

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
Rezoning

Applicant/Agent:	Brian Rosen, the City of Coconut Creek
Owner:	City of Coconut Creek
Requested Action/Description:	Rezoning to P, Parks and Recreation
Location:	Tax Folio #4842-06-16-0014, fronting Johnson Road, immediately west of Tradewinds Elementary School.
Legal Description:	Palm Beach Farms 2-53, Tract 61, Block 85 together with Tract A of the Sawgrass Park of Commerce
Size:	4.84 +/- Gross Acres
Existing Zoning:	IO-1, Industrial Office
Existing Use:	Vacant
Future Land Use Plan Designation:	Low 5.0, Residential 5 DU/Ac
Platted:	Palm Beach Farms
Plat Restriction:	N/A

Requested Action:

The agent/applicant, Brian Rosen, on behalf of the owner, the City of Coconut Creek, is requesting a rezoning approval from IO-1, Industrial Office to P, Parks and Recreation, for a 4.84 parcel of vacant land immediately north of the existing Lakeside Park.

Background:

On February 25, 2016, the City Commission adopted Ordinance No. 2016-008 approving a purchase agreement with the School Board of Broward County in order to acquire the 4.84 acre subject property for the future expansion of Lakeside Park.

Project Description:

To carry out the vision and proposed improvements and facilities in Lakeside Park set forth in the City's Parks and Recreation System Master Plan, the City of Coconut Creek wishes to rezone the subject property (property) from IO-1, Industrial Office to P, Parks and Recreation. The

property is generally located at the southwest corner of Johnson Road and Park School Road, east of State Road 7/US 441 and immediately west of Tradewinds Elementary School.

The property, approximately 4.84 +/- gross acres in size, is located to the north of the existing Lakeside Park, a City facility. In 2016, the City acquired the property from the Broward County School Board in order to combine both sites and expand the Lakeside Park facility.

In order to preserve the property for recreational purposes, ensure compliance with the City's Comprehensive Plan and Land Development Code, and increase recreational opportunities, City staff has initiated this rezoning application for the site. If approved, the rezoning will ensure that the site will remain a City park. Further, by combining the approximately 8.20 +/- acre Lakeside Park facility and the subject property, the overall park facility will provide over 13 acres of passive and active recreational activities in the City.

The City has retained a consultant to develop a plan for Lakeside Park improvements including the expansion of the park to the vacant parcel. A concurrent site plan application for the entire combined park site is also under review and consideration.

Public Involvement:

Pursuant to Section 13-36(c) and Section 13-356(h), property owners within 500 feet of the subject property were notified by mail of the rezoning request and invited to attend the Planning and Zoning Board meeting. A notice of rezoning public hearing sign was also posted on the property 14 days prior to the Planning and Zoning Board meeting notices were mailed by the City on August 31, 2022. To date, staff has received zero (0) resident inquiries related to the project.

Analysis and Findings:

Pursuant to Sec.13-36(e) of the Land Development Code, the Planning and Zoning Board shall consider certain standards when reviewing the proposed rezoning. Listed below are the standards and the applicant's verbatim responses as to compliance with these standards.

1. Is not contrary to the Comprehensive Plan.

The property was previously owned by the Broward County School Board and has remained vacant and underutilized for years. Immediately to the east is Tradewinds Elementary School and Lakeside Park, a City facility that abuts the subject property to the south. Rezoning the property to Parks and Recreation District will allow the City to expand the existing City facility for surrounding residents which is consistent with the Future Land Use element of the Comprehensive Plan. Thus, the rezoning is not contrary to the Comprehensive Plan.

2. Will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts

The subject property is surrounded by a park to the south, a mix of commercial and residential to the west and north, and residential to the east adjacent to Tradewinds Elementary. By rezoning the property to Parks and Recreation District, the City will expand the existing park which adds to the residential character of the area and provides both active and passive recreation uses. As such, the proposed rezoning will not create an isolated zoning district.

3. Will not substantially impact public facilities such as schools, utilities and streets.

The proposed use of the property is park and recreation. Because no residential or commercial uses are proposed, the rezoning will not impact school capacity or substantially impact city utilities or streets.

4. Will be justified by external land use conditions.

The subject property is surrounded by existing residential and local commercial uses. The proposed rezoning allows for recreation to meet the needs of the surrounding area and existing land uses.

5. Will not create or excessively increase automobile and vehicular traffic congestion.

The subject property is bordered by Tradewinds Elementary, Lakeside Park (Phase 1), single family residential and a mix of local commercial shops and restaurants. Because proposed park improvements will cater to the needs of surrounding area residents that are generally within walking distance of the park, the rezoning will not excessively increase vehicular traffic.

6. Will not create a storm drainage problem for other properties.

The proposed rezoning will not create drainage problems in that the park provides several open ball fields of pervious area. Further, the City's engineering department will coordinate any permitting requirements with county agencies as applicable.

7. Will not adversely affect surrounding living conditions.

Proposed improvements to the park will provide additional recreation activities to the existing residential neighborhoods. The proposed rezoning will enhance the area and living conditions of the surrounding area.

8. Will not adversely affect environmental quality.

The proposed rezoning will not negatively impact the environmental quality of the area as the property will expand existing recreational activities. Open spaces will be enlarged and structures are limited to typical park facilities such as restroom facilities.

9. Will not adversely affect other property values.

The subject property is surrounded by existing neighborhood commercial and residential uses. An expansion to an existing park facility provides additional community services to residents thereby increasing quality of life and overall property values.

10. Will not be a deterrent to improvement or development of other property.

The proposed rezoning will not deter development as the subject property is generally surrounded by development including existing homes and commercial uses.

11. Will not constitute a special privilege to an individual owner.

A rezoning of the property to Parks and Recreation does not create a special privilege in that most City Parks have similar zoning.

Staff Recommendation:

City staff has reviewed the application for consistency with the above referenced standards and finds the rezoning request, subject to the conditions listed below, consistent with Section 13-36, of the City of Coconut Creek Land Development Code.

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 issuance of a building permit.

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Attachments:

- Aerial Photo
- DRC Report
- Exhibit