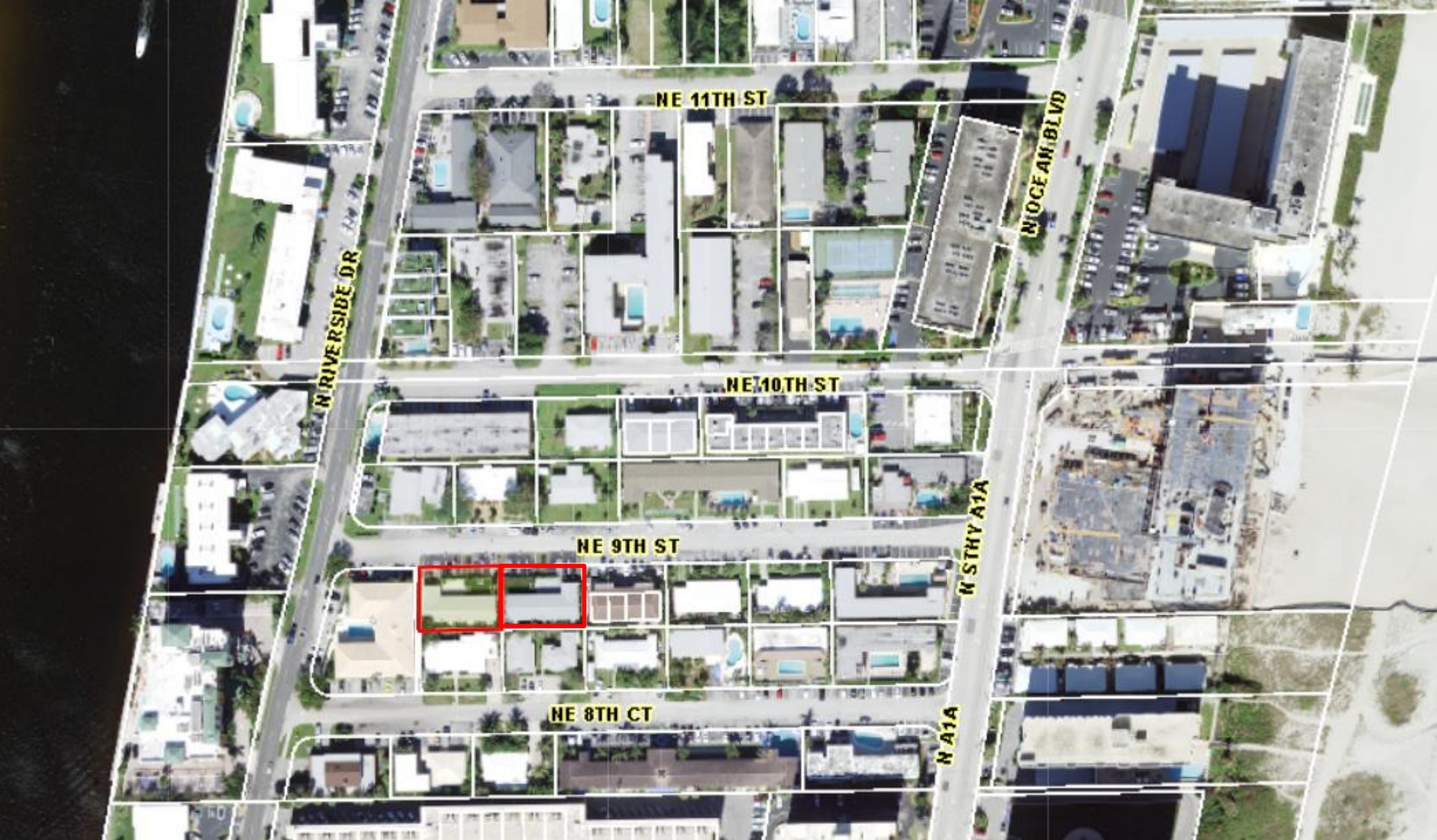


CAFPI 3204-3208 NE 9th St., LLC
3204 – 3208 NE 9th St.
Special Exception Approval

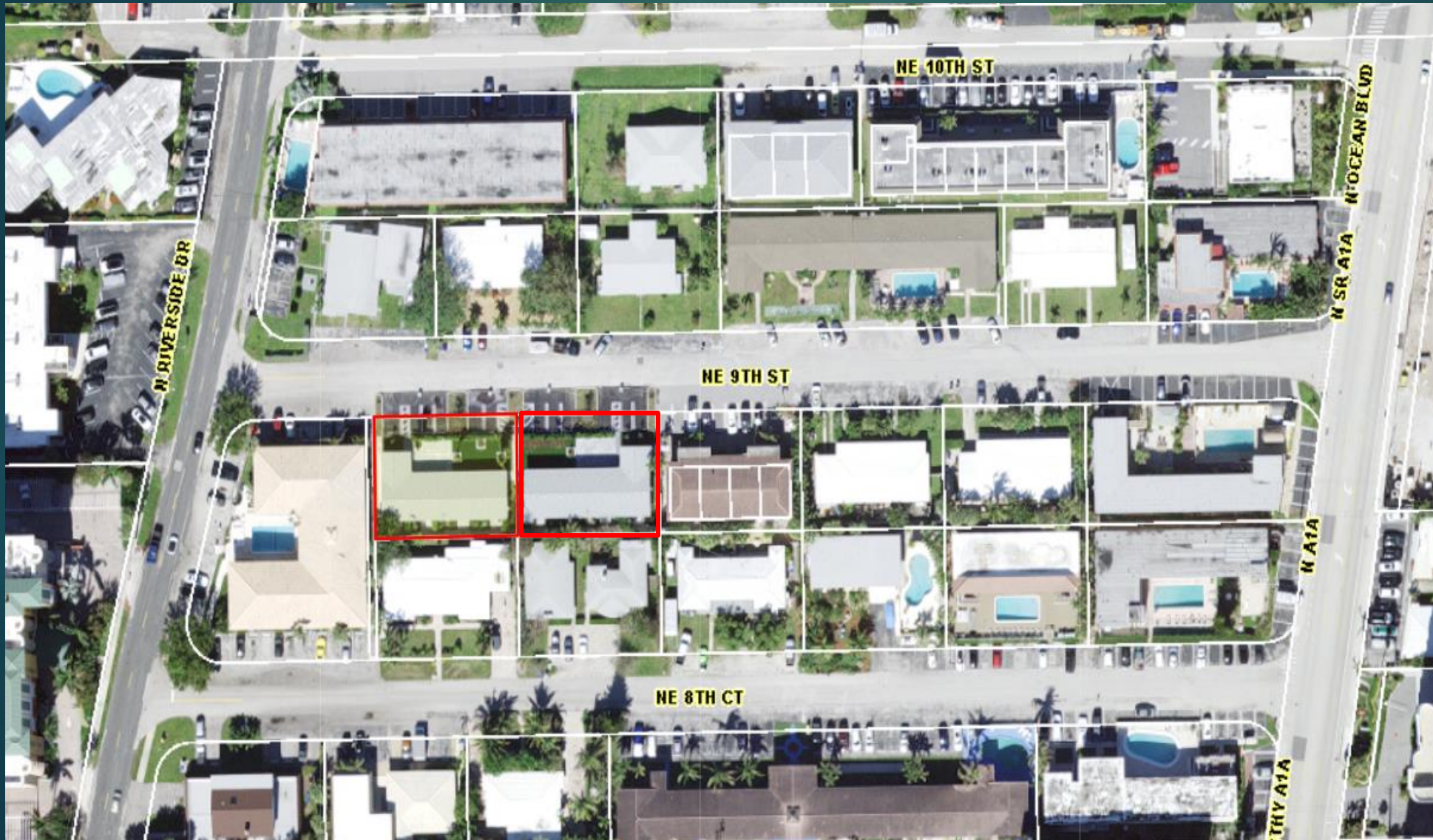
CITY OF POMPANO BEACH
ZONING BOARD OF APPEALS MEETING
MAY 16, 2024

Project Location



Project Location

3



Land Use:
MH-Medium High
16-25 du/acre

Zoning: RM-20

Subject Site Area:
+/- 0.34 acres

Request

- Special Exception approval to allow a hotel with 10 rooms on the Property.
- Property is currently developed with two buildings containing 9 multi-family residential dwelling units.
- Applicant is proposing to convert the 9 dwelling units to a 10-room hotel to be used for short-term vacation rentals.

Property Prior to Improvements

5



3204 NE 9th St.

3208 NE 9th St.



Property After Improvements

6



3204 NE 9th St.

3208 NE 9th St.



City Code Definitions

▶ Short-Term Rental

- ▶ A dwelling unit that rents, leases, or lets for consideration any living quarters or accommodations for a term of six months or less in a calendar year. This term does not include condominiums, condo hotels, hotels, motels, timeshare properties, bed and breakfasts, or community residences and recovery communities as defined in this Code.

▶ Hotel

- ▶ A hotel or motel is a state-licensed building or a group of buildings in which sleeping accommodations are offered to the public and intended primarily for rental for temporary occupancy by persons on an overnight basis. Such uses may include kitchenettes, microwaves, and refrigerators for each lodging unit. Each hotel room which is accessible via a lock-out key shall be considered one lodging unit for purposes of Zoning and Land Use. Accessory uses may include, but are not limited to, restaurants, bars or lounges, nightclubs, conference and meeting rooms, business centers, newsstands, gift shops, sale of tanning products, rental of beach chairs and umbrellas, exercise and fitness facilities, swimming pools, etc., subject to any applicable use-specific standards. This use type does not include condo hotels, bed and breakfast inns, or rooming or boarding houses. Hotels and motels are considered synonymous uses. On any parcel designated for Residential Land Use, the maximum number of lodging units permitted for a hotel or motel is double the maximum number of dwelling units designated for the parcel of land by the City's Land Use Plan Map and calculated as a gross area density calculation.
- ▶ The use of the property for short-term rentals requiring licensing from the State as a hotel, therefore, the short-term rentals are defined as a hotel use.

QUESTIONS?

Special Exception Criteria

- Per Section 155.2406(D) of the City's Zoning Code applicants must demonstrate compliance with the following criteria:
 - Is consistent with the comprehensive plan;
 - Complies with all applicable zoning district standards;
 - Complies with all applicable use-specific standards in Article 4: Use 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;
 - 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;
 - 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;
 - Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands;

Special Exception Criteria Continued

- Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;
- 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;
- Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district;
- 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;
- Complies with all other relevant city, state and federal laws and regulations; and
- 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.