

## **\*PLEASE ANSWER SURVEY IN THE BACK\***

### **MIDTOWN BOCA**

"Midtown Boca" (also known as Southwest Planning area) is located in an area of roughly 300 acres between Glades Road on the north, Town Center Mall on the west, Verde Trail on the south and the CSX railroad track (behind Boca Center) on the east. Landowners are: Cypress Realty, Crocker Partners, Glades Plaza and Simon Property Group, which owns the mall.

#### **A BIT OF HISTORY:**

This area was annexed to the City of Boca Raton in 2003, however its zoning remains today as Palm Beach County General Commercial (Not Residential)

In 2010, the City Boca Raton added Planned Mobility Development (PMD) to the city's comprehensive plan. The PMD is based on a proposed Kiss & Ride (limited parking) Tri-Rail station behind Boca Center. The concept is to cluster housing near job centers and public transportation, and thus reduce the impact of traffic, and to create a walkable lifestyle that is pedestrian friendly.

Based on the above, the Landowners have presented to the City of Boca Raton **Proposed Revised Ordinances** which include:

- Rezone from Palm Beach County General Commercial to City of Boca Raton Planned Mobility Development (**PMD**) and City CHO Commercial High Office.
- Concurrent with the proposed rezoning, an ordinance for lands to be developed under PMD regulations.
- The ordinance also defines a **TOD** sub-area (see definition of TOD below) within the Midtown Boca planned area that permits higher densities and intensities, and lower parking requirements.

Soon the Midtown Boca Development will be before the Planning and Zoning Board to review some of the proposed changes. There have been many proposals/speculations about the future of Midtown Boca, but there is nothing concrete yet. We can only verify and scrutinize the proposed ordinance for the affected area.

We encourage all the residents to visit our website [www.paradisepalmsboca.com](http://www.paradisepalmsboca.com) and login in the Residents blog: MYPPPOA to find detailed information about the proposed ordinance and the general concept of the Midtown Boca redevelopment project.

Some Details of Proposed Revised Ordinances:

1. Request for 2500 residential units situated throughout the entire Midtown Boca area described above.
2. Minimum dwelling size of 500 square feet and a minimum average size of 700 square feet.
3. The applicants states that the smaller size will allow more affordable units for households with lower income and will expand the range of housing options available in Southwest PMD.
4. Ground floor setback of 12 feet for buildings with retail frontage.
5. TRI-RAIL "Kiss and Ride. A station is proposed in the SW PMD TOD area.

What is **TOD**?

TODs are compact areas of development, with moderate to high intensity and density, and comprised of a mix of uses occurring within 1/2 mile of a premium transit stop or station. They are expressly designed to maximize pedestrian activity, increase access to transit, and provide a "park-once" environment that reduces the need for automobile circulation. TODs are characterized by well-defined streetscapes and an urban form that is oriented to pedestrians to promote walking trips to and from stations and other uses within station areas. The Transit Core and Transit Neighborhood reflect the area pedestrians can typically traverse comfortably within a five- to ten-minute walk.

**For more information visit our website [www.paradisepalmsboca.com](http://www.paradisepalmsboca.com) go to the Residents blog: MYPPPOA**

## MIDTOWN BOCA SURVEY

We are conducting a survey of our neighborhood for the Paradise Palms Property Owners Association. The information is part of an effort to best represent the voice of the residents to the City of Boca Raton Planning Board.

**Your answers are strictly confidential. The information will not be reported in any way that allows you to be individually identified.**

**IF YOU PREFER TO RESPOND THIS SURVEY ONLINE PLEASE EMAIL US AT [INFO@PARADISEPALMSBOCA.COM](mailto:INFO@PARADISEPALMSBOCA.COM)**

	QUESTIONS	YES	NO
1	Are you in favor of any redevelopment and revitalization of the Midtown Boca Area?		
2	Do you agree with the proposed number of multi-family residential units over the next 8 years throughout the entire Midtown Boca area?		
3	Do you agree with the size of the proposed multi-family units?		
4	Do you agree with a "Kiss and Ride" Tri-Rail station to be placed beside and behind Boca Center?		
5	Do you agree with the proposed local circulator shuttle providing coordinated service throughout the entire Midtown Boca Area with the Tri-Rail schedule?		
6	Do you agree with the implementation of PMD concept of creating an urban space with job centers, housing and public transportation as described?		
7	Do you agree with the proposed open/green space which includes: plazas, paver driveways, sidewalks, gazebos, fountains, common sitting areas and other hardscape areas; to satisfy the open/green space requirement?		
8	Do you agree with a proposed building heights as described in the ordinance?		
9	Do you agree with the three ordinances changes to allow for mixed used of high density commercial and high density multi-family residential units?		

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**OPTIONS TO RETURN THE SURVEY:**

- Please mail it or drop it at 2070 Bethel Blvd.
- Give it to any Paradise Palm Board Member
- You can scan it and send it to us via email at [info@paradisepalmsboca.com](mailto:info@paradisepalmsboca.com)

WE APPRECIATE YOUR INPUTS. THANK YOU!