

ACG PB, LLC
872 E. McNab Road, Pompano Beach, FL, 33060
Request for Text Amendment
City of Pompano Beach, Florida

April 28, 2023

ACG PB, LLC is requesting a public initiated text amendment, as permitted by Article 2: Administration, Part 4 Application Specific Review Procedure, Section 155.2402 Text Amendment.

The text amendment requested includes the change to Article 4: Use Standards, Part 2: Principle Uses and Structures, Section 155.4225(C), AND Consolidated Use Table to include “Hotel or Motel” as a Permitted Use rather than as a Special Exception in the B-2 Community Business zoning district. No other change is necessary as “Hotel or Motel” are currently permitted in B-3 and B-4 commercial districts.

ACG PB, LLC’s request stems from the fact that “Condo Hotel” and “Bed and Breakfast” establishments are permitted uses by right and a “Hotel or Motel” use is only permitted via special exception in B-2 zoning district.

Text Amendment Review Criteria:

1. Consistency with the Comprehensive Plan:

Sec. 01.03.10 - Support and promote hotels, motels and other tourist accommodations in designated residential, commercial and commercial recreational land use designations.

Yes, there is a Comprehensive Plan policy that supports and promotes development of hotels in commercial designations. B-2 zoning district is a commercial zoning district. “Condo Hotel” and “Bed and Breakfast” establishments are permitted uses by right and a “Hotel or Motel” use is permitted via special exception in B-2 zoning district.

2. Does not conflict with any provision of this Code or the Code of Ordinances;

Yes, the proposed text amendment does not conflict with any other provisions of the Code of Ordinances. The use “Hotel or Motel” is a permitted use by right in B-3 and B-4 zoning districts.

RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
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3. Is required by changed conditions;

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 text amendment will help support that positive growth in tourism being experienced by the City and the County.

4. Addresses a demonstrated community need;

Yes, Hotels create jobs and economically benefit other businesses in the region by bringing more customers. For example, a hotel guest might go shopping at a local store and dine at a local restaurant within the City. A community can really benefit from having a hotel nearby.

5. Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city;

Yes, the proposed text amendment is consistent with other uses in B-2 zoning district. Some of permitted uses by right in B-2 zoning district include: Gas Station, Convenience Store, Post Office, Condo Hotel, Daycare Center, Bank, Professional Offices, Dance studio, Restaurant, Bed & Breakfast, Bar, Night Club, Drug Store, Bowling Alley, Laundromat/Dry cleaning Service, etc. The permitted uses by right have a level of "service" or "hospitality" as a common factor. The proposed text amendment to include "Hotel" will have common consistency of "service" and "hospitality" like other uses in B-2 zoning district.

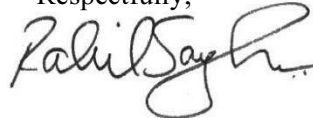
6. Would result in a logical and orderly development pattern; and

Yes, the permitted use of Hotels in the B-2 Community Commercial zoning district will result in a logical and orderly development pattern. Hotels are often located in a commercial corridor around other businesses. Hotels will not impact other commercial businesses, rather Hotels would support surrounding businesses within the City.

7. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Yes, the Hotel use will minimize any adverse impacts to the environment, including water, air, noise, storm water management, wildlife, or other aspects of the environment as newer buildings are more energy efficient and eco-friendly. Further, a hotel use is less burdensome on public facilities, such as police and fire, compared to other uses as well.

Respectfully,

A handwritten signature in black ink, appearing to read 'Rahil Sanghvi', written in a cursive style.

Rahil Sanghvi