

**REEF VACATIONS.COM LLC
420 S DIXIE HWY.
HALLANDALE BEACH, FL 33009**

June 24th, 2023

City of Pompano Beach
Zoning Board of Appeals 100
West Atlantic Blvd.
Pompano Beach, FL 33060

Requested Action: Special Exception for Hotel/Motel Use
Owner: 3225 NE 7 ST LLC
Property Address: 3225 NE 7 STREET # 1-8

Dear Board Members:

3225 NE 7 ST LLC (Owner) requests a Special Exception approval in accordance with Section [155.2406.C](#) for the commercial property located at 3225 NE 7 Street (Property) to conduct business as a motel/hotel with 8 rooms named Siesta By The Beach (Project). According to Broward County Property Appraiser information, the property lot size is approximately 7,500 Sq. Ft and the structure was built in 1957. The Property has a land use designation of Multiple-Family Residence 20 (RM-20). Hotel/Motel use is allowed under this zoning category with Special Exception Approval.

According to the Code, this request should be approval since it satisfies all relevant criteria, and the proposed hotel/motel use is consistent and compatible with the surrounding neighborhood. The new owner intends to increase the utility and vibrancy of the property changing is use to Hotel/Motel use.



Section [155.2406.C](#) outlines the required findings for the approval of a Special Exception. This project is consistent with these requirements that include the following as noted:

a. Is consistent with the comprehensive plan?

The future land use designate for the Property, coincides with the comprehensive Future Land Use. The Property holds 8 units. The Future Land Use Plan encourages the Intended Use to promote and support Hotels, Motels, and other tourist accommodations in designated residential, commercial, and commercial recreation land use designations. This project will be in harmony with the area in which it is located and be in general conformity with the comprehensive plan.

b. Complies with all applicable zoning district standards;

The address is zoned Multiple - Family Residence 20 (RM-20), in which a hotel or motel is permitted by Special Exception. The use is consistent with surrounding lands and permitted uses in the zoning district.

c. Complies with all applicable use-specific in Articles 4: Use Standards;

The Property complies with Special Exception Article 4 - Use Standard - Article 4 – Use Standards 155.4225 Commercial: Visitor Accommodation Uses, Hotel/Motel.

This property meets all required conditions and specifications. There is an economic, social, and place-making benefit to utilizing this property as defined by the zoning code.

d. Avoids overburdening the available capacity of existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewer disposal, stormwater management, and police and fire protection;

The proposed project will not origin any overburdening to any existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewer disposal, stormwater management, and police and fire protection. The project will not have a negative impact on the public facilities and services. Public health, safety and welfare will be protected.

e. Is appropriate for its location and is compatible with the general character of neighboring lands and the uses permitted in the zoning district(s) of neighboring lands. Evidence for this standards hall include, but not limited to. Population density, intensity, character of activity, traffic and parking conditions and the number of similar uses or special exception uses in the neighborhood;

The proposed hotel/motel is suitable for the location and compatible with the zoning district use. The Property is appropriate and will not be out of character for the area or harmful to the neighboring properties. The project will not cause substantial injury to other properties in the neighborhood in which located.

f. Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding land regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

The Property will not be causing such impact to surrounding lands. There are no odors, noises, glare, or vibrations associated with the use that will impact nearby properties.

g. Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands;

The Property will stay in its current design and layout. Adjacent properties will not be negatively impacted by this project.

h. Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;

The proposed project will not cause adverse impact to water and air resources, scenic resources, and other natural resources. Potential environmental impacts are limited on this site, as it is already developed, and not adjacent to any areas sensitive to wildlife, vegetation, or riparian functions.

i. Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site and neighborhood;

Parking Spaces at the Property will not change in any material way. The use will not cause increases in traffic and will not have significant impact on traffic or road conditions. Current ingress and egress are adequate and safe.

j. Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district;

The proposed project will have no adverse impact on the neighboring properties. Improvements to the site will likely enhance investments and will positively influence the area. The use promotes the public interest at this location and could foster additional development within the area. In addition, the hotel/motel use more closely matches neighboring developments, which could have beneficial social and financial impacts.

k. Fulfills a demonstrated need for the public convenience and service of the population of the neighborhood for the special exception use with consideration given to the present availability of such uses;

Pompano Beach City is experiencing significant growth in tourism each year. If managed properly, we can benefit from this and use it to the community's advantage.

Hotels/Motels can provide the city and support the community with an additional income through tax revenues and capital investments while creating new jobs for residents. At the same time rental guests of this property can benefit the community as a whole in terms of economic benefit because guests will spend their money in other visitor related amenities such as restaurants, bars and museums.

This will be a project that will benefit the public convenience and service of the population of the neighborhood. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. This hotel/motel can help guests connect to the amazing authentic local culture, food, and experience through community connections, creating a mutually beneficial experience for all parties.

l. Complies with all other relevant city, state and federal laws and regulations.; and

The Applicant is requesting this Special Exception to comply with the City of Pompano Beach's Zoning/Land Use and obtain their Zoning Use Certificate and Business Tax Receipt.

It is currently in compliance with their license from the Florida Department of Business and Professional Regulation for Transient Apartment. Property met lodging licensing inspection standards from the DBPR and no violations were observed during the visit.

m. For purposes of determining impacts on neighboring properties and/or the neighborhood, the terms neighboring properties and neighborhood shall include the area affected by the requested special exception, which is typically an area of 500 W to one-half mile radius from the subject site.

The zone surrounding the proposed hotel /motel has a combination of apartment complexes, condominiums, other hotels, and small commercial uses. The proposed Project is well-suited with this higher density, active, beach area.

- Pineapple Place - 3217 NE 7th Pl
- Pelican Place - 3221 NE 7th Pl
- Wave Beach Vacation Rentals - 3215 NE 7th St
- Pelican By The Sea Motel - 3209 NE 7th St
- Club Wyndham Sea Gardens - 615 N Ocean Blvd.

Respectfully,



Or "Ray" Hen
Reef Vacation Management