

SFLA HIBISCUS, LLC
827 NE 21ST DR
WILTON MANORS, FL 33302

SEPTEMBER 14, 2022

City of Pompano Beach
Mr. Scott Reale &
Zoning Board of Appeals
100 W. Atlantic Blvd
Pompano Beach, FL 33060

Dear Board Members:

SFLA Hibiscus LLC (Applicant) seeks a Special Exception approval for the commercial property located at 741 Hibiscus Ave (Property) to conduct business as a motel/hotel which is currently zoned apartments with the City of Pompano Beach. The applicant currently holds a Transient License with the State of Florida, DBPR (Intended Use). The property was originally built as a hotel and when we purchased it in 2017 it had a motel/hotel license with the city. We hope it should not be an issue to put this License back on.

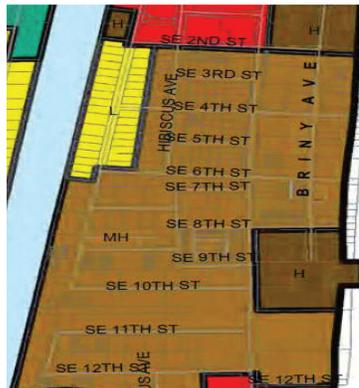
Special Exception

a. Is consistent with the comprehensive plan?

- Yes
- The future land use designated for the Property coincides with the comprehensive Future Land Use. It is MH-Medium-High 16-25 DU/AC. The Property holds 16 units. The Future Land Use Plan encourages the Intended Use to promote and support Hotel and Motels.



Future land Use



Location: 741 Hibiscus Ave



b. Complies with all applicable zoning district standards;

- Yes – with Special Exception
- The Property complies as it is in the RM-20 zoning district.

- 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 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 Property will not change and is appropriate with the general character of the neighboring land. The proposed hotel is appropriate for the location and compatible with the area. The Property is on the City's barrier island, which is a major tourist destination, and is short walk to the beach just down SE 8th St (which leads directly from the property to the beach). This is an area where tourists and visitors are looking for lodging. The Property has sufficient parking to accommodate the proposed use and many visitors use Uber or Lyft to come to and from similar uses.
- f. **Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding land regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;**
- Yes
 - The Property will not be causing such impact to the surrounding land. In addition, there will be no event space or a bar/restaurant which can cause noise and parking issues. In fact, the majority of tenants will be longer term stays (weekly and monthly).
- g. **Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands;**
- Yes
 - The Property will stay in its current design and layout.
- h. **Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;**
- Yes
 - The Property will not cause change to water and air resources, scenic resources, and 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
 - The Proposed Use will stay as is not changing the egress and ingress, nor traffic flow.
- j. **Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district;**
- Yes
 - The Property will be following the Future Land Use – MH Medium-High. In addition, the Special Exemption will allow the Property to increase daily maintenance and maintain the added curb appeal created from previous ownership, thus protecting and increasing property values.
- 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
 - As the City of Pompano Beach is booming with tourism each year. This will be a Proposed Use that will benefit the public convenience and service the population and neighborhood.
- l. **Complies with all other relevant city, state and federal laws and regulations.; and**
- Yes
 - As mentioned the Property is currently in full compliance with their state Transient License. In addition, after filing a zoning use certificate application for hotel use with the city of Pompano in June of 2022 fire inspector Ashley Zalewski approved the property on July 19, 2022 and Mario Sotolongo from code compliance stated "No public nuisance to report for this property" on July 20, 2022.

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 one-half mile radius from the subject site.**

- Yes
- The Property is compatible with the surrounding higher density beach area.

Sincerely,

A handwritten signature in black ink that reads "Jeremy Goldberg". The signature is written in a cursive, flowing style.

Jeremy Goldberg

SFLA Hibiscus LLC, Property Management