approved by the City Commission, the text amendment would allow this use as a permitted by right in areas within this zoning district (B-2).

Given the information provided to the Board, as the finder of fact, the Development Services Department provides the following alternative motion options, which may be revised or modified at the Board's discretion:

Alternative Motion I

Recommend approval of the text amendment to the City Commission for their consideration.

Alternative Motion II

Table this application for additional information as requested by the Board.

Staff recommends Alternative Motion I.

Chair Stacer asked the Board if there were any questions for staff. There were none.

Mr. Rahil Sanghvi (872 E. McNab Road, Pompano Beach), introduced himself to the Board. He began his presentation by reviewing the definition of Hotel as per Sec. 155.4225 and the definition of Hotel as defined per Sec. 155.4225. He stated that the text amendment would be consistent with the Comprehensive Plan Sec. 01.03.10.

Vice Chair Coleman explained why she does not believe the text amendment meets the review standards.

Mr. Lewis asked Mr. Sanghvi if he presented the same information to the ZBA. Mr. Sanghvi said the presentation was essentially the same but included a traffic study.

Mr. Lewis asked about the public feedback from the ZBA meeting regarding the traffic study. Mr. Sanghvi said the feedback was the hotel use would increase trips on McNab Road. He said there are other uses, by right, that would increase traffic more. He explained the peak check-in and check-out hours for a hotel. He noted the land is currently vacant so whatever is developed onsite will increase trips.

Mr. Lewis spoke about the elementary school traffic on McNab Road. Mr. Sanghvi said the school traffic is not during the same peak hours as the hotel.

Assistant City Attorney Saunders said the questions being asked are ones the ZBA used pursuant to a special exception and their review standards. He suggested remaining focused on the Board's review standards for the text amendment request.

Vice Chair Coleman said the businesses in B-2 are community services and she does believe a hotel meets the review standards. She asked Mr. Keester-O'Mills about staff's approval. Mr. Keester-O'Mills said the code allows for the distinction between the land use categories and the text amendment is consistent with the Comprehensive Plan.

Ms. Jean Dolan, Development Services, added that hotel is a permitted use in residential and allow them to have double the density to their gross. She stated that hotels are compatible with residential, encouraged in residential, and the City allows them extra density. She said that hotels are neighborhood-serving.

Vice Chair Coleman said they are discussing a denser hotel.

Ms. Kovac said she does not see much difference between a condo hotel and regular hotel. She noted a hotel on Federal Highway that does not seem to be a problem.

Chair Stacer spoke about height limitations in different B zones. He asked about the major differences between B-2 and B-3. Mr. Keester-O'Mills said B-3 opens more commercial use that are not permitted in B-2. Chair Stacer said he does not believe the uses are too different in B-2 versus B-3. He spoke about the limited traffic from the referenced hotel on Federal Highway.

Chair Stacer opened the public hearing. No one came forth to speak. Chair Stacer closed the public hearing.

(1:45:49)

MOTION by Joan Kovac and seconded by Richard Klosiewicz that the Board finds that competent, substantial evidence has been presented for the Text Amendment that satisfies the review criteria and move approval of the item. All voted in favor, except for Carla Coleman and Derek Lewis, who voted in opposition. The motion was approved.

Assistant City Attorney Saunders asked staff about the requirements for this type of use. Mr. Keester-O'Mills replied that the zoning code design standards includes a section about residential compatibility, if a commercial use is abutting a single-family zoning district or home.

(1:47:59)

G. AUDIENCE TO BE HEARD

None.

(1:48:00)

H. OTHER BUSINESS

1. REPORTS BY STAFF

None.

2. BOARD MEMBERS DISCUSSION

Ms. Kovac said she is impressed with the beach development.

Vice Chair Coleman provided an update on the Multimodal Task Force. She said they held their first two meetings and are pulling together a list of issues to address on better integration and compatibility between transportation of all kinds. She said they will meet with Kimley Horn at their next meeting. The city is putting together a scope of services to do a transportation master plan for Pompano Beach and the Task Force's recommendations will feed into the scope. She said there will likely be a recommendation to form a Transportation Advisory Committee.

Vice Chair Coleman also spoke about code and bike racks and noted they are tied to the number of spaces, but more can be provided. She asked Mr. Keester-O'Mills to reach out the Commissioner who expressed concern about the topic and clarify there is no cap. Chair Stacer referenced the Adache development and noted their next apartment building will have a self-service biking maintenance shop.

Ms. Smith asked Vice Chair Coleman if she saw the Broward County Multimodal Task Force. Vice chair Coleman said yes and noted they pulled out their biker/walker survey and may make a similar recommendation to their consultant.

Ms. King spoke about the City's budget meeting. She expressed concern about the 10:00 A.M. time of the meeting and asked the City Commission to change the time moving forward. She said the Commission does not meet in August and the budget timeframe is rushed. Chair Stacer asked if there was discussion about a