Chair LaPlant inquired if there were any objections from Staff, the Applicant, the Board or the public to hear Agenda Items 4 and 5 together, as they were related, and there were no objections.

4. **OAK TRAILS PARK:** A REZONING APPLICATION FOR THE PROPERTIES LOCATED AT 4100 AND 4250 NW 74TH STREET, GENERALLY LOCATED ON THE EAST AND WEST BOUNDARIES OF OAK TRAILS PARK TO REQUEST A REZONING FROM A-1 (AGRICULTURAL DISTRICT) TO P (PARKS AND RECREATION) TO FACILITATE THE EXPANSION OF THE EXISTING CITY PARK FACILITY (QUASI-JUDICIAL)(PUBLIC HEARING)

5. **OAK TRAILS PARK:** A SITE PLAN APPLICATION FOR THE EXPANSION OF AN EXISTING CITY PARK FACILITY LOCATED AT 4100, 4230, AND 4250 NW 74TH STREET. (QUASI-JUDICIAL)(PUBLIC HEARING)

Deputy City Attorney Mehaffey asked for any disclosures or ex-parte communications related to Agenda Items 4 or 5, and there were no disclosures.

Sustainable Development Assistant Director Lizet Aguiar presented the items, noting the Rezoning Application related to the two (2) parcels located on the east (4100 NW 74 Street) and west (4250 NW 74 Street) boundaries of the existing Oak Trails Park from A-1 (Agricultural) to P (Parks and Recreation). She explained the Site Plan Application would facilitate the expansion of the existing park facility to include the existing Oak Trails Park site located at 4230 NW 74 Street and the abutting parcels located at 4100 and 4250 NW 74 Street as outlined in Agenda Item 4. She described the surrounding residential area as well as commercial land use to the south, and a private school to the north. She provided a brief history of the City's acquisition of each of the parcels to address a lack of park space in the area, noting the three (3) parcels totaled fifteen (15) acres of park space. Ms. Aguiar explained that the park improvements shown on the site plan, as requested by residents, proposed passive uses, intended to be quiet in keeping with the neighborhood. She described the passive multi-uses proposed for the park and stated that the existing home on the third parcel would be remodeled and turned into a nature center, constructed to meet LEED requirements. She stated that sufficient parking would be provided and would accommodate additional overflow parking. Ms. Aguiar closed by stating that City staff found that Agenda Items 4 and 5 each complied with the City's Parks and Recreation Master Plan, the minimum site plan application review requirements, the City's Land Development Code, the City's Landscape Code, and the City's Comprehensive Plan and recommended approval of both agenda items, subject to outstanding DRC comments and the conditions listed in the staff memoranda.

Jessica Romer, Designer, and Brian Shore, Landscape Architect, with Miller Legg & Associates, Inc., presented the proposed Oak Trails Park improvements. They shared a site-analysis map, which depicted the existing structures on the property, the existing park, and proposed expansions. They noted that the goal of the project was to keep the

area as natural as possible, maintaining the existing tree canopy. Ms. Romer reviewed the Florida Communities Trust Grant requirements. She noted the scope of the project had been limited to meeting the grant requirements. A plant palette was displayed, consisting of all Florida native plants. She noted that the final site plan would include a multi-use trail with most of the improvements being made on the easternmost parcel. She discussed the cross-sections to be included in the park. She shared the proposed amenities and fencing for the park and discussed the proposed Nature Center layout, including proposed renderings.

Chair LaPlant opened the public hearing on the item.

Darren Lagozzo, 3996 Crescent Creek Place, Coconut Creek, noted he was in favor of the park but had concerns about traffic and parking. He noted the buffer zone between the park and Crescent Creek but wanted to know how traffic concerns would be addressed.

Craig Valvo, 5122 NW 74 Court, Coconut Creek, thanked everyone who had worked on this project, noting the City's commitment to open space and parks. He also noted concerns about parking and security, citing limited visibility. He asked how the park would be secured when closed. He asked about the budget for the Nature Center. He was supportive of the project.

Liping Bright, 7400 NW 44 Terrace, Unincorporated Broward County, stated she was supportive of the project but expressed concerns about traffic and hoped for a traffic light at NW 74 Street. She inquired about the recreation uses proposed and hoped youth sports would be available.

Jorge Castillo, 7136 Crescent Creek Way, Coconut Creek, and President of the Crescent Creek Homeowner's Association, said the biggest concern would be the position of the pavilion near the parking area. He said that would be right next to their community. He asked about flipping the site plan.

Public Works Assistant Director Brian Rosen addressed public comments. He said that flipping the park amenities would not be possible since city staff would be working with an existing structure. He stated that the entire site would be fenced with gates across entrances to control vehicular access. The hours of the park will be dawn to dusk. The building would be retrofitted with security cameras and there would be exterior lights. He said the portions of the park that were currently dark would remain the same. Mr. Rosen noted that the site plan, in accordance with the grant requirements, would have an acre of native habitat buffering the site adjacent to the Crescent Creek neighborhood. He added that the park was being designed to accommodate future needs if warranted.

Darren Lagozzo, 3996 Crescent Creek Place, Coconut Creek, reiterated his support for the park, but remained concerned about the traffic on NW 74 Street. He inquired if a bike lane or pedestrian trail could be installed along NW 74 Street, beginning at Lyons Road to improve pedestrian safety.

Liping Bright, 7400 NW 44 Terrace, Unincorporated Broward County, inquired if the City had any plans to acquire additional property in the area.

DRAFT

There were no more questions or comments from the public and Chair LaPlant closed the public hearing.

Board Member Nancy Fry asked if the existing walkway would remain. Mr. Rosen said it would remain and be connected, but it was currently constructed of recycled rubber. She asked if the small parking lot on the western parcel near the two (2) multipurpose fields would remain, and asked if park-goers would have to park on the east side and cross through the existing portion to access the multipurpose fields. Mr. Rosen confirmed and explained that there would also be an area to create a parking lot in the western segment in the future. Ms. Fry asked about programming for the multipurpose fields. Mr. Rosen responded that organized sports would not be allowed to be consistent with the passive recreation use.

Board Member Jeffrey Light wondered why the future land use designations were for residential E1 and L5 when the property use was a park. Ms. Aguiar responded that the zoning designation was different from the land use of the property. She said rezoning the property to Parks was a zoning designation that was permitted in a residential land use. She added that it was permitted through the City's Code and the Comprehensive Plan.

Board Member Alex Escoriaza asked how long the full trail would be once added to the existing trail. Mr. Rosen stated the new trail would be one half mile long and the existing trail was approximately one quarter of a mile long. Mr. Escoriaza also asked if the picnic areas would be consistent with other parks that had been updated. Mr. Rosen said it would be basic tables on a pad, strategically placed in shaded areas. Mr. Escoriaza asked if the fitness area would be similar to Windmill Park, and Mr. Rosen said it would be clustered similar to Windmill but the amenities would be a little different. Mr. Escoriaza asked if consideration had been given to publishing the findings related to traffic for the community. Mr. Rosen noted that traffic calming devices were outside of the scope of this project, but he thought there were existing speedbumps on NW 74 Street.

Board Member Solomon Briks expressed his support for the project.

Vice Chair Jeffrey Barker asked about the gate for the west lot. Mr. Rosen said the gate would be closed and strictly intended for maintenance access and possible future use, noting there would be no curb cuts.

Chair LaPlant highlighted questions from the public regarding parking and noted there would be twenty-nine (29) parking spaces and sixty-six (66) overflow parking spaces. She asked how the remainder of the project would be funded after the grant dollars were expended. Ms. Aguiar noted the $1.1 million grant would reimburse the City for the acquisition of the property, and the remaining funding was programmed in the City's Capital Improvement Budget.

In closing, Ms. Aguiar addressed security concerns heard during the public hearing and noted that the Police Department did review the plan during the Development Review process and noted that there would be security cameras on the building at the park. Mr. Proffitt noted that traffic and bike lanes were not a part of the scope of this project. He said the City was always looking for opportunities, with funding from the Broward Metropolitan Planning Organization (MPO), to obtain grants for bicycle lanes and roadway enhancements. He said there were no current improvements identified for NW

74 Street at this time. However, there were projects in and around the area that could have enhanced walkways in the future. He said the traffic impact would be negligible in terms of the adjacent roadway and staff did not anticipate a negative impact on the road.

Mr. Barker asked if utilization of the current driveway was a consideration during design of the project. Mr. Shore said many options were explored and noted the current design minimized impacts to existing trees and building impacts.

Chair LaPlant said she would like to see some work put into a bicycle lane because she believed it would help with safety. Ms. Fry echoed Chair LaPlant's comment about the bicycle lane.

MOTION: Barker/Light – To recommend approval of Agenda Item 4, as presented.

Upon roll call, the Motion passed by a 5-0 vote.

Chair LaPlant asked for clarification on the addition of bike lanes along NW 74 Street. Mr. Proffitt clarified that bicycle lanes would not be a part of this park project. Additionally, he said expectations would need to be managed for bicycle lanes on this roadway due to the size of the road. He added that staff would bring this request to the traffic team, and the Utilities and Engineering Department for evaluation.

MOTION: Barker/Light – To recommend approval of Agenda Item 5, as presented.

Upon roll call, the Motion passed by a 5-0 vote.

DRAFT