

**CITY OF WEST PARK
TRANSIT ORIENTED CORRIDOR (TOC)
PUBLIC WORKSHOP MINUTES
JUNE 15, 2016
6:00 p.m.**

1. CALL TO ORDER

The **City of West Park Transit Oriented Corridor Public Workshop** was held in the Commission Chamber, 1965 South State Road 7, West Park, Florida on **Wednesday, June 15, 2016**.

The following members of the City Commission were present: Vice Mayor Rita Mack and Commissioner Brian Johnson, and Commissioner Kristine Judeikis.

Also present from City Staff were: W. Ajibola Balogun, City Manager; Lavelle Jenrette, Assistant to the City Manager; Carol Aubrun, Programs and Services Manager; Wiener Chalvire, Permit and Accounts Analyst; Maritza Prebal, Supervisor of Administrative Services; Gia Lagana, Administrative Assistant; Debon Campbell, Intergovernmental Affairs Liaison; and Alexandra Grant, City Clerk taking the minutes.

Mr. W. Ajibola Balogun, City Manager, called the workshop to order at 6:01 p.m.

2. PROPOSED TRANSIT ORIENTED CORRIDOR (TOC) IMPROVEMENTS PRESENTATION

Mr. Balogun introduced City Planner, Gianni Feoli.

Mr. Feoli explained that residents were welcome to submit questions that would be addressed by Staff later. Mr. Feoli gave a PowerPoint presentation outlining the proposed TOC Corridor improvements.

(Supplemental materials were distributed and are filed with the minutes of this meeting.)

Mr. Balogun stressed that these improvements are simply proposed and that the input and recommendations of residents were welcome. He stated that more workshops would be scheduled to discuss this proposed project.

3. OPPORTUNITY FOR QUESTIONS FROM THE PUBLIC

Q: Have you considered that the majority present are multi-generational families and that this type of proposal seems better geared to cities where people are more inclined to use mass transit; He stated that residents of the City currently enjoyed the use of their vehicles and asked if the proposed changes would be affordable for members of the community.

A: *Commissioner Johnson responded at length with an explanation.*

Q: A resident asked whether three more meetings would be required to determine whether the project would be done.

A: *Mr. Balogun said that future workshops were planned for July 22 and August 16.*

Q: What about our kids? How would our kids deal with this several years in the future?

- A: *Mr. Balogun stated that while this proposal prepares for the future, at least a plan would be in place.*
- Q: This could happen like 5 to 20 years down the road.
Mr. Balogun said this is in case somebody comes 5, 10, 20 years down the road, you have a plan. There is no plan right now to control development. At least the current residents started a plan.
Mr. Feoli explained that the planning process would include good standards for shared parking.
- Q: The plans similar to this that work well are those similar to areas like Detroit. What does the City have on the table now to encourage development?
- A: *Mr. Balogun said staff is preparing a plan so that when developers come in limits would be defined already that would make it comfortable for residents to live, work and play.*
- Q: With regard to the areas shaded on the map from 18th Street to 19th Street. What does this mean / how would these proposed changes impact the houses from 40th to 58 Avenue on 18 Street, if this project unfolded.
- A: *Mr. Feoli stated that by increasing what can be built on a property increases the market value of the property. He stated that as development occurs, if it occurs, any new development would step down in height as illustrated. He stated that the City could either wait for a developer to amass a large sum of money and state what they wished to develop, or as a community, the City could make the plan beforehand and set the limits and standards and have some control over future development.*
- A: *Commissioner Johnson explained that if a future developer wants to build or develop along the corridor, the first question they will ask is where and what they could build.*
- Q: A resident commented that most residents drive to work and not necessarily walking to work; she also commented that she would feel differently as a business owner if she had the option to beautify the corridor first before being given the option to sell her business. She also said she would have preferred to have input prior to the proposed plan being presented. She added that such proposed development tend to bring new people in the neighborhood, and at the same time created a situation where many residents could not continue to remain in their communities. She stressed that most people in the community were not working in the City.
- A: *Mr. Balogun explained that the current conditions along the TOC were discussed and decided by the community members. He stressed that this proposal was simply asking if residents wanted the City to expand on the current plan n place.*
- Q: A resident said as a business owner, if he decided he was interested in supporting this plan he felt it could be beneficial; however some viewed the area with sentimental values. He said if he decided to sell his property if enough people went with him, if the block was sold out, it would force others to sell their properties too as the surrounding property values would go up.
Comment: A resident said he thought the proposal was excellent and would be a benefit to the community if residents went on board with the plan. He said he felt it would bring lots of business and other options we wouldn't see in urban areas.
- Q: A resident asked what happened to the original Charrette plan that residents had provided input on in 2006-2007 as to what development they desired. She said she was interested in

seeing how the Charrette aligned with the proposed plan being presented.

A: *Mr. Balogun said the Charrette plan was exactly what was implemented already as illustrated on the map.*

A: *Vice Mayor Mack encouraged the residents present to write down their questions and to attend the July 23 meeting at McTyre Park.*

Comment: A resident said this proposal would provide good opportunities and felt the City needed to move upward a bit more.

Q: A resident asked if residents who did not wish to sell their homes be harassed by developers in the future, if this proposed plan unfolded.

A: *Vice Mayor Mack: Spoke of a past project where a resident of the City near Walker Elementary School did not want to sell her property and the developer back then built around her.*

A: *Commissioner Johnson stressed that the previous Charrette left the City with a sliver of land on 441. He stated that if a developer wanted to build and needed more space this plan would allow for more space.*

Comment: Mr. Evans asked if the old Charrette was resurrected the same plan would be illustrated. He said the only difference is that extending the plan to 19th Street would make the area better.

QUESTIONS SUBMITTED IN WRITING

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

A:

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:

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

A:

4. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:46 p.m.

Respectfully Submitted By:

Alexandra Grant, City Clerk