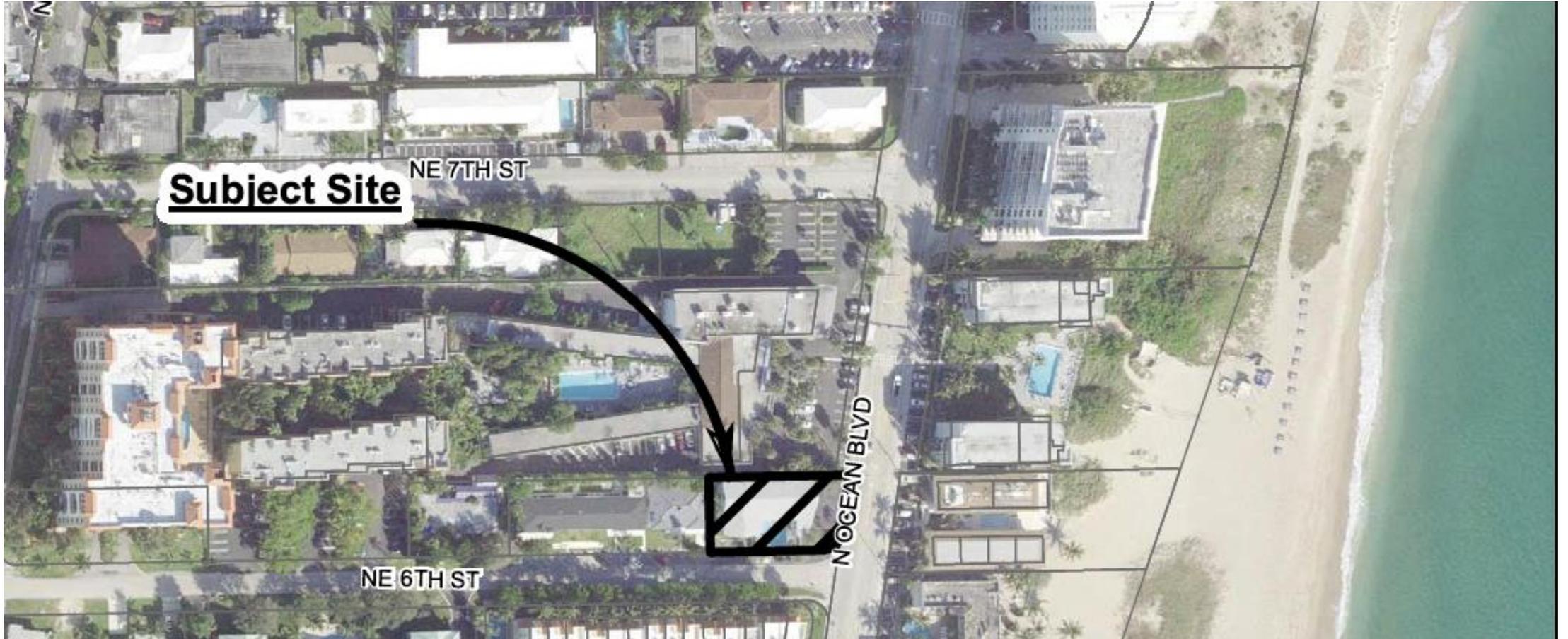


Pompano Beach ZBA

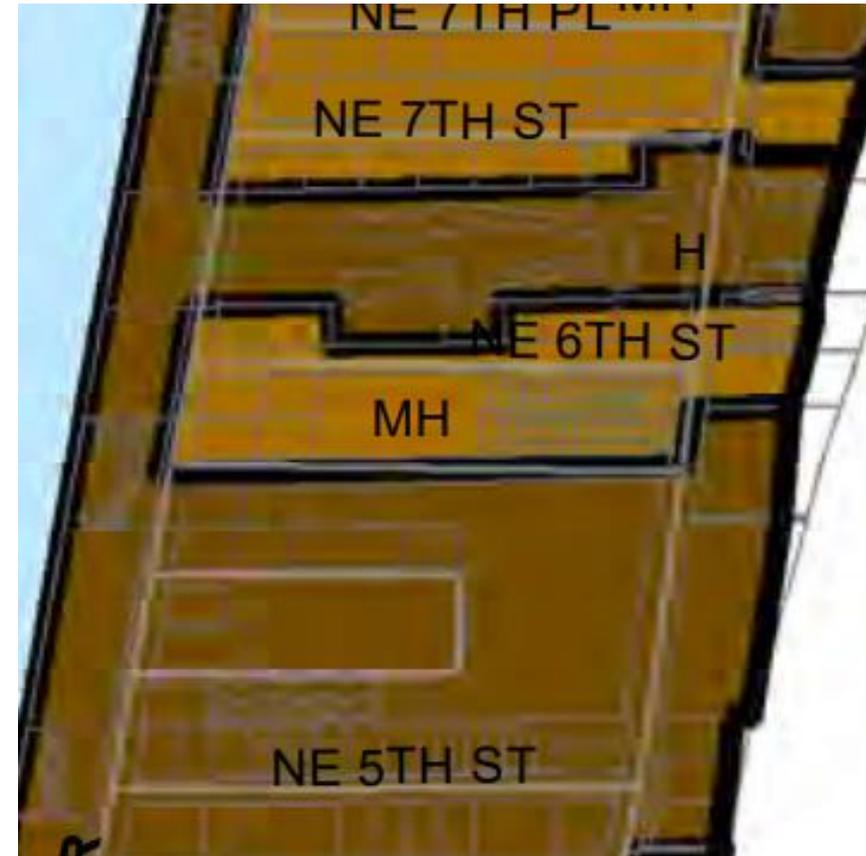
8/18/2022

601 N. Ocean Blvd., Pompano Beach, FL
Special Exception Application for Hotel/Motel Use

Aerial of Location



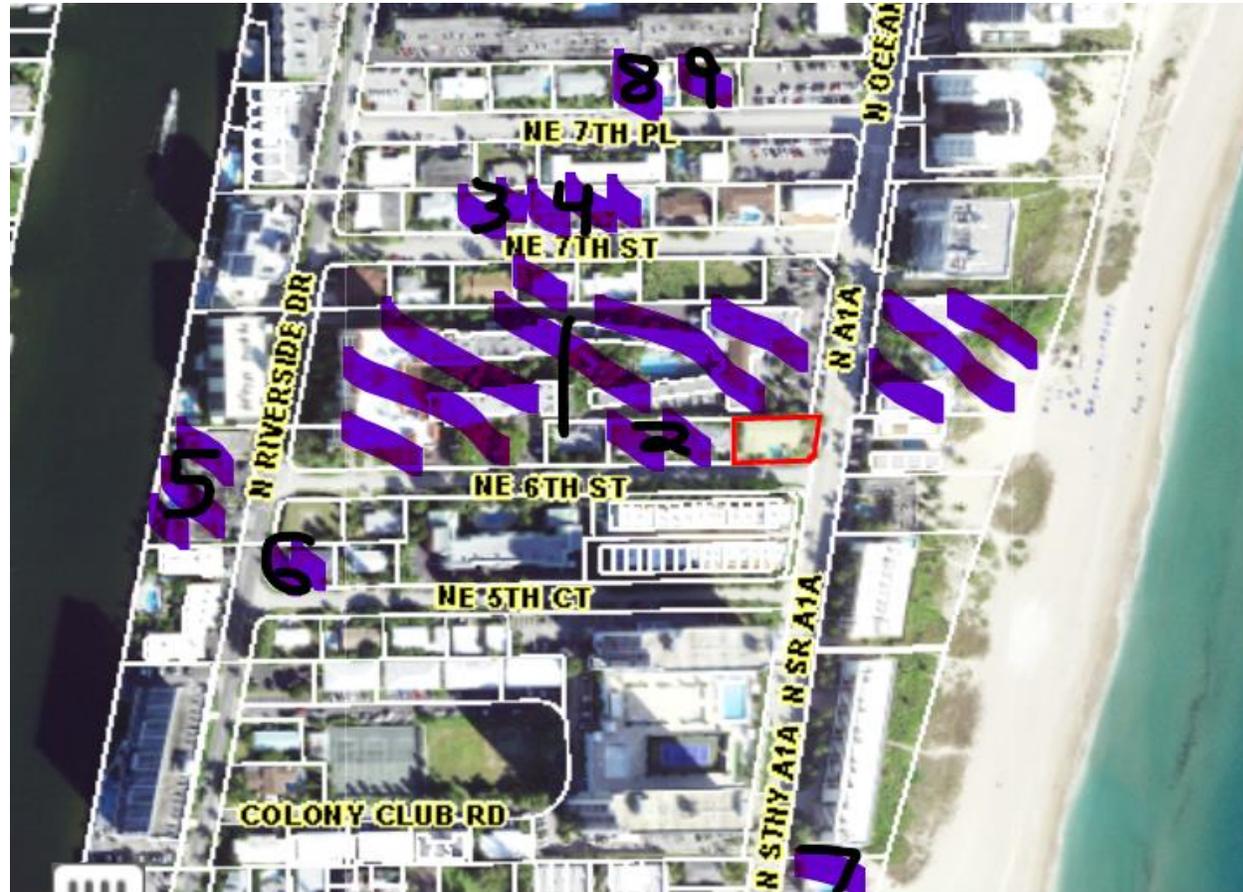
Zoning & Future Land Use (RM-20, MH-25)



Goal: Seeks a Special Exception for the Property located at 601 N Ocean Boulevard

- The Goal of this application is to seeks a Special Exception approval for the commercial property located at 601 N Ocean Boulevard (Property) to conduct business as a motel/hotel.
- The property is Zoned RM-20 with a Future Land Use of MH-Medium-High 25 DU/AC. Gross density is used to calculate density for visitor accommodation uses and hotel rooms are permitted double the density of residential uses.
- With a total of nearly 17,000 gross square feet, we are allowed up to 18 hotel rooms per the density calculations. However, we are only proposing 13 rooms.
- Other licensures required: We currently hold a Transient Apartment License with the State of Florida through the DBPR (Intended Use).

Compatibility with surrounding uses: There are at least 9 hotels/motels/vacation rentals within a 2 block vicinity from the Site



601 N Ocean is directly adjacent to two existing hotels/vacation rentals, and seven to nine more within a 2 block radius

- Surrounding Like Kind Parcels:
 - Club Wyndham Sea Gardens Vacation Rental-615 N. Ocean Blvd (directly adjacent to the North & East of subject property)
 - Costa Este Pompano-3225 N.E. 6th St. (directly adjacent to the West)
 - Aloha Condo Resort 605 N Riverside Drive
 - Beach House Sanctuary 3212 NE 7th Street
 - Le Cabanon Motel 504 N Ocean Blvd
 - Wave Beach Vacation Rentals 3215 NE 7th Street
 - Pelican By the Sea Motel 3209 NE 7th Street
 - Pineapple Place 3217 NE 7th Place
 - Pelican Place 3221 NE 7th Place
 - Also within 2 block vicinity but not shown on map: Aqua Mar Condos 555 N Riverside Drive, Shore Terrace Resort 811 N. Ocean Blvd.

Site History & Relevant Site Data

- 601 N Ocean Blvd was issued a building permit in 1965 for a 14 unit residential project.
- In 2019, it was issued an approval by the City for a recovery facility for drug rehabilitation.
- No accessory uses like restaurant, bar, nightclub or gift shop.
- There are 14 parking spaces, one more than what is required.
- There is at least one administrative employee on the grounds 24/7 along with daily maintenance and housekeeping.
- 8 staff members employed by my client.
- Anticipating an average of \$120/nightly rate in low season, up to \$250/night in peak season. Many are young families and retired people – high quality clientele who will spend their time and money in Pompano.
- All the units are efficiencies with a fridge, nice new beds and a microwave.

Proposed Use of Parcel continued

- The applicant has invested significant money in renovating the property which used to be a rehab facility in order to enhance the property for the proposed hotel/motel use. All told, my client has spent almost \$250K in renovating the property since they purchased last year, including for the pool, which was in significant disrepair, new locks, doors, beds, TV's & appliances.
- The properties' 13 units have been transformed into a beautiful vacation rental units with 14 parking spaces.
- All units are efficiencies that have been furnished with modern amenities, such as refrigerators, microwaves, fresh décor and beds.



Some pictures of property: Pool was completely renovated, new filters, algae removed, new chairs added



Pictures of property: tropical landscaping including cocoplums, silver buttonwoods, ficus & podocarpus hedges and maintained on a regular basis



More pictures of property, inside one of the recently renovated rooms: brand new comfy beds, TV's, repainted



Another picture of recently renovated room: brand new refrigerators & microwaves



Criteria for Granting a Special Exception Use

- **Consistency with the Comprehensive Plan:** Comprehensive Plan calls to support and promote hotels, motels & other tourist accommodations in designated residential land use designations (Policy 01.03.10 of the Future Land Use Element of the Comp Plan). Considering that the highest appeal to potential tourists and the highest density of hotels is on the barrier island, it makes sense that this would be one of the areas where hotels should be supported and promoted. Policy 01.07.13 of the Future Land Use Element of the Comp Plan also calls for incentives for hotel development in the land development regulations.
- **Zoning & Use Standards:** The applicable zoning standard for hotels in this zoning district & for hotels in general per Section 155.4225 of the City Zoning Code relates to a 15% maximum gross floor area for accessory uses such as eating, drinking establishments, retail services & similar uses: We do not have any of those uses so we meet the zoning standards.
- **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, sewage disposal, stormwater management, and police and fire protection. Considering that the property has already been permitted for 14 multifamily residential and 14 units for a Recovery Community, we are below what is already permitted. 13 hotel units is not anticipated to strain roadways or public facilities.

Special Exception Criteria continued

- 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 be 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; As indicated previously, there are at least 9 similar uses (hotels, motels & vacation rentals within just a 2 block radius). A 2 story building is well within keeping of the character of the neighborhood and has limited intensity. There are numerous structures with much higher intensity & height.
- Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements; Very limited impact on neighbors is anticipated. The applicant is willing to install noise monitoring software which measures DBA's and DBC's such that it does not exceed the maximum allowed by Code.
- Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands: The landscape plan and existing conditions onsite (from renovations by the applicant) indicates a variety of native landscaping including: cocoplums, silver buttonwoods, podocarpus & ficus hedges.
- Avoids significant deterioration of water and air resources, scenic resources, and other natural resources; Not anticipated to impact natural resources in any significant way.
- 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; There is sufficient parking onsite (13 spaces where 13 is required).

Special Exception Criteria continued

- Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district; Property values are anticipated to increase with the addition of a hotel managed by a company specializing in hotels and vacation rentals. Already, my client has demonstrated its dedication to the City by renovating the property, with an anticipated increase in property taxes.
- 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; There is a high desire for more hotels on the barrier island in the City – vacationers will frequent local businesses and spend their money here.
- Complies with all other relevant city, state and federal laws and regulations: We comply with all other relevant regulations, including the Transient Public Lodging licensure with the DBPR, which will be updated when we hopefully obtain approval.
- 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 feet to a one-half mile radius from the subject site. Within a half mile there are dozens of hotels, motels & vacation rentals of varying sizes, many of which have many more rooms than our application.

Additional Considerations

- Will raise property value to surrounding properties, especially considering the dilapidated state the building was in prior to my client's purchase and change from a drug rehab facility to a modern hotel/motel use.
- There will not be any additional construction, no blocking of traffic nor other construction related inconveniences upon the neighbors.
- The Property will not host weddings or large events.
- There are two public access points to the beach within a 5 minute walk from the site. Brochures will include details on the public access points so nobody is inconvenienced.
- The applicant is willing to install noise monitoring software even though it is not anticipated to be required.

Thank you for your Consideration

- We are happy to discuss and answer any questions you may have.