

# **ITEM #61**

(Pompano Beach Policy 2.16.3 Email and Letter)

## **ADDITIONAL MATERIAL**

### **Public Hearing**

**SEPTEMBER 20, 2022**

**SUBMITTED AT THE REQUEST OF**

**PLANNING COUNCIL**

**From:** Rex Hardin <rex@cypressprintingcenter.com>

**Sent:** Monday, September 12, 2022 4:02 PM

**To:** Blake Boy, Barbara <BBLAKEBOY@broward.org>

**Cc:** Rex Hardin <Rex.Hardin@copbfl.com>; Greg Harrison <Greg.Harrison@copbfl.com>; Jean Dolan <Jean.Dolan@copbfl.com>

**Subject:** Policy 2.16.3

Good afternoon Barbara,

Attached please find a letter, signed by our City Manager Greg Harrison, in support of the recommendation made by the Planning Council in regards to policy 2.16.3.

I would like to add my personal support to the letter as both the Mayor of Pompano Beach and a member of the Broward County Planning Council.

We have been working to gain acceptance AND IMPLEMENTATION of changes to entice additional residential development both market rate and affordable. We have yet to find the right "carrot" approach that will lead to greater housing supply and we know the economic considerations have not yet created the market based environment for developers to embrace the needs of the residents of our County.

We do not need to add another impediment to developers utilizing the innovative changes that have been brought forward by the County Commission and the Planning Council. Let's roll out the Policy as approved by the Planning Council and closely track any development activity that uses any of the tools we have recently created so we can ascertain if we need to change anything. These are rules based incentives not rights. If we need to scale back anything we have the ability to make those changes at any time.

Let's move forward and really try to work towards our goal of more affordable housing for our residents.

Thank you for all of the work that you and your Staff have put into these matters recently. It really feels like we are about to make a difference, finally, in the lives of those we serve.

Sincerely,

Rex Hardin

954-328-5967



September 12, 2022

Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301

Dear Ms. Blake Boy:

RE: Support of Broward County Planning Council (BCPC) Amendments to Policy 2.16.3

The City of Pompano Beach is in full support of the Broward County Planning Council's proposed changes to Policy 2.16.3 as presented by that board. The County Commission expressed some concern over "allowing 50 du/acre in the middle of single-family neighborhoods" and have mitigated that concern by adding language to policy 2.16.3 requiring a public hearing by the "governing body" whenever policy 2.16.3 is applied.

There is no reason for this compatibility concern based on the following facts:

(1) Since 2017, the land use density allowed through the allocation of flex units on residential land use has been 50 du/acre and this has not resulted in negative impacts on single-family neighborhoods. There is no reason to believe that cities will implement 2.16.3 with any less emphasis on compatibility which is addressed by the zoning and site plan (both of which are subject to public hearings), not by the land use.

(2) Changes in land use density leads to rezoning which already require public hearings before the governing body. Removing the "public hearing by the governing body" language from 2.16.3 will still result in a fully noticed public hearing at the rezoning stage. For the few instances where 2.16.3 can be implemented without rezoning, the Planning and Zoning Board should be the approving authority which, in Pompano Beach, is still a fully noticed public hearing.

Should you need any additional information or have any questions, please do not hesitate to contact Jean Dolan at 954.786.4045 or via email at [jean.dolan@copbfl.com](mailto:jean.dolan@copbfl.com).

Sincerely,



Greg Harrison  
City Manager