

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board

Date: December 11, 2024

Through: Justin Proffitt, AICP
Director of Sustainable Development

Subject: Oak Trails Park
Site Plan

From: Lizet Aguiar, Assistant Director of Sustainable
Development

Applicant/Agent: Jessica Romer, Miller Legg & Associates, Inc.

Owner: City of Coconut Creek

Requested Action/Description: Site Plan

Location: 4100, 4230, and 4250 NW 74th Street

Legal Description: Tract 42, Block 83 of Palm Beach Farms Plat No. 3, according to the Plat thereof recorded in Plat Book 2 pages 45-54 of the Public Records of Palm Beach County, Florida.

Tract 43, Block 83 of Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Page 45, of the Public Records of Palm Beach County, Florida

Tract Forty-Four (44) in Block Eighty-Three (83) of Palm Beach Farms, according to the Plat thereof, as recorded Plat Book 2, Page 53, of the Public Records of Palm Beach County, Florida.

Size: 15 +/- gross acres (combined)

Existing Zoning: A-1, Agricultural and P, Parks and Recreation

Existing Use: Vacant, Park, and single family (vacant)

Future Land Use Plan Designation: E1, Residential Estate 1 DU/Ac
L5, Residential 5 DU/Ac

Platted: Palm Beach County Plat

Plat Restriction: N/A

Requested Action:

The applicant, Jessica Romer, Miller Legg & Associates, Inc., on behalf of the owner the City of Coconut Creek (the "City"), is requesting site plan approval for the expansion of an existing City park facility.

Background:

As proposed, this site plan is made up of three (3) separate parcels itemized below:

- 4100 NW 74 Street – (east parcel) for proposed expansion of Oak Trails Park.
- 4230 NW 74 Street – (center parcel) existing Oak Trails Park facility (the “Park”).
- 4250 NW 74 Street – (west parcel) for proposed expansion of Oak Trails Park.

Desirous of providing park space at the northernmost area of the City, the City Commission purchased a vacant 5-acre parcel along NW 74 Street from Broward County in 2007. In support of the City’s goal to increase recreational opportunities throughout the City, the site, known as Oak Trails Park, was improved to provide open space and passive recreation to the surrounding residential community.

Since the original park acquisition, the City purchased two additional sites abutting the Park, first on the west side of the Park in October 2017, and second, on the east side of the Park in January 2018. The City now proposes to incorporate these two additional parcels into the existing park.

Project Description:

In order to implement the vision outlined in the City’s Parks and Recreation System Master Plan at Oak Trails Park, the applicant, on behalf of the City is seeking site plan approval to improve and expand the existing Oak Trails Park. The Park primarily serves residents in the northernmost part of the city. All three (3) parcels that make up the Park have remained predominantly as is with only minor improvements and maintenance completed to date, pending rezoning of the two newer parcels and site plan approval for the Park as a whole.

Proposed facilities include 29 parking spaces and 66 overflow grass parking spaces throughout the park, two multi-purpose fields, walking path, picnic area and exercise stations. An existing structure on the east parcel will be converted from a vacant single family home to a Nature Center with classrooms and bathroom facilities. Upon completion, the City will seek LEED Accreditation for the Nature Center building. Chain link fencing is proposed at the perimeter and a decorative rail fence is proposed along NW 74th Street. This project is funded in part by the Florida Communities Trust (FCT) Grant.

Trees considered invasive or in direct conflict with proposed improvements shall be removed. Mitigation trees shall be replanted on the site in addition to one acre of native vegetation to remain as required by the FCT Grant. These efforts support the City’s goal to maintain tree canopy and protect the area’s environmental quality by promoting tree preservation and restoration.

If approved, the Oak Trails Park site plan will include nearly fifteen (15) acres of passive recreation, adding approximately ten (10) acres to the City’s park system.

Sustainable Elements Proposed:

As part of the site plan submittal, the applicant is proposing several sustainable elements that supports the City’s Sustainability Goals. These elements will be included in the building permit submittal. Below is a brief summary of sustainable efforts being advanced by this application:

- Proposing Platinum LEED Accreditation for Nature Center building.
- Proposing water efficient fixtures.
- Proposing energy efficient mechanical equipment.
- Supports Action 1.6: Propose EV ready charging stations
- Supports Action 5.3: Dispose of all appropriate demolition material
- Supports Action 6.2: Bike rack at entrance to Nature Center.
- Resolution 2020-063: Commitment to Green components for the life of the building.
- Resolution 2020-063: Commitment not to use polystyrene products.

Public Involvement:

The City held a Public Outreach Meeting where area residents were invited to attend to learn about the proposed Oak Trails Park expansion project and provide comments. This meeting was held at the City's Recreation Complex, 4455 Sol Press Blvd, March 12, 2024 at 6:30 PM. Present at the Public Outreach meeting were Wayne Tobey, Director of Parks and Recreation, and Brian Rosen, Assistant Director of Public Works, on behalf of the City and Jessica Romer and Brian Shore, Miller Legg & Associates, Inc. To date, city staff has not received any public inquiries related to the status of the project.

Staff Recommendation:

City Staff has reviewed this application and finds the site plan complies with the Site Plan Review requirements in Division 5, "Site Plan Review Requirements", of the City of Coconut Creek Land Development Code, and recommends approval subject to the condition of approval listed below.

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

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Attachments:

- Aerial Photo
- DRC Report
- Exhibit