RESOLUTION NO. 2025-007

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SITE PLAN REQUEST OF THE CITY OF COCONUT CREEK FOR THE RENOVATION AND EXPANSION OF OAK TRAILS PARK, AN EXISTING CITY PARK FACILITY LOCATED AT 4100, 4230, AND 4250 NW 74 STREET, LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant, Jessica Romer, Miller Legg & Associates, Inc., on behalf of the City of Coconut Creek, as Property Owner (the "City"), is requesting Site Plan approval for the renovation and expansion of Oak Trails Park located at 4100, 4230, and 4250 NW 74 Street, legally described in Exhibit "A," attached hereto and made a part hereof; and

WHEREAS, the applicant is seeking Site Plan approval to renovate and expand the Oak Trails Park facility to consist of approximately fifteen (15) acres of passive recreational park activities consistent with the City's goals in the Parks and Recreation Master Plan; and

WHEREAS, the proposed site plan is consistent with the "Land Development Code" of the City of Coconut Creek; and

WHEREAS, at its public hearing held on December 11, 2024, the Planning and Zoning Board heard, reviewed, and duly considered the reports, findings, and recommendations of the City staff, together with the opinions and testimony stated at the public hearing, and has recommended approval of this item to the City Commission subject to conditions; and

WHEREAS, the City Commission finds and determines that this Site Plan is in the best interest of the City and based upon the evidence presented at the public hearing, and all the Development Review Committee comments and minutes, Planning and

Zoning Board minutes, City staff reports, and findings of fact pertaining to this project located within the official City Development/Project file kept within the Department of Sustainable Development, is consistent with the requirements of Article III, "Zoning Regulations," of Chapter 13, "Land Development Code," of the City of Coconut Creek.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:

Section 1: Ratification. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this resolution. All exhibits attached hereto are incorporated herein and made a specific part of this resolution.

Section 2: Finding. That the City Commission finds and determines that the above described Site Plan complies with the requirements of Article III, "Zoning Regulations," of Chapter 13, "Land Development Code," of the City of Coconut Creek Code of Ordinances.

Section 3: Approval. That this Site Plan application for the renovation and expansion of the existing Oak Trails Park facility, as depicted in Exhibit "B," attached hereto and incorporated herein, for the property legally described in Exhibit "A," having been recommended for approval by the Planning and Zoning Board on December 11, 2024, and having been reviewed by the City Commission, is hereby approved subject to the following conditions:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to building permit issuance or as otherwise stated therein.
2. Subject to the City Commission approval of the rezoning application.

Section 4: Violation of Conditions. That failure to adhere to the terms and conditions of the approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this resolution. The applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and this resolution may be revoked by the City Commission at any time upon a determination that the applicant is not in compliance with the City Code or this resolution.

Section 5: Compliance with Applicable Codes. That the final Site Plan and building plans shall comply with all applicable zoning regulations and building codes.

Section 6: Other Approvals. That this approval does not in any way create a right on the part of the applicant to obtain a permit from a county, state, or federal agency,

and does not create liability on the part of the City for issuance of the approval if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency or undertakes action that result in a violation of state or federal law.

Section 7: Severability. That should any section or provision of this resolution, or any portion thereof, any paragraph, sentence, clause or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part hereof other than the part declared invalid.

Section 8: Conflicts. That all resolutions or parts of resolutions, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 9: Effective Date. That this resolution shall be in full force and effect upon approval of Rezoning Ordinance No. 2025-003 by the City Commission.

Adopted this _____ day of _____, 2025.

_____
Sandra L. Welch, Mayor

Attest:

_____
Joseph J. Kavanagh, City Clerk

Welch _____
Railey _____
Rydell _____
Brodie _____
Wasserman _____

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JP:ae

EXHIBIT “A”

Legal Description:

Tract 42, Block 83 of Palm Beach Farms Plat No. 3, according to the Plat thereof, as 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 44, Block 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.