

CITY OF WEST PARK
PROPOSED TRANSIT ORIENTED CORRIDOR (TOC)
EXPANSION WORKSHOP
JUNE 15, 2016
FREQUENTLY ASKED QUESTIONS (FAQ)

Q: Have you considered that people here love driving their cars and trucks, and will building like this be affordable for our kids?

A: *About vehicles: We recognize that it is inevitable that our community will be dependent on cars and vehicles, at least for the foreseeable future, until the County implements a viable transit system. For that reason, any development or redevelopment that may occur within the TOC will still have to meet current-day parking standards and requirements. In other large metropolitan areas with good transit systems, development near transit hubs can benefit from a reduction of parking. That is not what we are proposing for West Park's TOC Expansion. Instead, we are looking for ways for the City to plan how that parking is accommodated so that it (a) minimizes visual impact on neighboring properties, (b) minimizes its footprint to reduce large surface parking lots, and (c) to ensure that parking is adequately buffered from residential and public open space uses with landscaping.*

About affordability: This expansion of TOC is intended to make development more affordable because it allows for more volume to be built on a given parcel than what is currently allowed, making it less expensive to build. We are currently investigating ways to incentivize greater affordability in future projects where the developer can pass those savings on to their eventual buyer. This can be done through height bonuses, incentivized density increases, possible reductions in the minimum unit sizes, or ensuring that the proposed plan doesn't become too restrictive that it makes future projects too expensive to build. Most probably the strategy will employ several of these mechanisms at differing degrees.

Q: Do we have three more meetings to decide if this proposed project is actually going to be done?

A: *You have a minimum of 5 public meetings to still provide your input, thoughts and opinions about the plan until the item is considered by the City*

*Commission. The first three of these are strictly public information meetings, where the plan in its different levels of development will be presented to the community for feedback and comment. These are scheduled to occur on **Wednesday, July 20, 2016** (6:00pm at the McTyre Park Main Hall), **Tuesday, August 16, 2016** (6:00pm at the Carver Ranches HOA), and on **Monday, September 26, 2016** (6:00pm at the Carver Ranches Library). In addition to these workshops, the Commission will hear presentations at regularly scheduled City Commission meetings as the plan goes through the consideration process in two separate instances: First Reading and Second Reading. These last two meetings instances will occur at regularly held, public meetings later in the year once the plan is drafted and only after the public outreach process outlined before has occurred.*

Q: How would this impact our kids several years into the future?

A: *One of the major goals of this project is to diversify the City of West Park's tax base. Currently, the vast majority of the City's area is mostly occupied by residential uses with a smaller percentage of commercial properties. This means that the currently residential uses carry a greater burden for paying for City services through their property taxes. This plan seeks to increase the pool of commercial property tax contributions so that the City can continue to provide and increase services and resources, such as investments in parks and recreation, greater security, neighborhood improvements, and infrastructure improvements to street lighting, roadways and drainage. Ultimately, the goal is to utilize the development in the TOC to help increase the City's livability and economic solvency.*

Q: What does the City have on the table now to encourage development?

A: *The best tool that the City has at its disposal to incentivize and catalyze development is its ability to control its land use and zoning. Currently, the TOC District that exists is not large enough to meet the development goals of the City, because it is limited to very shallow depth that cannot accommodate the types of development the residents expressed interest in having through the Charrette process that was held in 2006-2007. Being able to expand the areas of the TOC will provide the City with viable zoning and land use regulations that it will start to attract development along the major corridors.*

Q: Regarding areas shaded on the map from 18th Street to 19th Street, how would these proposed changes impact homes from 40th to 58th Avenue on 18th Street, if this project unfolded?

A: *If the City Commission approves an expansion of the TOC and approves zoning changes to those parcels included in the TOC (which includes parcels along 18th Street), then the only thing that will change is the allowance of what is permitted to be built on those properties. From that point on, if a developer is interested in purchasing properties to redevelop, that developer will have to approach each property owner to make them an offer to buy their property. If the current property owner does not want to sell their property, then the developer cannot do anything with that property, as they cannot force anyone to sell a property that they do not want to sell. If a developer is able to buy the properties that they need to create a new development, then the TOC will ensure that that new development provides ample pedestrian experiences, wide sidewalks, landscaping and public space for the benefit of the overall community.*

Q: Most residents drive to work and don't necessarily walk. I would feel differently as a business owner if I had the option to beautify the corridor first before being given the option to sell my business. I would have preferred to have input prior to the proposed plan being presented. Proposed development like this tends to bring new people into the neighborhood, and at the same time many residents can't afford to remain.

A: *We are definitely seeking an opportunity to get everyone's input and feedback, especially in these early stages of the project. Our goal is to develop a future plan for West Park that is representative of the vision of the community. As such, plans have not been drawn or developed. Preliminary ideas were presented to solicit feedback. As those ideas formalize themselves into a plan over the coming months, residents will have an opportunity to react to and provide feedback on them as they get presented to the community through the public outreach process. This will be a project that will be guided by and informed by the public's comments. The City's planners will then take that public comment and seek to find ways to modify the zoning language so that it incorporates the comments of the public. One of the goals of the proposed TOC expansion is to allow for opportunities for more businesses to build and development in West Park so the number of residents that can work locally within the City can be increased.*

Q: As a business owner, I feel this plan could be beneficial; however some people view the area sentimentally. If I decided to sell my property, if enough people went with me, and if the block sold out, it would force others to sell their properties too as surrounding property values would go up.

A: *Property owners cannot be forced to sell their properties. If a resident chooses not to sell his/her property, but the surrounding neighbors do, then the remaining property owner, if interested, may be in a better negotiating power at a later date to ask for more money from the developer for the purchase of their property, if he/she later becomes interested in selling and the developer is willing to pay for the asking price.*

Q: What happened to the original Charrette plan that residents provided input on in 2006-2007 regarding the development they desired?

A: *The original Charrette plan was adopted and formalized into what is currently the Transit Oriented Corridor Zoning District. Unfortunately, the size of the TOC area as it was adopted has proven not to be large enough to accommodate the type of development that was envisioned by the Charrette. This is made even more limited by the widening of SR7/US441. This plan to expand the TOC is seeking to expand the City's opportunities to make the Charrette a reality.*

Q: Would residents who don't wish to sell their homes be harassed by developers in the future, if this proposed plan unfolded?

A: *Currently, there is no "plan". There are no developers lined up to build anything yet. This is about changing the regulations to expand them so developers can become interested in potentially developing in West Park. When development occurs, developers cannot harass or force residents to sell their property. The only tool they have is to make a purchase offer to a property owner. It is the property owner's prerogative to accept or deny the offer being made to them.*

Q: What will occur when the Commission approves the rezoning proposal on August 3, 2016?

A: *The Commission is not scheduled to consider the proposed rezoning proposal or TOC expansion on August 3, 2016. The consideration of the zoning change by the city commission will not happen until after the public outreach component is complete. The last public outreach meeting is scheduled for Monday, September 26, 2016 at 6:00pm at the Carver*

Ranches Library. After that, the City Commission has to hear the item and take a vote at two separate City Commission meetings, possibly in October or November. Once the zoning change is made, then the only thing that changes is the limitations on the property. It will take time before developers gain interest and start to explore for opportunities to develop along SR7/US441 and Pembroke Road. We do not know how long that process will take, as that is a process that is entirely market driven.

Q: If the plan goes through how far in advance will we know when to leave our homes? How much will a person receive to move?

A: *No one will have to leave their homes, unless if they want to sell. But first there has to be a buyer who wants to buy the property. The zoning change only changes the allowance of what is permitted to be constructed on any property. It does not change the ownership of the property, and it does not force anyone to sell. It is a regulation tool, not a transaction of sell. This is not an eminent domain process. If a developer in the future would approach a property owner and express an interest to purchase their property, then the resident will be in the position to determine what they are willing to sell their property for.*

Q: Lower level parking or enclosed parking may provide more opportunities for increased crime such as vandalism, robbery, and assault. How will this be minimized?

A: *We are looking to require that any parking in future parking garages are created so that they have controlled access, are well lit with security lighting, and are designed consistent with principles of Crime Prevention Through Environmental Design (CPTED) best practices and standards.*