

# CITY OF WEST PARK TRANSIT ORIENTED CORRIDOR (TOC) ZONING

## West Park, Florida

**SR 7/441: Building a Quality Mixed-Use District**

**Future Plan:**

- Beautify SR 7 adding landscaping, decorative street lights, bus stops, benches, trash cans, signage, etc.
- Create a town center along 441 with retail, restaurants, offices, and residences
- Build mixed-use buildings with parking in the rear along main roadways
- Build 3 to 6 story buildings wherever possible
- Build entrance features

**Office/flex space: 575,000 square feet**

**Commercial: 500,000 square feet**

**Residential: 1,000 High Rise units**  
**450 Garden Apartments**  
**50 Townhouses**

**Hotel: 200 Rooms**

**Client**

City of West Park

**Project Date**

2006 - Present

**Services Provided**

Planning  
 Traffic Engineering  
 Engineering  
 GIS Services

CGA prepared a Transit Oriented Corridor future land use amendment and zoning change for the newly incorporated City of West Park. The Transit Oriented Corridor future land use category provided the City with a form based inspired code that provided a necessary mix of land uses, density and design that encourages the creation of an environment to promote transit usage. The uses provided are consistent with the affecting Urban Land Institute (ULI) Regional Market Study conducted for the SR 441 corridor and the Charrette master plan prepared for the area. Specific attention was provided in the development of this plan to ensure that new redevelopment enhances and preserves existing single-family areas that abut most of the subject area.

The Transit Oriented Corridor Zoning provided for a mix of uses, including:

- Office/Flex Space: 575,000 square feet
- Commercial 500,000 square feet
- Residential 1,000 High Rise Units  
 450 Garden Apartments  
 50 Townhouses
- Hotel 200 Rooms