

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

**TUESDAY, AUGUST 16, 2016
FREQUENTLY ASKED QUESTIONS**

Q: Who generated this proposal?

A: We hear proposals as a City Commission then we move forward with presenting them to the residents. The proposal comes from the City. We cannot sit with a large number of people to come up with a proposal. We are elected as officials to present proposals to the City. But we must continue to plan.

Q: When can we the residents make a decision to accept or not accept this proposal?

A: That's what this meeting is for; but for the last three meetings, we've been dealing with dispelling all the negatives. We will be presenting a PowerPoint of the proposal, which is not a plan etched in stone.

Q: When will a meeting be scheduled to allow a response from the public?

A: Future City Commission meetings will allow for public input.

Q: When will the Commission have a meeting to present the proposal so the residents have the opportunity to speak?

A: On the first and third Wednesdays of every month at 7 p.m. we have Commission meetings and these types of issues come up routinely on the agendas and we make decisions about these items.

Q: What about residents who may not want a business next to their homes – how can I voice my opinion on that?

A: Let's try to figure out if your area is already zoned for commercial and residential. Part of what we're trying to do, in terms of planning, is make our zoning a little more uniform and consistent.

A: Before we became a City, no one had a vested interest in what goes where. That's why there are all those properties on Pembroke Road with no parking. There are properties there that can have businesses, but they have no allowable parking. Now we're trying to straighten out what should never have been allowed to happen, which makes us look like the bad guys. The problem we are facing is trying to make sure we have a city that is viable, profitable for all of us and it's

not a situation where we're trying to displace anyone or cause anyone undue duress.

Q: How would expanded parking be addressed for businesses along Pembroke Road?
How are you going to deepen the lots?

A: By expanding the boundaries of the TOC, there is a greater opportunity for lots to be aggregated into larger sites for development.

Q: What kinds of businesses are going to come along with a parking lot going all the way back to 19th Street?

A: Right now, today, anywhere between Pembroke Road and 19th Street can be commercial or residential. Today. It's always been this way. All we're saying is create uniform rules all the way down Pembroke Road.

A: Any new non-residential development along Pembroke Road would require additional depth to meet setback, landscape and parking requirements.

Q: When is this proposal being presented?

A: The way this works is we need to have several different readings and public hearings before we can finalize anything; we're in the middle of that process. We had the initial Commission meeting where all five of us said let's move forward with the idea of where we would allow businesses to be in our city.

Q: What is a TOC?

A: A TOC is a Transit Oriented Corridor; it's a land use designation that allows a mix of uses - residential and commercial - along major corridors.

Q: How are you going to deepen the lots?

A: One of the strategies is to group everything together into one category so IF a property owner or someone comes along and wants to buy property along Pembroke Road, that creates an opportunity to have deeper lots with a site plan that would allow for deeper parking.

Q: A lot of people are already voicing their opinion that they're not in agreement with this. Why can't the City simply drop this proposal at this point?

A: The City Commission will discuss this at the meeting tomorrow evening. You will all have an allotted time to address this.

Q: Is the mix of residential and commercial zoning that's already in place going to come back and haunt residents in the future?

A: The current mix is an existing condition.

- Q: How does a mix of residential and commercial next to each other work?
A: New zoning regulations such as permitted uses, setbacks, and buffers will protect residential areas from commercial
- Q: What is the difference – is there a mix or not a mix?
A: There is a difference between what is allowed for new development and what Broward County allowed years ago.
- Q: Is there something you're all going to give us in black and white stating what you're telling us now, that we can have in the future to say our City Commission decided this?
A: No, there are no developers and there are no deals. What's going to happen is this: If a developer should come in they're going to make you an offer. If you don't accept it because it's too low, the developer will have two choices: He walks away to Miramar, or Hollywood, or somewhere else, or he ups the value. If you're not willing sellers, nothing's going to happen, and everything stays status quo.
- Q: Do you know how much the incentives would be?
A: I have no idea.
- Q: How would a business expand without encroaching into my backyard on 18th Street, when other people are parking there even now?
A: Under the current land use, a commercial business fronting on Pembroke Road could not expand south and use a residential land use property for parking for their business without a land use plan amendment.
- Q: What is the definition of a willing seller?
A: In the context of the discussion at the workshop, if the TOC is adopted, changes would occur only if a developer is successful in purchasing residential property from an owner who is willing to sell their property.
- Q: Can the proposed buffer go only to 19th Street?
A: The buffer and boundaries can be whatever the City Commission decides.
- Q: Can the land use along SW 40 and 42 Avenues, from Pembroke Road to 19th Street be changed to Residential only?
A: Yes, if that is what the City Commission decides.
- Q: Is any change planned for 25th Street?
A: The current proposal is to include the industrial land use area north of 25th Street.

Q: What's the guarantee that the zoning would remain within the parameters once they are decided upon?

A: The zoning code is what governs development, unless changes are made by the City Commission.