


# City of Coconut Creek InterOffice Memorandum

---

**To:** Planning and Zoning Board  
**Through:** Justin Proffitt, AICP  
Director of Sustainable Development   
**From:** Lizet Aguiar, Assistant Director of Sustainable Development  
**Date:** December 11, 2024  
**Subject:** Oak Trails Park Rezoning

---

**Applicant/Agent:** Jessica Romer, Miller Legg & Associates, Inc.  
**Owner:** City of Coconut Creek  
**Requested Action/Description:** Rezoning to P, Parks and Recreation  
**Location:** 4100 and 4250 NW 74<sup>th</sup> 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 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:** 10 +/- gross acres (combined)  
**Existing Zoning:** A-1, Agricultural  
**Existing Use:** Vacant 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:** No restrictions.

---

**Requested Action:**

The applicant, Jessica Romer, Miller Legg & Associates, Inc., on behalf of the owner the City of Coconut Creek (the "City"), is requesting rezoning approval to rezone two parcels abutting the east and west sides of Oak Trails Park (the "Park") from A-1, Agricultural, to P, Parks and Recreation.

**Background:**

In 2007, the City of Coconut Creek purchased the property at 4230 NW 74 Street, known currently as Oak Trails Park. Subsequent to the acquisition of the 5 +/- acre site, the City Commission

approved the rezoning of the Oak Trails Park parcel on October 22, 2009, from A-1, Agricultural, to P, Parks and Recreation.

Since then, the City has acquired two adjacent parcels on the east and west sides of Oak Trails Park for the expansion of the existing park facility. The west and east parcels which are the subject of this rezoning request, shall be referenced together in this staff memorandum as the "Subject Property".

**Project Description:**

In compliance with the Interlocal Agreement with Broward County and 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 rezoning approval for the Subject Property from A-1, Agricultural to P, Parks and Recreation. The Subject Property is generally located on the south side of NW 74<sup>th</sup> Street, east of Lyons Road and west of NW 39<sup>th</sup> Avenue.

Collectively, three (3) separate parcels make up Oak Trails Park as itemized below:

- 4100 NW 74<sup>th</sup> Street – (east parcel) Subject Property for proposed Park expansion.
- 4230 NW 74<sup>th</sup> Street – (center parcel) existing Oak Trails Park facility – already zoned P, Parks and Recreation.
- 4250 NW 74<sup>th</sup> Street – (west parcel) Subject Property for proposed Park expansion.

Oak Trails Park is an existing City park primarily serving residents in the northernmost part of the city with open space and passive recreation.

City Staff has initiated this rezoning application in compliance with the City's Comprehensive Plan and the Land Development Code. If approved, the rezoning of the Subject Property will ensure that the Subject Property remains as park space in perpetuity. Further, adding the Subject Property to the existing Oak Trails Park will add an additional ten (10) acres of passive recreation to the City's park system.

In addition to this rezoning request, a concurrent site plan application for the entire Park site, including these two additional properties is also under review and consideration in order to expand the park to the adjacent vacant parcels. An existing building on the east parcel will be renovated and used as a nature center and restroom facility. This project is being funded in part by the Florida Communities Trust – FCT Grant.

**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. Both the mailed notices and site posting were completed on November 27, 2024. To date, staff has received zero (0) resident inquiries related to the project.

In addition, the City held a Public Outreach Meeting where area residents were invited to discuss 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.

**Analysis and Findings:**

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

**1. Is not contrary to the Comprehensive Plan.**

*Applicant Response:* The proposed rezoning of two 5 AC parcels to P – Parks and Recreation aligns with the intent of the Comprehensive Plan and increases park acreage in the City.

*Staff Analysis:* Staff concurs that the proposed rezoning is not contrary to the Comprehensive Plan as rezoning the subject property to a Parks and Recreation District will allow the City to expand the City's existing Oak Trails Park facility for surrounding residents which is consistent with the Future Land Use Recreation and Open Space elements of the Comprehensive Plan.

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

*Applicant Response:* The center parcel is already zoned as P - Parks and Recreation so the newly zoned parcels will be adjacent use.

*Staff Analysis:* Staff concurs that the proposed rezoning will not create an isolated zoning district, which would be unrelated and incompatible with the adjacent districts. By rezoning the subject property to a Parks and Recreation District, the City will expand the existing Oak Trails Park, which adds to the quality of life of the residential area by providing passive recreation uses.

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

*Applicant Response:* The proposed site improvements include on-site utility improvements to provide the necessary infrastructure for intended use of the site, the site will provide more recreational space for nearby schools and the park is expected to be a passive use. This rezoning will have no negative effects on public schools, utilities, or streets.

*Staff Analysis:* Staff concurs that the proposed use of the property will not substantially impact public facilities. Because there are no residential or commercial uses proposed, the rezoning will not impact school capacity or substantially impact city utilities or streets.

**4. Will be justified by external land use conditions.**

*Applicant Response:* The zoning of P - Parks and Recreation aligns with the future land use designation for these parcels.

*Staff Analysis:* Staff finds the rezoning will be justified by external land use conditions. The subject property is located in a predominantly single-family estate neighborhood. The proposed rezoning allows for the expansion of passive recreation at Oak Trails Park to meet the needs of the surrounding area and existing land uses.

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

*Applicant Response:* This project will not excessively increase automobile and vehicular traffic congestion, 29 paved parking spaces and 66 Overflow spaces are being proposed on the site plan, 7 of the paved parking spaces are existing. The proposed park will be a passive use park with no regularly scheduled sports or activities.

*Staff Analysis:* Staff finds the proposed park use will not create or excessively increase automobile and vehicular traffic congestion. Proposed park improvements are passive to cater to the needs of

the surrounding single family 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.**

*Applicant Response:* All stormwater runoff will be contained on site through proposed dry detention, it will not influence other properties.

*Staff Analysis:* Staff finds the proposed rezoning will not create drainage problems in that the park provides open 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.**

*Applicant Response:* Fencing and vegetative buffers are being installed adjacent to residential uses; the park will be closed at nighttime. The proposed park will be a passive use park.

*Staff Analysis:* Staff finds the proposed rezoning will not adversely affect the surrounding living conditions as proposed park improvements are passive and include tree preservation and restoration that enhance the surrounding residential area.

**8. Will not adversely affect environmental quality.**

*Applicant Response:* Any trees to be removed are invasive/exotic or are in direct conflict with the proposed improvements, one acre of native vegetation and required mitigation trees will be planted on site.

*Staff Analysis:* Staff finds the rezoning will not adversely affect the environmental quality of the area as proposed park improvements include large open spaces, tree preservation and restoration.

**9. Will not adversely affect other property values.**

*Applicant Response:* The proposed site is a public park that will add value to nearby properties and the community.

*Staff Analysis:* Staff finds the proposed rezoning will not adversely affect other property values in that the proposed rezoning will add almost 10 acres of passive park activities to the area. Once completed, the surrounding single-family homes will benefit from the park expansion and additional community amenities thereby increasing quality of life and overall property values.

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

*Applicant Response:* The proposed improvements on the site are contained within the property boundary and do not affect development of other properties.

*Staff Analysis:* Staff finds the proposed rezoning will not be a deterrent to improvement or development of other property as the proposed rezoning will add almost 10 acres of park space and passive activities to this residential area. Once completed, the park will provide existing and new residents to the area with additional park space and community amenities.

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

*Applicant Response:* This property will be a passive park open to the public during the day and closed at nighttime.

*Staff Analysis:* Staff finds the proposed rezoning will not constitute a special privilege to an individual owner in that City Parks serve the City's population as a whole rather than any individual.

**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(c), of the City of Coconut Creek Land Development Code and the goals, objectives, and policies of the City of Coconut Creek Comprehensive Plan.

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.

LAJP\ae

<file:///O:\Documents\PLANNING%20&%20ZONING\Project%20Coordinator\P&Z%20memos\2024\m-24104%20Oak%20Trails%20Park%20Rezoning%20PZB%20Memo.docx>

**Attachments:**

- Aerial Photo
- DRC Report
- Exhibit