

McNab Park / McNab House & Botanical Gardens Redevelopment

Summary Report for Stakeholders and Community Review

Prepared: May 17, 2026 **Subject Property:** McNab Park, 2250 E. Atlantic Boulevard, Pompano Beach, FL 33062 (East CRA District) **Lead Agency:** Pompano Beach Community Redevelopment Agency (CRA)
Current Project Manager: Sarah Mulder — 954-786-7926 — Sarah.Mulder@copbfl.com

1. Original Site Specifications

Attribute	Detail
Park size	2.5 acres (Coastal News)
Land origin	Donated by the McNab family/brothers to the City of Pompano Beach (Coastal News)
Pre-redevelopment uses	Civic building, shuffleboard courts, tennis courts, restrooms, community meeting room, general green space (Coastal News)
Demolitions (Feb 2020)	Civic building, shuffleboard courts, restrooms, and community meeting room demolished to accommodate the McNab House relocation (New Pelican Feb 28, 2020)
McNab House origin	Built 1926; relocated from 1736 E. Atlantic Blvd. (sold to Atlantic Residences, LLC for Atlantic One mixed-

Attribute	Detail
	use development with 304 units) (City PR 20-06)
House move	March 1, 2020 — 420 tons, traveled five blocks east at 2 mph (City PR 20-06)
Move cost	\$448,000 to Modern House & Building Movers (Orlando) — only bidder per June 28, 2019 deadline (Pelican Jul 2019)

The park, called the "only Veterans' Memorial Park in Pompano" by some opponents and dedicated in 1952, sits within the East CRA boundary ([Pelican Jul 2019](#)).

2. Proposed Architectural Designs and Master Plan

Design and Operations Team

Assembled by the Pompano Beach CRA ([CRA press release Jan 2025](#)):

- **Bermello Ajamil & Partners (BA)** — Site plan lead; landscape architecture; non-house buildings ([BA project page](#))
- **Biederman Redevelopment Ventures (BRV)** — Programming and events advisor (known for Bryant Park, NYC) ([Instagram CRA post Jul 2024](#))
- **Mad Room Hospitality Group** — Restaurant operator (announced)
- **Kravit Architects** — McNab House and garage conversions
- **MUE Structural Engineering**
- **Chen Moore & Associates** — Civil engineering
- **Hammond & Associates**
- **FCA Kitchen** — Commercial kitchen design
- **RSM Design** — Branding/wayfinding

Master Plan Components (as presented January 23, 2025)

- **Refurbished McNab House** — Full-service restaurant; basement wine bar; expanded outdoor patio ([CRA project page](#))
- **Kitchen Annex** — Adjacent commercial kitchen building enabling expanded dining capacity
- **Immersive Sensory Botanical Gardens** — Designed around the five senses (taste, sound, sight, smell, touch); interactive art, fragrant herb gardens, bamboo groves, tactile walking paths ([Redevelopment.net Sep 2025](#))
- **Event Pavilion** — Floor-to-ceiling glass; deck around the existing grand Ficus tree
- **Multipurpose Classroom Space** — Botany, horticulture, dance, art
- **Specialty Gardens** — Cafe garden, "arrivals" garden, children's garden/playground, koi pond, lawn area ([Redevelopment.net Sep 2025](#))
- **Senior Landscape Architect:** Kirk Olney (BA)

Capacity (per 2022 CRA Board discussion)

- Restaurant: up to **184 seats**
- Parking: **116 spaces** baseline, up to 184 with adjacent CRA-owned lots ([New Pelican May 2022 — Drive PDF](#))

Recognition

Plans won a **2021 Florida Redevelopment Association award** ([New Pelican May 2022 — Drive PDF](#)).

3. Environmental and Site-Specific Reports

The CRA's official project page does **not** publish a stand-alone Environmental Impact Report or Phase I/II ESA for this site ([CRA project page](#)). Environmental compliance instead runs through these instruments:

Florida DEP Standard Grant Agreement LW758 (in your Drive)

- **Project Title:** McNab House and Botanical Gardens
- **Agreement #:** LW758 (Land & Water Conservation Fund pass-through)

- **Federal Award (FAIN):** P23AP01591 (12-00758), National Park Service
- **Award Date to FL DEP:** Oct 1, 2023
- **Funding:** \$1,000,000 federal + 1,000,000 *grantee match* = ~~1~~*~~1~~2,000,000 total**
- **Line-Item Appropriation:** No. 1795, GAA, FY 2023-2024
- **Project Completion Date:** June 30, 2026 (Expiration Sep 30, 2026)
- **Scope:** Install new recreation facilities — picnic facility, nature trails, outdoor event lawn, landscaping; renovate playground and parking area
- **Grantor:** FL DEP, Tallahassee — Grant Manager: Angela Bright
- **Grantee:** City of Pompano Beach CRA — Grant Manager: Sarah Mulder (FEID 65-0117062)

Source: FL DEP Grant McNab House.pdf in your Google Drive — [view](#)

Other Environmental-Adjacent Workstreams

- **Site Plan Review (Major)** — Complete; included civil/stormwater work by Chen Moore & Associates ([BA project page](#))
- **Public Purpose Adjustment** — Approved by Planning & Zoning Board granting relief from lot coverage, building setbacks, and street-facing facade requirements ([Redevelopment.net Sep 2025](#))
- **Architectural Appearance Committee** — Full approval, July 24, 2025 ([CRA Facebook Jul 28, 2025](#))

Stakeholder note: *If a Phase I/II ESA, asbestos survey of the 1926 structure, or tree-canopy/protected-species survey was produced for the house relocation or kitchen-annex foundation work, those would live in the CRA project file under the building-permit packet and would be obtainable via Ch. 119 records request to the CRA (Sarah Mulder). They are not posted publicly.*

4. Community Feedback and Recorded Modifications

Public-Input Touchpoints

Date	Forum	Output
Mar–Apr 2019	Pre-board outreach (HOAs, public meetings)	RMA/CRA presented relocation + restaurant/botanical concept (RMA April 2019)
Apr 16, 2019	CRA Board vote	Approved house preservation and relocation to McNab Park (RMA April 2019)
Dec 1, 2020	Virtual public meeting	Initial conceptual review (New Pelican May 2022)
May 4, 2021	Virtual public meeting	Conceptual design showed botanical garden occupying entire park; landscape architect Randy Hollingworth (BA): "We are going to be using every square inch" (New Pelican May 2022)
Apr 20, 2022	Parks & Recreation Advisory Board	Presentation; board member Ken Arnold expressed surprise the park was not preserved 50/50 (New Pelican May 2022)
Apr 26, 2022	City Commission	Parking and access

Date	Forum	Output
		concerns aired (M. Gaviola)
May 5, 2022	East CRA Advisory Board	Former Mayor Kay McGinn: "We deserve a park"; CRA Director Nguyen Tran cited >200 BSO calls/year as evidence the park "doesn't work"
May 17, 2022	CRA Board	Unanimous approval of Conceptual Master Plan; lease of southern park parcel; \$500K grant application + up to \$1M city match (New Pelican May 2022)
Dec 6, 2022	Public Input Meeting	Attendees voted via mobile app on plants, playground types, social gathering options, event ideas (BA presentation) (CRA project page)
Jan 23, 2025	Master Plan Unveiling — Emma Lou Olsen Center	100+ attendees; "phenomenal" feedback per CRA (CRA press release)
Aug 27, 2025	Planning & Zoning Board, 6:00 PM	Site plan advanced despite a deferral motion

Date	Forum	Output
		(CitizenPortal Aug 27, 2025); PZB unanimous approval of major site plan + public purpose adjustment (Redevelopment.net Sep 2025)

Documented Modifications Following Community Input

Per the CRA project page, community input drove the transition from the "original concept" to today's "detailed design" ([CRA project page](#)):

- Shift from a generic botanical concept to an **immersive five-senses sensory garden** (decision made after public Dec 6, 2022 voting)
- **Expanded outdoor restaurant patio** added to the house design
- **Integration of children's playground, koi pond, and lawn area** as explicit responses to advisory-board concerns about park amenities being eliminated
- **Multipurpose classroom** added for botany, horticulture, dance, and art (educational programming response)
- **Tennis-court relocation** committed to by the CRA in response to community concerns that "the tennis courts are still popular" ([New Pelican May 2022](#))
- **Event-pavilion redesign** to floor-to-ceiling glass and a deck wrapping the existing Ficus tree (preserves a signature park feature)
- **Earlier bed-and-breakfast component (two 10-unit buildings)** in the 2019 concept ([RMA April 2019](#)) was **dropped** from the 2025 master plan
- **Perimeter fence with business-hours-only access** (originally proposed in 2019) was modified — the garden is now described as free and open to the public during business hours rather than fully fenced and gated

Persistent Community Opposition (for the record)

- **Sharron Chiappetta** (Feb 28, 2020 letter, *New Pelican*): called the project a "confiscation of McNab Park"; argued CRA's later purchase of adjacent vacant property created an alternative siting option that was ignored ([Drive PDF](#))
- **Former Mayor Kay McGinn**: repeatedly stated the CRA was "looking for an excuse" to commercialize the park
- **Veterans-park objections** ([Pelican Jul 2019](#)): residents asserted the CRA was "about to strip our veterans of the only Veterans' Memorial Park in Pompano... dedicated in 1952"
- **Parks & Recreation Advisory Board member Ken Arnold**: "I think a lot of people don't know what's going on... I think we should talk to more people"

5. Budget and Funding Profile

Source	Amount	Status
FL DEP / NPS LWCF Grant LW758	\$1,000,000 federal + \$1,000,000 match = \$2M	Awarded Oct 1, 2023; completion deadline Jun 30, 2026 (Drive PDF)
East CRA FY 2024 designation	\$22.5 million for McNab House restoration + gardens	Adopted (New Pelican Jul 2023)
Tax Increment Revenue Bond, Series 2026	\$18,100,000	Planned issuance March 2026 (FY26 East CRA Plan)
McNab House & Gardens 5-year plan (FY26–FY30)	\$30,952,632 total	\$8,852,632 (FY26) + \$1M/yr FY27–FY30 (FY26 East CRA Plan)
FY 2026 line items	\$1,027,632 (outside consulting/design, 160- 7660-539.65-03) + \$7,825,000 (construction,	Budgeted (FY26 East CRA Plan)

Source	Amount	Status
	160-7660-539.65-12)	
Earlier 2019 estimate	\$2.7M (move + park renovation)	Superseded — actual scope expanded materially (RMA April 2019)

The bond is paid from East CRA tax-increment revenues only — the CRA states this requires no new taxes. Bond passage requires a majority CRA Board vote ([CRA Facebook Jul 28, 2025](#)).

6. Current Status and Forward Schedule

As of May 2026: Design Development complete; Site Plan Review complete; Architectural Appearance Committee approved (Jul 24, 2025); Planning & Zoning Board unanimously approved major site plan and public purpose adjustment (Aug 27, 2025) ([CRA project page](#)).

Phase	Target
Construction drawings	Now → March 2026
Tax Increment Revenue Bond issuance	March 2026
Construction bid solicitation & contract award	April – June 2026
Construction start	July 2026 (TBD on duration)

7. Consolidated Key Decision Dates

Date	Decision / Event
Dec 2018	Atlantic Residences, LLC purchases 1736 E. Atlantic for >\$1M (Atlantic One project)

Date	Decision / Event
Apr 16, 2019	CRA Board votes to preserve McNab House and relocate to McNab Park
Jul 16, 2019	CRA meeting — legal description / CRA-vs-city maintenance areas defined
Late Feb 2020	Civic building, shuffleboard courts, restrooms demolished
Mar 1, 2020	McNab House (420 tons) relocated 5 blocks east
Dec 1, 2020	First virtual public meeting on park plans
May 4, 2021	Second virtual public meeting; full-park botanical concept revealed
2021	Plans win Florida Redevelopment Association award
May 17, 2022	CRA Board unanimously approves Conceptual Master Plan + lease + \$500K grant application + up to \$1M match
Dec 6, 2022	Public Input Meeting with mobile-app voting
Aug 21, 2023	BA design services formally documented
Oct 1, 2023	FL DEP Grant LW758 (\$1M + \$1M match) executed
Jul 17, 2023	FY 2024 East CRA budget allocates \$22.5M to McNab
Jan 23, 2025	Master Plan unveiled at Emma Lou Olsen Center (100+ attendees)

Date	Decision / Event
Mar 25, 2025	City Commission meeting addressing project
Jul 24, 2025	Architectural Appearance Committee approval
Aug 27, 2025	Planning & Zoning Board unanimously approves major site plan + public purpose adjustment
March 2026	Planned bond issuance
Jun 30, 2026	FL DEP grant project completion deadline
Jul 2026	Planned construction start

8. Public Records and Links for Stakeholders

Official City / CRA

- **CRA Project Page:** <https://www.pompanobeachfl.gov/government/cra/cra-projects/mcnab-house-and-gardens>
- **Master Plan Unveiling Press Release (Jan 23, 2025):**
<https://www.pompanobeachfl.gov/press-release/pompano-beach-cra-unveils-master-plan-for-mcnab-house-and-botanical-gardens-immersive-sensory-experiences-to-transform-gardens>
- **Original House Move Press Release (City PR 20-06):**
https://cdn.pompanobeachfl.gov/city/storage/press_releases/City%20PR%2020-06%20%20Historic%20Pompano%20Beach%20McNab%20House%20Move%20Date%20Announced.pdf

- **FY 2026 East CRA Financing & Implementation Plan:**
<https://cdn.pompanobeachfl.gov/city/pages/cra/FY2026-East-Financing-and-Implementation-Plan.pdf>
- **G.O. Bond Capital Projects Dashboard (OpenGov):**
<https://stories.opengov.com/pompanobeachfl/f3e6835c-f668-4055-bd95-019266077f35/published>
- **Master Plan Video (Jan 2025):** <https://www.youtube.com/watch?v=57j8DSas-xs>
- **City Commission Meeting 3/25/25:** <https://www.youtube.com/watch?v=PhqGRKr6oTo>

Design Team

- **Bermello Ajamil — McNab Project Page:** <https://bermelloajamil.com/2023/08/21/pompano-beach-mcnab-house-and-botanical-gardens/>

Independent News Coverage

- **Coastal News (Feb 2020 — pre-move):** <https://thecoastalnews.com/pompano-beach-mcnab-house-move-news-real-estate-development-march-1/>
- **Coastal News (Mar 2019 — controversy):** <https://thecoastalnews.com/pompano-beach-news-controversy-brewing-moving-mcnab-house-to-mcnab-park/>
- **RMA (April 2019 board decision):** <https://rma.us.com/pompano-beach-cra-decides-the-fate-of-mcnab-house-and-park/>
- **Redevelopment.net (Sep 2025 PZB approval):** <https://redevelopment.net/2025/09/mcnab-house-botanical-gardens-approved-by-pompano-planning-zoning-board/>
- **CitizenPortal (Aug 27, 2025 PZB hearing):**
<https://citizenportal.ai/articles/5690889/Pompano-Beach/Broward-County/Florida/McNabb-House-Botanical-Garden-Site-Plan-Advances-Despite-Deferral-Motion>

Documents in Your Google Drive (Already Collected)

- [FL DEP Grant LW758 — McNab House \(PDF\)](#)
- [New Pelican — "City moves forward on botanical garden, dissatisfaction persists" \(May 20, 2022\)](#)
- [New Pelican — "CRA budgets... McNab House getting \\$22 million" \(Jul 31, 2023\)](#)

- [New Pelican — "There has never been a justifiable reason for the confiscation of McNab Park" \(Feb 28, 2020\)](#)
- [BCPA Web Map — Note Sales Date, West of McNab Park](#)
- [Pompano Beach ECL Draft 082725 \(PDF\)](#)
- [Pompano CRA City Operating Framework Report 2026-05-13.pdf](#)
- [McNab House Email Dump Master File List \(Sheet\)](#)
- [McNab House Contract Vendors \(Sheet\)](#)
- [McNab House & Gardens Zoom Meeting Report](#)

Recommended Public Records Requests to File

For deeper stakeholder due diligence, the following are not posted publicly but should exist in the CRA's project file (request via Sarah Mulder under Florida Statute Ch. 119):

1. Phase I and any Phase II Environmental Site Assessments
 2. Tree survey / protected-species and canopy report
 3. Asbestos/lead-paint surveys for the 1926 structure
 4. Architectural Appearance Committee staff report and minutes (Jul 24, 2025)
 5. Final Bermello Ajamil construction drawings and signed/sealed civil drainage plans
 6. Mad Room Hospitality operator agreement (RFP awardee and lease terms)
 7. FL DEP LW758 Attachment 3 (Grant Work Plan) and progress reports filed to date
 8. All written public comments submitted at the Aug 27, 2025 PZB hearing and the deferral motion record
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Report compiled from City of Pompano Beach CRA records, Florida DEP grant documentation, Bermello Ajamil project pages, Planning & Zoning Board coverage, the New Pelican / Coastal News local press archive, and the user's Google Drive document collection.