

Bahama Beach Club LLC.
Sandra & Mirko Raatz



06/03/2025

Dear Board Members,

Bahama Beach Club Pompano LLC (the owner) is applying for a Special Exception Permit to continue operating Bahama Beach Club Pompano as a motel/hotel with six apartments, located at 3211 SE 6th St., Pompano Beach, FL 33062.

The lot measures 9,258 square feet, with a building footprint of 3,011 square feet.

The property has operated in this capacity for several decades. Unfortunately, the previous owner failed to renew the required permit and did not inform us of this issue. While we would have legal grounds to reverse the purchase—as the property was explicitly sold to us as a motel/hotel, including existing guests and with all necessary permits—we have already invested significant time, energy, financial resources, and personal dedication into the property. Our goal is therefore to reestablish the permit and, of course, to ensure it is properly renewed moving forward.

The land use designation for the property is Multiple-Family Residence 20 (RM-20). Hotel/motel operations are permitted under this zoning classification with a Special Exception Permit.

We respectfully request approval of this application, as it fulfills all applicable criteria and the intended use as a motel/hotel is compatible with the character and function of the surrounding neighborhood.

It is our intention to continue operating Bahama Beach Club Pompano with high standards, dedication, and a personal, family-run approach.

This project fully aligns with the required conditions.

Below, the specific Codex criteria for special exceptions are listed in bold, followed by our detailed responses.

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a. Is consistent with the comprehensive plan;

The property's future land use designation is in accordance with the City's Comprehensive Plan. It currently comprises six units. The Future Land Use Plan encourages the proposed use by supporting hotels, motels, and other tourist accommodations within designated residential, commercial, and commercial-recreation zones. This project is in harmony with the surrounding neighborhood and aligns with the goals and policies established in the Comprehensive Plan. Additionally, we were advised by the tourism office that the City seeks to promote the development of hotels, motels, and similar tourist accommodations within designated residential areas, among other priorities.

b. Complies with all applicable zoning district standards;

The address is located in the RM 20 zoning district where a hotel/motel is permitted by special permit. The use is consistent with the surrounding properties and permitted uses in the area.

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

Our property complies with all applicable use-specific standards and will obtain all necessary governmental approvals.

The building has operated as a hotel for several decades, with a long-standing tradition and a loyal base of returning guests.

Situated in a quiet and safe neighborhood, it is especially favored by guests seeking a peaceful environment—such as older individuals and families—resulting in virtually no disturbances to the surrounding area.

We have not outsourced the management of the property; instead, we oversee all operations ourselves, allowing us to maintain close awareness of our guest profile. Since taking over in December 2024, there have been no incidents, and we are consistently present on-site to address any concerns, should they arise.

We have established friendly relations with all our neighbors and personally introduced ourselves as the new owners. Both the neighbors and previous owners have expressed their appreciation that Bahama Beach Club will continue its long-standing tradition under our care. As the property was largely under passive management rather than active operation over the past three years, we have already taken numerous steps to restore and improve the condition of the property.

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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;

Our property is well-suited to its location and is fully compatible with the surrounding area. It is ideally situated near the beach, in the heart of a popular tourist district.

There is no risk of overcrowding, as the property consists of only six apartments, which naturally limits the number of guests. It has operated in this format for many years without any issues or complaints.

With eight designated parking spaces for the six apartments, we can ensure that guest vehicles are always properly accommodated on-site, avoiding any need for public street parking. The same applies to service providers and any visitors our guests may receive—there is sufficient on-site parking available.

Additionally, an increasing number of guests choose not to bring a personal vehicle, instead relying on ride-sharing services such as Uber or Lyft.

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;

The Bahama Beach Club comprises two single-story buildings in the classic Old Florida style, which blend harmoniously and discreetly into the architectural character of the neighborhood. We are committed to preserving this traditional structure, as it is highly valued by our guests. The property offers ample space to ensure guest comfort, and the generous lot size, thoughtful building layout, and surrounding property dimensions provide natural separation from neighboring residences.

Many of the nearby properties are used as Airbnbs, vacation rentals (both short- and long-term), or hotels, making it unlikely that our operations would cause any disturbance to the area.

There have been no issues or complaints related to the property's long-standing use as a hotel.

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Breathe. Relax. Stay.

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;

There will be no adverse impact on the surrounding properties or buildings.

As the Bahama Beach Club is relatively small compared to neighboring properties, its operations have never caused any disturbance—and none are anticipated in the future.

Service providers such as Amazon, FedEx, the U.S. Postal Service, and waste collection serve our property just as they do the surrounding buildings.

No additional services are offered on-site. As we provide self-contained apartments only, guests are fully self-catering. We do not offer breakfast, recreational activities, or any services that could generate noise or disruption.

There are no event spaces, bars, restaurants, or function areas on the premises or outside the buildings.

Our guests value the calm and quiet atmosphere, and to date, the continued use of the property has had no negative effect on neighboring properties.

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

The majority of the property is enclosed by fencing and bordered with palm trees.

Well-maintained hedges further enhance privacy and provide additional noise reduction.

Together, these features contribute to an attractive and unobtrusive visual appearance from neighboring lots and adjacent buildings.

The layout of the apartments is designed to minimize any potential disturbance to neighbors.

Doors and living room windows are oriented toward the interior courtyard of the property, while the rear sides of the buildings face the neighboring properties, ensuring privacy and maintaining a peaceful environment.

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

No changes are being introduced that would negatively affect water, air, landscape, or other natural resources.

To support long-term environmental sustainability, we have implemented and planned the following measures:

- Only gas grills are provided for guest use; charcoal grills are strictly prohibited
- A designated smoking area is located away from neighboring properties and other guests
- Guests are encouraged to use resources responsibly



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- All apartments are equipped with modern, energy-efficient appliances
- Waste is separated using gray and blue bins
- LED lighting is used throughout the property
- Outdoor lighting operates via motion sensors and timers
- Towels and linens are changed only upon guest request or between stays
- Regular maintenance is carried out on all plumbing and electrical systems
- We avoid single-use products wherever possible, using refillable dispensers instead of disposable packaging
- Guests are provided with information on public transportation and local shuttle options, including Circuit, Water Taxi, bus, and Tri-Rail services

We are also committed to further environmental improvements in the future:

- Installation of a greywater system for rainwater reuse in landscape irrigation
- Rooftop photovoltaic system to reduce dependence on external electricity sources
- Sustainable furnishings will be prioritized in future renovations
- Plans to offer guests environmentally friendly transportation options, such as bicycles (including e-bikes) and electric golf carts

These initiatives not only help alleviate parking pressure in the city but also promote clean mobility powered by renewable energy generated on-site.

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;

The parking situation on the property will remain unchanged. The existing entrances and exits are sufficient and provide safe access.

Bahama Beach Club is situated at the corner of SE 6th Street and Hibiscus Avenue—both are standard-width, low-traffic residential streets.

Our house rules clearly state:

- Parking is only permitted in designated on-site spaces
- Vehicles must be driven slowly and carefully, as the area is residential

At full occupancy, a maximum of six vehicles may be present on the property—either privately owned or rental cars. This number does not place any burden on the surrounding neighborhood.



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

The continued operation of the Bahama Beach Club as proposed will not have any negative impact on neighboring properties. On the contrary, the planned improvements are expected to enhance the overall appeal of the site, encourage further investment, and contribute positively to the surrounding 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;

Pompano Beach has long been a popular vacation destination, and the city's ongoing investments in the redevelopment of the downtown area are expected to further boost tourism. In addition, several high-end hotels and luxury residences—such as the Ritz-Carlton, Waldorf Astoria, and W Hotel—are currently under development along the beachfront. However, to support a balanced and inclusive tourism economy, it is essential to offer accommodations across a range of price points.

The Bahama Beach Club is a small, well-maintained apartment complex positioned in the mid-to lower-price range and enjoys consistently strong bookings.

With an average of three guests per unit and a current occupancy rate of approximately 60%—which is steadily increasing due to targeted marketing—we welcome around 4,000 visitors annually.

These guests contribute directly to the local economy by supporting nearby restaurants, attractions, services, and by generating tourism tax revenue. The Bahama Beach Club brings steady foot traffic from beachgoers and pedestrians, helping to activate the area in a non-disruptive way and enhancing the sense of security in the neighborhood.

As dedicated operators, we are committed to reinvesting our success back into the community to support its long-term growth and prosperity.

We work exclusively with local service providers and contractors—including cleaning, landscaping, pool maintenance, and general upkeep—thereby supporting the regional economy. Looking ahead, we also plan to create permanent staff positions, further contributing to long-term job growth in the area.

Additionally, we frequently receive inquiries from neighbors who wish to accommodate their guests, clients, or business partners at our property. This reflects the Bahama Beach Club's strong reputation in the community and its value as a trusted, convenient lodging option.



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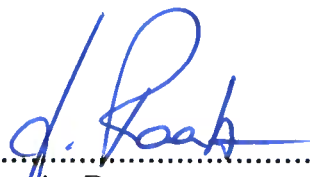
I. Complies with all other relevant city, state and federal laws and regulations.;

We comply with all laws and regulations.

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.

There are a variety of apartment complexes, condominiums and other hotels in the area. Our property is compatible with higher density in this active beach area.

Respectfully


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Sandra Raatz
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Mirko Raatz
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