





- 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 standard shall 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;
  - Yes
  - The Property will not change and is appropriate with the general character of the neighboring land.
- 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;
  - Yes
  - The Property will not be causing such impact to the surrounding land.
- g. Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands;
  - Yes
  - The Property will stay in its current design and layout.
- h. Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;
  - Yes
  - The Property will not cause change to water and air resources, scenic resources, and other natural resources.
- 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;
  - Yes
  - The Proposed Use will stay as is not changing the egress and ingress nor traffic flow.
- j. Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district;
  - Yes
  - The Property will be following the Future Land Use – MH Medium-High.
- 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;
  - Yes
  - As the City of Pompano Beach is booming with tourism each year. This will be a Proposed Use that will benefit the public convenience and service the population and neighborhood. There are several other buildings that have changed their uses to Hotel/Motel use.
- l. Complies with all other relevant city, state and federal laws and regulations.; and
  - Yes
  - Once this Special Exemption is granted, we will be able to make all necessary changes to our licensed. The Applicant is requesting this Special Exception in order to comply with the City of Pompano Beach's Zoning/Land Use and obtain their Zoning Use Certificate. It is currently in compliance with their license from the Florida Department of Regulation, for Transient Apartment.

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 ft to one-half mile radius from the subject site.

- Yes
- Pineapple Place – 3217 NE 7th Place
- Seahorse Motel – 901 Ocean Boulevard
- Shores Terrace Resort – 811 N Ocean Boulevard iv. Bahama Beach Club – 3211 NE 6th Street
- Costa Esta Pompano Beach – 3225 NE 6th Street

Sincerely,

Roney Dobrushin

Surf and Sand, Property Management

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PRISCILLA ORTIZ  
Commission # HH 024920  
Expires November 20, 2024  
Bonded Thru Budget Notary Services

*Yolo* 2/16/22