

## Daniel Keester

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**From:** Nguyen Tran  
**Sent:** Tuesday, August 22, 2023 3:19 PM  
**To:** Daniel Keester  
**Cc:** Kimberly Vazquez; Cassandra LeMasurier  
**Subject:** RE: Code Amendment (x2) - Letter of Support/Non-Support

Daniel,

Please accept this email as a letter of Non-Support for Hotels/Motels becoming a permitted use in a B-2 Zoning District as follows:

The Code defines the Intent of a B-2 Zoning District as:

*The Community Business (B-2) district is established and intended to accommodate primarily low- to moderate-intensity office, service, and retail uses that primarily serve the needs of residents of surrounding residential neighborhoods (e.g., professional and business offices, business services, banks, restaurants, convenience stores, gasoline filling stations), as well as neighborhood-serving institutional uses (e.g., child care facilities, places of worship). It also accommodates complementary residential uses moderate- to high-density multifamily development (either stand-alone or mixed with commercial development), community residences, and recovery communities.*

The Code Defines Hotel or Motel as:

*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*

Hotel or Motel uses are “offered to the public and intended primarily for rental for temporary occupancy by persons on an overnight basis” and not a “neighborhood-serving” type of use. Their intended use does not “primarily serve the needs of the residents of the surrounding residential neighborhoods” as defined in the B-2 Zoning District. CRA Staff is also concerned that the Definition of Hotel or Motel are “considered synonymous uses” while they typically differ in building typology which can create a more intense use within a B-2 Zoning District which is designated primarily for low to moderate intensity use. With these stated reasons, CRA Staff is in Non-Support of the text amendment and recommends that any development of a Hotel or Motel within a B-2 Zoning District should remain a Special Exception and not a Permitted use by right.

Thank you for your consideration.



Hours of Operation – Monday through Thursday from 8 a.m. to 6 p.m.

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**From:** Daniel Keester <Daniel.Keester@copbfl.com>

**Sent:** Tuesday, August 22, 2023 2:20 PM

**To:** Nguyen Tran <Nguyen.Tran@copbfl.com>  
**Cc:** Kimberly Vazquez <Kimberly.Vazquez@copbfl.com>  
**Subject:** RE: Code Amendment (x2) - Letter of Support/Non-Support

That code amendment is a publicly initiated text amendment. In short, the use is currently permitted by special exception in B-2. An application sought approval from the ZBA to have a hotel permitted by special exception, but they were not successful. Thus, they are seeking to change the code to allow for it & believe that it is consistent with other uses permitted in the zoning district.



Hours of operation for City Hall is: Monday – Thursday, 7 AM – 6 PM

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**From:** Nguyen Tran <Nguyen.Tran@copbfl.com>  
**Sent:** Tuesday, August 22, 2023 9:31 AM  
**To:** Daniel Keester <Daniel.Keester@copbfl.com>  
**Cc:** Kimberly Vazquez <Kimberly.Vazquez@copbfl.com>  
**Subject:** RE: Code Amendment (x2) - Letter of Support/Non-Support

Hi Daniel,  
The parking Amendment we are in support of. As for Hotels/Motels in B2, what is causing this to be amended? I know there are not a lot of B2 Zoning Districts out there but we do have a lot in the NW and East CRA Districts.



Hours of Operation – Monday through Thursday from 8 a.m. to 6 p.m.

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**From:** Daniel Keester <Daniel.Keester@copbfl.com>  
**Sent:** Tuesday, August 22, 2023 8:43 AM  
**To:** Nguyen Tran <Nguyen.Tran@copbfl.com>  
**Cc:** Kimberly Vazquez <Kimberly.Vazquez@copbfl.com>  
**Subject:** RE: Code Amendment (x2) - Letter of Support/Non-Support

Nguyen, I'm following-up on this email. I'm going to be out of the office Thursday – Tuesday, and I would appreciate being able to start the sequence before leaving. Can you please let me know if you are in support or not support of these two text amendments?



Daniel T. Keester-O'Mills, AICP  
Principal Planner  
daniel.keester@copbfl.com  
954-786-5541  
Pompanobeachfl.gov



Hours of operation for City Hall is: Monday – Thursday, 7 AM – 6 PM

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**From:** Daniel Keester  
**Sent:** Tuesday, August 15, 2023 8:10 AM  
**To:** Nguyen Tran <[Nguyen.Tran@copbfl.com](mailto:Nguyen.Tran@copbfl.com)>  
**Cc:** Kimberly Vazquez <[Kimberly.Vazquez@copbfl.com](mailto:Kimberly.Vazquez@copbfl.com)>  
**Subject:** Code Amendment (x2) - Letter of Support/Non-Support

Nguyen,

There will be a text amendment to the Zoning Code presented to the City Commission at the next meeting (September 12). Would you please provide a letter of support/non-support of these text amendments at your earliest convenience?

**I will need to finalize the item for the City Commission meeting on or before August 23<sup>rd</sup>.**

- Parking (2023-215.pdf) – Generally speaking, this text amendment is consistent with our meeting on May 4<sup>th</sup>. The amendment to the parking eliminates reductions that may permit for applicants to construct a residential development with fewer than 1 parking space per dwelling unit.
- Hotel or Motel (2023-216.pdf) – this was a public initiated text amendment requesting to allow “hotels or motels” within the B-2 zoning district by right, rather than require special exceptions.

Should you wish to discuss this amendment & possible implications, I’m happy to discuss with you over the phone.



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