

**CITY OF WEST PARK
PROPOSED TRANSIT ORIENTED CORRIDOR (TOC)
EXPANSION WORKSHOP**

**WEDNESDAY, JULY 20, 2016
FREQUENTLY ASKED QUESTIONS**

Q: Do people get a chance to vote on this at any time in between the scheduled public outreach workshop dates?

A: *This process is not done by a vote of residents; comments are being collected, and this process is only to get residents' input. This process is basically trying to find out if the residents want the proposed expansion or not. If the residents do not want the expansion, it's likely that the Commission will not continue with the process. If residents want the expansion, then the involvement of residents needs to continue in deciding how the potential developments should happen.*

Q: Who has the bylaws that govern the Carver Ranches HOA?

A: *The members of the Carver Ranches HOA may have the bylaws. Please call City Hall at 954.989.2688, Ext. 205 to get contact information to the Chairman of the Carver Ranches HOA.*

Q: Where are the meetings on the schedule presented going to be held?

A: *The next Public Workshop will be held on August 16, 2016 at Mary Saunders Park, 4750 SW 21st Street, West Park, Florida. The item will be presented during the Carver Ranches HOA meeting. The next presentation will be during the August 17, 2016 City Commission meeting in the Commission Chamber at City Hall, 1965 South State Road 7, West Park. If and when the City Commission decides to proceed with the proposed expansion, a presentation will be scheduled before the Broward County Planning Council Meeting, then at a Broward County Commission meeting. Broward County Commission meetings are held at the Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, 33301.*

Q: Meetings are scheduled to go forward yet residents are being told this plan may not happen. How do residents collectively get their "No" responses recognized by the Commission?

A: *The residents' "No" responses will be presented to the City Commission during a scheduled public meeting. In addition, residents may voice their comments at any City Commission meeting. A public hearing before the City Commission will also be advertised, if the Commission should decide to move*

forward with the expansion, and residents can make public comments before the Commission.

Q: What stance does the Commission have collectively on the plan at this time?

A: *That will be determined at the public hearing. The Commission does not have a stance for or against the issue at this time. The residents' comments are simply being gathered at this time to present to the Commission, so that they can make an informed decision during their hearing.*

Q: How do we get with the Commission to see what their views are?

A: *Residents can call each member of the Commission directly.*

Q: How will the Hillcrest Country Club project across the street affect this plan, and how much will it affect residences?

A: *The Hillcrest development is contained within the country club property and barrier walls, with landscaping proposed to buffer the development from Pembroke Road. The Hillcrest development is also scheduled to have an emergency ingress only onto the property from Pembroke Road and another proposed ingress/egress will be from SW 52nd Avenue, just north of Pembroke Road.*

Q: In order for this to go before Broward County, does this mean you have renderings or architectural drawings from developers to present along with the plan?

A: *No, we have no architectural development renderings, no development plans, no development designs, and no developers. Broward County reviews all proposed Land Use changes countywide, which is why this item will go before the County, if the City Commission decides to proceed it.*

Q: What is the purpose of the meeting with Broward County?

A: *The Broward County Charter gives land use authority to the County and the County Land Use Plan must be amended to be consistent with the City's plan, if the City Commission decides to proceed with this item.*

Q: Is everything ready to be presented to Broward County?

A: *No, the proposed expansion will only be ready to be presented to the County if the City Commission decides to proceed with the expansion.*

Q: You're still putting this in the hands of the Commission. Can't we have a public voting process somewhere so residents can vote on this plan?

A: *While the State law calls for this type of public outreach (public meetings), the process of proposed Land Use change does not include voting by residents.*

- Q: Some residents can't get to the meetings so how are we going to reach those people to get their vote and comments?
- A: *This proposed Transit Oriented Corridor Expansion is featured in the City's monthly Community Newspaper and on the City's website at www.cityofwestpark.org. Residents can also call City Hall at 954.989.2688 to request a meeting or telephone conference call to provide comments. Residents will also have several opportunities to address the City Commission during upcoming Commission meetings when the issue is being presented/discussed.*
- Q: I have three empty lots next to my house. Are you saying it would possibly be okay for someone to put a wash house next to my house? Can't you find another spot in the City for this type of zoning?
- A: *If the City Commission decides to proceed with this or any Land Use change and if the Land Use Plan change is approved, then changes to the zoning regulations will commence. That is the time when specific uses will be determined, to include not allowing a wash house next to residential property.*
- Q: It sounds as if the majority are saying we don't want this. If the majority say no, are we still going forward with the meetings?
- A: *The public workshops with residents are initiated to gather comments and then present these comments to the City Commission during a public meeting. The City Commission will then decide whether to stop the process, or make changes to the plan, or continue. It is part of the legislative process to do a land use process. This is what elected officials are charged to do. You can let your elected officials know your feelings. The legislative process allows for comments to be heard.*
- Q: Are you zoning for a high rise office?
- A: *No, this is not a zoning process for high rise offices. The process is seeking Land Use plan changes to expand the existing Transit Oriented Corridor. If the City Commission decides to proceed with the process and if the land use plan change is approved, the process for changes to the zoning regulations will then commence. That is the time when specific criteria such as height will be determined.*
- Q: What are you zoning for?
- A: *There are no zoning changes being proposed right now.*
- Q: If a developer wants to, can the developer buy the lot next to me and build a 5-story building?
- A: *If the Commission decides to proceed with the process and if the Land Use*

Plan change is approved, changes to the zoning regulations will commence. That is the time when specific criteria such as height will be determined.

Q: What will happen to my property taxes – will they go up?

A: *The City does not plan to increase property taxes as a result of this proposed Transit Oriented Corridor expansion.*

Q: When you made the decision on this, where did the idea come from?

A: *In 2004 before the City was incorporated, there was a Charrette drawn up by residents which included people from Miramar, then Carver Ranches, and Miami Gardens, showing how they wanted State Road 7/441 to look. During that Charrette, the plan created required development to provide more depth and to have a pedestrian- friendly corridor and wider sidewalks...this area was later zoned as the Transit Oriented Corridor. The question now is whether to expand the corridor down Pembroke Road.*

Q: Can residents have a Q & A session with the Commission about this?

A: *Yes, residents may address the Commission during City Commission meetings.*

Q: What is the difference with a mixed use project?

A: *Mixed Use development allows greater flexibility for redevelopment.*

Q: What is Pembroke Road zoned for?

A: *The current zoning along Pembroke Road is commercial.*

Q: Is this a standard process cities go through?

A: *Yes. The State requires this type of process. Land use changes are always required to have public outreach meetings.*

Q: We want a petition we can sign to request no more meetings on this. Do we have that right?

A: *Residents have the right to start a petition. However, this public outreach process is required by the State, when considering Land Use changes.*

Q: What drives whether the first meeting may or may not happen?

A: *Staff drives the process and may need more comments from the public to present this on a City Commission agenda.*

Q: What is the magic number of comments needed?

A: *All comments received from residents will be reported to the City Commission when received.*

Q: Is there a Plan B?

A: *No, but comments will be taken as recommendations to consider other options.*

Q: Is this to generate money?

A: *No.*

Q: From what I see and hear, this is a done deal, and I will have to move. What kind of compensation will be provided to homeowners?

A: *This is not a done deal. This process is only to get residents' input.*

Q: Can you come back with a secondary plan to see if the business owners are willing to sell in the future, so you don't need to use 18th or 19th for depth?

A: *This comment will be taken into consideration as another option.*

Q: What happened all of a sudden why we want to do this?

A: *In 2004 before the City was incorporated, there was a Charrette drawn up by residents which included people from Miramar, then Carver Ranches, and Miami Gardens, showing how they wanted State Road 7/441 to look. During that Charrette, the plan created required development to provide more depth and to have a pedestrian- friendly corridor and wider sidewalks...this area was later zoned as the Transit Oriented Corridor. The question now is whether to expand the corridor down Pembroke Road.*

Q: Does No mean No?

A: *We are charged to collect your comments and present them to the Commission and let them decide. The Commission will then decide whether to stop the process, make changes to the plan, or continue.*

Q: So technically, there's no contract anywhere pertaining to any TOC redevelopment?

A: *Absolutely not. There is no contract in place with any developer pertaining to the proposed TOC expansion area.*