



## INITIATION SUMMARY COUNTY INITIATED TEXT AMENDMENT

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PLANNING COMMISSION MEETING, JULY 12, 2024

### I. General Data

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**Project Name:** Westgate/Belvedere Homes CRA Bonus Density Pool Initiation

**Project Manager:** Denise Pennell, Senior Planner, Westgate CRA  
Stephanie Gregory, Principal Planner, PBC Planning Division

**Staff Recommendation:** Staff recommends *to initiate* the Comprehensive Plan amendments

### II. Item Summary

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**Summary:** This County proposed text amendment is requested by the Westgate/Belvedere Homes Community Redevelopment Agency (Agency) to revise Future Land Use Element (FLUE) Sub-Objective 1.2.3., Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO), specifically Policy 1.2.3-b, Density Bonus Pool. In 2005, the Board of County Commissioners recognized the Westgate/Belvedere Homes Community Redevelopment Area (CRA) as a receiving area for commercial and residential bonus provisions beyond what is contemplated by the future land use and established a density pool of 1,300 bonus units. The acceleration of constructed, entitled and planned residential development in the CRA district is depleting the pool which currently holds 934 bonus units. This amendment seeks to increase the number of bonus units by 3,000 to support the Agency's next 20-year build out development horizon, and the ongoing need for housing production countywide.

**Staff Assessment:** The initiation process allows the Board to consider the proposed changes to the Comprehensive Plan. The complete staff report for the amendment would return to the Board for discussion at subsequent hearings. Initiation does not obligate the Board to future action.

**ULDC Impacts:** This item will have corresponding and related ULDC revisions.

### **III. Meeting History**

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**Local Planning Agency/Planning Commission (LPA/PLC):**

**Board of County Commissioners (BCC):**

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## IV. Background

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The purpose of a formal initiation of the amendments in each round is:

- To ensure advanced consideration of the proposed amendments; and
- To provide an opportunity for the Board to identify specific information or analysis to be considered during the amendment review process.

## V. Justification for Proposed Amendments for Initiation

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To implement the Westgate/Belvedere Homes Community Redevelopment Plan and FLUE Policy 1.2.3-b, Density Bonus Pool, areas within the CRA district with capacity for redevelopment, geographically represented by WCRAO sub-areas within the ULDC, are allocated a range of possible bonus units per acre. The majority of properties within the CRA district have an underlying future land use classification of 8 dwelling units per acre. Sub-areas with arterial corridors such as Congress Avenue and Okeechobee Boulevard are permitted a higher number of density bonus units per acre to encourage transit adjacent development, while other sub-areas, targeted for smaller scale mixed-use development and missing middle housing, are capped at a lesser number. The build out analysis supporting this amendment request presupposes the preservation of single-family neighborhoods with a Medium Residential, 5 units per acre (MR-5) FLU and industrial zones with an Industrial (IND) or Utilities and Transportation (U/T) FLU, and does not assign higher densities to those corresponding ULDC sub-areas. The build out development analysis further assumes a continued strong output of housing on underutilized and blighted land in the CRA district.

The amendment request is triggered by the planned redevelopment of a 47-acre site within the CRA district with a CH/5 FLU, not previously contemplated in the 2005 assignment of 1,300 bonus units. This development proposes to utilize approximately 80% of the remaining bonus units in its first phase, with more residential units anticipated in subsequent phasing. This amendment requests an additional 3,000 bonus density units, necessary to capture a robust housing market, facilitating the goals and objectives of the Westgate/Belvedere Homes Community Redevelopment Plan to revitalize the area. The amendment complements the County's goals to encourage higher densities through redevelopment and infill in designated areas, and the State's goal to provide housing for a growing population. The amendment is consistent with FLUE Policy 1.2.3-b which allows "the pool of units to be increased through amendments to the Comprehensive Plan text".

## VI. ULDC Implications

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This item will require an associated Unified Land Development Code (ULDC) revision to Art.3.A.14. WCRAO, Westgate Community Redevelopment Area Overlay. The proposed change would be to remove the number of units. Since this language references Policy 1.2.3-b residential units, indicating the specific number, it does not need to be repeated in the ULDC.

### H. Density Bonus Programs

*The provisions of Art. 5.G.1, Workforce Housing Program (WHP) apply when WCRAO Density Bonus Program units are not utilized. The following provisions apply when additional density is utilized through the WCRAO Density Bonus Program. [Ord. 2021-006]*

#### 1. Density Bonus Pool

*In accordance with WCRAO Plan Policy 1.2.3-b, an additional ~~1,300~~ residential units, that may be utilized for rental and for-sale projects, are available in the WCRAO pursuant to the following: [Ord. 2006-004] [Ord. 2021-006]*

## **VII. Assessment**

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The initiation of the proposed items does not imply that these amendments will be approved. Rather, the initiation authorizes staff to proceed with the review and analysis of the proposed amendments. Subsequent to initiation, staff will prepare a staff report with data and analysis for each amendment. The Planning Division and associated Departments or in this case the Agency will present each staff report to the PLC and BCC at subsequent public hearings.