

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board

Date: September 14, 2022

Through Justin Proffitt, AICP
Assistant Director of Sustainable
Development



From: Lizet Aguiar, Principal Planner

Subject: Lakeside Park
Site Plan

Applicant/Agent: Brian Rosen, the City of Coconut Creek

Owner: City of Coconut Creek

Requested Action/Description: Site plan approval

Location: 5555 Regency Lakes Boulevard;
Johnson Road

Legal Description: Part of Parcel A of Regency Lakes at Coconut Creek as recorded in Plat Book 157, Page 23, as recorded in the Public Records of Broward County, Florida;

Palm Beach Farms 2-53, Tract 61, Block 85 together with a portion of Tract A of the Sawgrass Park of Commerce

Size: 13 +/- Gross Acres (combined)

Existing Zoning: PUD, Planned Unit Development;
IO-1, Industrial Office

Existing Use: Park;
Vacant

Future Land Use Plan Designation: Low 5.0, Residential 5DU/Ac

Platted: Regency Lakes at Coconut Creek;
Palm Beach Farms

Plat Restriction: 605 detached single family units, 131 townhouse units, 377 garden apartment, a public education facility, an 8.2 acre park, 35,000 sq. ft. of commercial use and 4,500 sq. ft. of commercial use (exhibit D);

N/A

Requested Action:

The agent/applicant, Brian Rosen, on behalf of the owner, the City of Coconut Creek, is requesting a site plan approval for the expansion of an existing City park facility.

Background:

As proposed, this site plan is made up of two (2) separate parcels. The southern parcel is Lakeside Park along Regency Lakes Blvd and the northern parcel is a vacant parcel along Johnson Road.

Southern Parcel: The original Regency Lakes Plat was approved by the City Commission on Sept. 21, 1993, by Ordinance 129-93. Pursuant to that Ordinance, conditions of approval required an 8.2 acre site dedication to satisfy a portion of the required parks and recreation impacts for the Regency Lakes development. At the time, the Regency Lakes developer was also required to submit rezoning and site plan applications for Planning and Zoning Board and City Commission consideration and approval. Conceptual park design was developed during the rezoning and incorporated into what would become the Regency Lakes Planned Unit Development (PUD) document. In addition to the dedicated park site, known today as Lakeside Park (a public City facility), roadway access through the park to connect the Regency Lakes Blvd public right-of-way to the elementary school on Johnson Road was designed as part of the park project and later constructed by the developer. Remaining impact fees as part of the overall Parks and Recreation obligation were also paid by the developer.

Northern Parcel: Desirous of expanding the existing Lakeside Park facility to the south, the City Commission at its February 25, 2016 meeting, agreed to purchase the vacant 4.84 parcel from the School Board of Broward County along Johnson Road and immediately adjacent to Lakeside Park by adopting Ordinance No. 2016-008. The purchase of the property serves to enhance the City's goals of increasing recreational opportunities in the City.

Project Description:

Lakeside Park, located at 5555 Regency Lakes Blvd, was originally approved in 1996 as part of the larger master planned community of Regency Lakes. Over the years, Lakeside Park has undergone minor upgrades but due to current size limitations, additional recreational facilities could not be provided. With the purchase of the vacant site on Johnson Road, the City is able to assemble both parcels and install much needed amenities as requested by area residents.

If approved, the Lakeside Park facility at approximately 8.20 +/- gross acres, combined with the vacant property would consist of over 13 acres of passive and active recreational park activities consistent with the City's goals of increasing recreational opportunities in the City. Once assembled and fully developed under the proposed site plan, the park will have vehicular and pedestrian access from Regency Lakes Blvd and Johnson Road. Area residents and adjacent commercial tenants will have easy access to picnic areas, walking trails and exercise stations.

Facilities proposed on the north parcel include:

- Open-air amphitheater with covered stage
- Open multi-purpose field for event seating and sports activities
- Restroom building
- Parking along Johnson Road to service amphitheater
- Food truck parking with large pedestrian gathering area
- North-south sidewalk connection between both parcels
- Exercise stations
- Forty-five (45) additional parking spaces
- LED lighting
- Dual port EV charging station servicing both ADA and standard parking space

Facilities proposed on the south parcel include:

- Landscape “clean-up”
- Two (2) new basketball courts (half court)
- Four (4) new pickleball courts
- New fencing
- LED lighting

Supporting the following Sustainable Elements:

- *Action 1.6:* Conspicuous displays of green technology (EV charger)
- *Action 2.1:* Over 13,000 sf of tree canopy coverage over required (44 cat 1 trees)
- *Action 2.3:* Sidewalk connections.
- *Action 5.3:* Recycling of construction debris.
- *Action 6.2:* Bike racks to be installed on site.
- *Action 6.4:* One EV parking space with charging station.
- *Resolution 2020-063:* Water bottle refill stations to be provided.

Public Involvement:

As part of the application review process, the City was required to perform community outreach and provide project information to neighboring property owners and hear and address concerns and issues raised through this process. Wayne Tobey, Parks and Recreation Director, City staff and project consultant facilitated the public outreach meeting and a Community Outreach Summary for the project was submitted which is included as part of the agenda backup for this application. Key efforts resulting from the outreach effort included a meeting held at 4455 Sol Press Blvd, May 31, 2022 at 6:30 PM, which was intended to provide a forum for residents and businesses but was open to the public. To date, staff has received zero (0) resident inquiries related to the project.

Staff Recommendation:

City staff has reviewed this application and finds the proposed site plan, subject to conditions listed below, to be in compliance with Section 13-548 of the City of Coconut Creek Land Development Code, site plan review requirements and recommends approval.

Prior to final approval, the following comments must be addressed:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to the issuance of a building permit.

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Attachments:

- Aerial Photo
- DRC Report
- Exhibit