

Legislation Text

File #: 17-201, **Version:** 1

P.H. 2017-29: (PUBLIC HEARING 2ND READING)

AN ORDINANCE AMENDING CHAPTER 155, "ZONING CODE," OF THE CODE OF ORDINANCES OF THE CITY OF POMPAÑO BEACH, FLORIDA, BY AMENDING SECTION 155.3210., "MULTIPLE-FAMILY RESIDENCE 20 (RM-20)," SECTION 155.3211., "MULTIPLE-FAMILY RESIDENCE 30 (RM-30)," AND SECTION 155.3212., "MULTIPLE-FAMILY RESIDENCE 45 (RM-45)," TO AMEND THE PURPOSE OF EACH SUCH DISTRICT BY MODIFYING REFERENCES TO INCLUDE CONDO HOTELS; BY AMENDING SECTION 155.3708., "DOWNTOWN POMPAÑO BEACH (DP) OVERLAY DISTRICT," TO AMEND THE PRINCIPAL USES REGULATED IN SAID SECTION TO REFERENCE CONDO HOTELS; BY AMENDING SECTION 155.4225., "COMMERCIAL: VISITOR ACCOMMODATION USES," BY MODIFYING DEFINITIONS, STANDARDS AND REQUIREMENTS FOR APARTMENT HOTELS, BED AND BREAKFAST INNS AND HOTELS AND MOTELS; BY AMENDING SECTION 155.4303., "STANDARDS FOR SPECIFIC ACCESSORY USES AND STRUCTURES," TO MODIFY STANDARDS FOR SPECIFIC ACCESSORY USES AND STRUCTURES FOR ELECTRIC VEHICLE CHARGING STATIONS AND EATING AND DRINKING ESTABLISHMENTS BY ADDING REFERENCES TO CONDO HOTELS; BY AMENDING SECTION 155.4501., "SEPARATION REQUIREMENTS FOR ALCOHOLIC BEVERAGE ESTABLISHMENTS," TO ESTABLISH SEPARATION REQUIREMENTS FOR BARS AND LOUNGES OPERATED BY CONDO HOTELS AND SETTING CRITERIA FOR SAME; BY AMENDING SECTION 155.5102., "OFF-STREET PARKING AND LOADING," TO MODIFY THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR APARTMENT HOTELS, BED AND BREAKFAST INNS AND HOTELS AND MOTELS; AND BY AMENDING PART 5, "TERMS AND USES DEFINED," BY REVISING TERMS USED OR REFERENCED IN THIS ORDINANCE AND CREATING A DEFINITION FOR LODGING UNIT; BY AMENDING APPENDIX A: "CONSOLIDATED USE TABLE," TO REVISE TABLE TO CONFORM TO AMENDMENTS MADE BY THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

FIRST READING: FEBRUARY 14, 2017

(Staff Contact: Karen Friedman/Robin Bird)

Summary Explanation/Background:

The Zoning Code describes Visitor Accommodation Uses as those use types providing lodging units or rooms for short-term stays of less than 30 days. Staff has prepared text amendments to various sections of the Zoning Code to rename Apartment Hotel to Condo Hotel and to revise the standards for Condo Hotel to ensure this use is consistent with the description of Visitor Accommodation Uses. The proposed standards for Condo Hotel are based on an analysis of zoning regulations utilized by other cities within Florida, as well as California and Nevada. Similar text amendments, which did not include renaming Apartment Hotel, were placed on the October 10, 2016 City Commission Hearing. At that hearing Staff was directed to report the issues related to renaming the use from "Apartment Hotel" to "Condo Hotel". After an analysis of the change, the text amendments were subsequently modified. The proposed text amendments were unanimously recommended at both the August 24, 2016 and December 21, 2016 Planning and Zoning Board Hearings. (NOTE: Staff's Report

to the Planning and Zoning Board for their December 21, 2016 meeting includes the Minutes from the October 10, 2016 City Commission Hearing as well as the Administrative Memo #16-487 which analyzed the name change to Condo Hotel).

Origin of request for this action: Development Services Department

Fiscal impact and source of funding: n/a