

# JOHNSTON & METEVIA, P.A.

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Mayor Lamar Fisher  
City of Pompano Beach  
100 W. Atlantic Blvd. 4<sup>th</sup> floor  
Pompano Beach, FL 33060

Vice Mayor Charlotte Burrie  
City of Pompano Beach  
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Commissioner Barry Dockswell  
City of Pompano Beach  
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Commissioner Rex Hardin  
City of Pompano Beach  
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Commissioner Ed Phillips  
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Commissioner Barry Moss  
City of Pompano Beach  
100 W. Atlantic Blvd. 4<sup>th</sup> floor  
Pompano Beach, FL 33060

Re: Proposed new legislation – City Commission agenda item 14, 16-202 and Development Services Memorandum 16-487 and City Attorney's Communication 2016-1208

Dear Mayor Fisher & Commissioners:

As most of you know, our firm has the honor and pleasure of representing the Patel family of Fort Myers, Florida, who have owned property in the City for more than 30 years, and are planning on developing one and possibly two new hotels.

There is a concept known as "Airbnb" which poses an economic threat towards any new hotel development in the City. Basically people are turning their homes and condos into illegal hotels which can have an adverse economic impact on legitimate hotels which have to operate under different operating conditions, rules and laws, from the beginning of the zoning process through construction, and once they are in operation.

Without certain protections and restrictions, there is basically no "incentive" for developers to build hotels when any condo can willy-nilly be turned into a nightly or weekly rental. I enclose an article by Michael Nunez from *Gizmodo* (internet publication), reciting the efforts currently undertaken by the City of New York and the State of New York to protect hotel interests. In addition the *South Florida Business Journal* has published a recent article reflecting on Airbnb's adverse impact of eating into the thin profit margins which hotels in our area currently enjoy.

On behalf of my clients, I want to urge you as you consider the above new legislation, to enact new ordinances and support new ordinances which will protect the local hotel industry and hotel/motel economy here in Pompano Beach.

Attracting investors to build permanent first-class hotels is a tremendous undertaking as you know, and the quality of lifestyles for those persons who live in condominiums in Pompano Beach, can be adversely affected by turning them into nightly or weekly rentals.

So, for the betterment of lifestyle and residential living values, and for the betterment of the hotel industry, and our City's desire to attract newer and higher-class hotels, I urge you to review these articles and do all that you can to protect the hotel/motel industry, and the current and future investment of the developers who are willing to take the capital risk and invest in our community with new hotels and motels.

I am available to discuss these issues with you, and can be reached at the above numbers. Thank you for considering this communication.

Very truly yours,

Johnston & Metevia, P.A.



Thomas W. Johnston

TWJ/mjj

File No. 14-03.2

cc: Ric Green, President, Chamber of Commerce  
Lidia Gorzelany, Tourism Marketing Manager  
Dennis Beach, City Manager  
Robin M. Bird, Development Services Director  
Karen Friedman, Principal Planner

Enclosure: Gizmodo article  
SFBJ article  
Memorandum 16-487  
City Attorney Communication 2016-1208