

ACG PB, LLC
12311 NW 78 Manor
Parkland, FL, 33076

March 15, 2023

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

RE: Special Exception Justification Statement for Hotel Use

Owner/Applicant: ACG PB, LLC

Property Addresses: 872 East McNab Road, Pompano Beach, FL, 33060

Dear Board Members:

ACG PB, LLC (“Applicant” or “Owner”) hereby requests approval to develop a hotel located at 872 East McNab Road (“Property”) in the City of Pompano Beach (“City”). The Property has a zoning designation of B-2 (Community Business) and Future Land Use designation of Commercial. Per the Consolidated Use Table in Appendix A of the City’s Zoning Code, a hotel is permitted within the B-2 zoning district with special exception approval. As such, the Applicant is requesting special exception approval to allow development of a hotel on the Property.

Applicant proposes developing a 90-room hotel. Applicant will drastically improve the vacant lot by building a visually appealing building, cleaning up the garbage on the property, adding new landscaping, and changing the overall look of the vacant lot to fit the neighborhood. The vision is to take an underutilized, vacant Property and change it to a revitalized, modern hotel. Applicant hopes the development of this Property to a hotel will help meet the increasing demand for hotel rooms in the City.

Applicant requests the Zoning Board of Appeals to grant this request as the Project entails substantially improving an otherwise vacant lot with a desirable use for the area, and the proposed hotel use is fundamentally consistent and compatible with the neighborhood.

Special Exception Criteria Analysis

Per Section 155.2406D, Applicant must demonstrate compliance with the following criteria to obtain special exception approval. Each of the criteria’s are listed below in **bold** with Applicant’s justification below each in *italics*.

a. Is consistent with the comprehensive plan;

Yes: Hotels in B-2 zoning district is consistent with the C-Commercial Future Land Use designation as shown on the COPB FLU map. The B-2 zoning district permits hotels subject to a special exception.

Most notably, the Comprehensive Plan expressly encourages the Intended Use, stating that it is the City's policy to "Support and promote hotels, motels and other tourist accommodations in designated residential, commercial and commercial recreation land use designations." (See Policy 01.03.10). The proposed use is consistent with the Comprehensive Plan.

b. Complies with all applicable zoning district standards;

Yes: The zoning district for this Property is B-2. This zoning district permits hotel use via special exception approval. The proposed hotel will comply with all the applicable standards of the B-2 zoning district.

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

Yes: The proposed hotel will comply with all applicable use-specific standards including obtaining required permits and state licensure.

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, sewage disposal, stormwater management, and police and fire protection;

Yes: The proposed hotel will not overburden existing public facilities and services. Typically, a hotel use is less burdensome on public facilities, such as police and fire, compared to other uses. Thus, the Project will likely have minimum impact on services and facilities. Additionally, there is a Broward County Transit public bus stop within 850 feet of the project.

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 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;

Yes: The proposed hotel is appropriate for the location and compatible with the area. The Property is on the City's Cypress Lakes neighborhood, which is a major tourist destination and a commercial hub. This is an area where tourists and visitors are looking for lodging. Moreover, there are no single-family homes in the vicinity of the Property. Instead, the neighborhood has a mix of apartment complexes, condominiums, and various commercial uses including a under construction 5 story self-storage facility. The

Property will have sufficient parking to accommodate the hotel guests and many visitors will also use Uber or Lyft to come to and from the proposed hotel. Additionally, there is a Broward County Transit public bus stop within 850 feet of the project.

f. 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;

Yes: There will not be any such impact to surrounding lands. The proposed hotel will not have event space or a bar/restaurant, which are the types of accessory uses to hotels that can generate noise or parking issues.

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

Yes: There will be a plan on cleaning up the current landscaping and adding new landscaping buffers and screens around the Project. There are no adverse visual impacts to screen.

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

Yes: There will be no change or introduction of activities that will negatively affect water or air resources, scenic resources, or 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: Parking will be on site at the proposed hotel. Parking will be ample and as per the Development Standards. New ingress and egress will be safe, adequate, and as per the Development Standards.

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

Yes: The proposed hotel is consistent with the existing uses in the immediate area, along the McNab Road/Federal Highway corridor. The proposed use is appropriate for this area and will not negatively impact property values or surrounding uses. Again, there are various commercial uses in the vicinity, so the compatibility is self-evident. Allowing for the hotel use will add value and positively influence the area. The proposed hotel will create jobs and commercially benefit other businesses in the region. Finally, this is the type of project that should be encouraged, as there are positive economic impacts to area.

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: For many years, the City has been a top-tier domestic and international vacation destination. Recent improvements made throughout by the City has caused Pompano Beach's popularity to grow. To keep pace with the increasing demand, new hotels of various size and price point are needed within the City. New hotels will help the City ensure it captures interested visitors. Increased tourism is beneficial to the local economy including those living and working in the nearby vicinity. Those staying at the proposed hotel will visit local stores and restaurants, which is in "service of the population of the neighborhood." Based on recent data from the Greater Fort Lauderdale Convention and Visitors Bureau, demand for hotel rooms in Broward County has been steadily increasing recently as domestic and international travel has grown after the Covid pandemic. If approved, this Project will help support that positive growth in tourism being experienced by the City and the County.

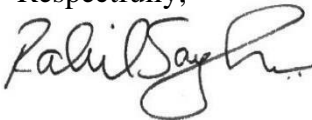
l. Complies with all other relevant city, state and federal laws and regulations; and

Yes: The proposed hotel will comply with all relevant City, State and Federal Law and regulations. Applicant would show proof of licensure prior to obtaining a business tax receipt.

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 a one-half mile radius from the subject site.

Yes: As stated above, the area surrounding has a mix of apartment complexes, condominiums, hospital, under construction 5 story self-storage facility, and other various commercial uses. The proposed hotel is not expected to have any adverse impacts on neighboring properties and/or neighborhood, including parcels within five hundred feet (500) to one-half mile radius of the Property.

Respectfully,

A handwritten signature in black ink, appearing to read "Rahil Sanghvi", written over a horizontal line.

Rahil Sanghvi