



**VINKEMULDER NEIGHBORHOOD PLAN  
AND OVERLAY DISTRICT**



**PLANNING AND ZONING BOARD**  
**December 11th, 2024**

# PROJECT OVERVIEW



## HIGHLIGHTS

- Neighborhood has a **unique identity**
- Preserve the **equestrian/agricultural character**
- Develop a clearer vision, with the **neighborhood as partners**
- Consider the development of **planning recommendations** to guide **preservation, improvement and internal connectivity**

# SCOPE: NEIGHBORHOOD MASTER PLAN AND ZONING OVERLAY



## MASTER PLAN PURPOSE

- Guide development in a way that preserves the Vinkemulder Neighborhood's rural and equestrian character

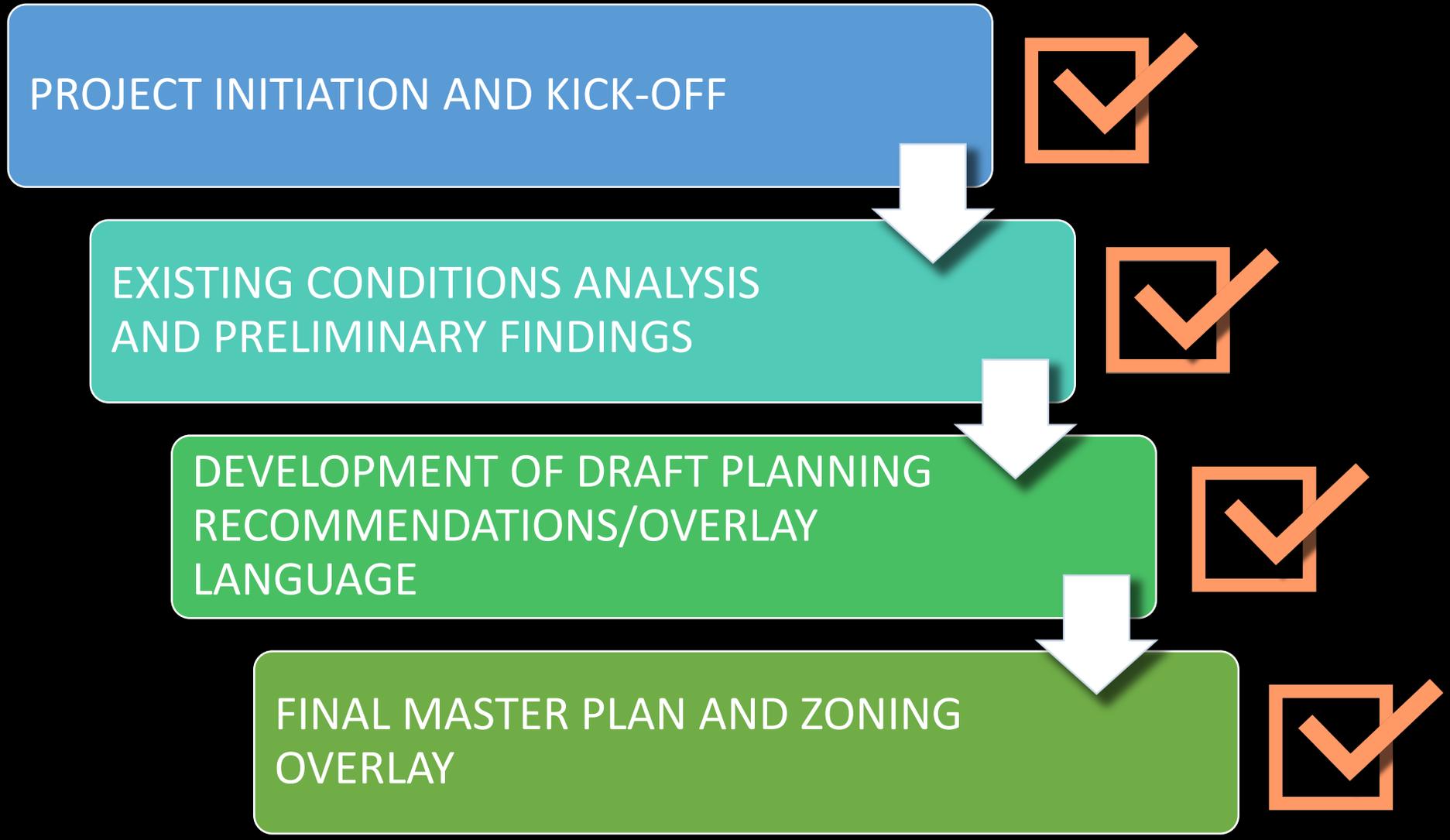
## FOCUS OF ZONING OVERLAY

- Establish regulations to ensure land use, design align with community's values and vision

## KEY OBJECTIVES

- Protect the area's unique identity
- Promote sustainable, low impact development that respects the neighborhood's character
- Enhance safety, mobility and quality of life

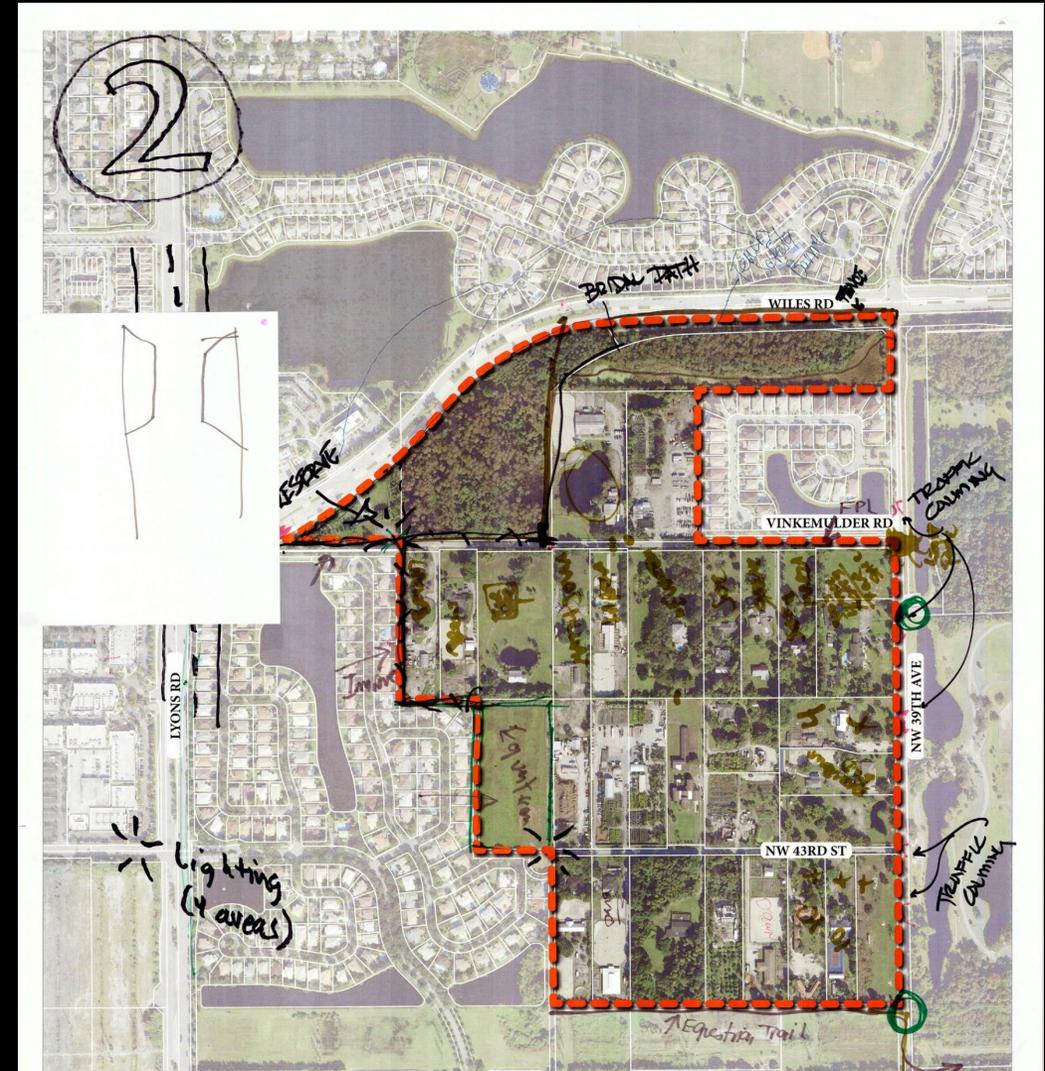
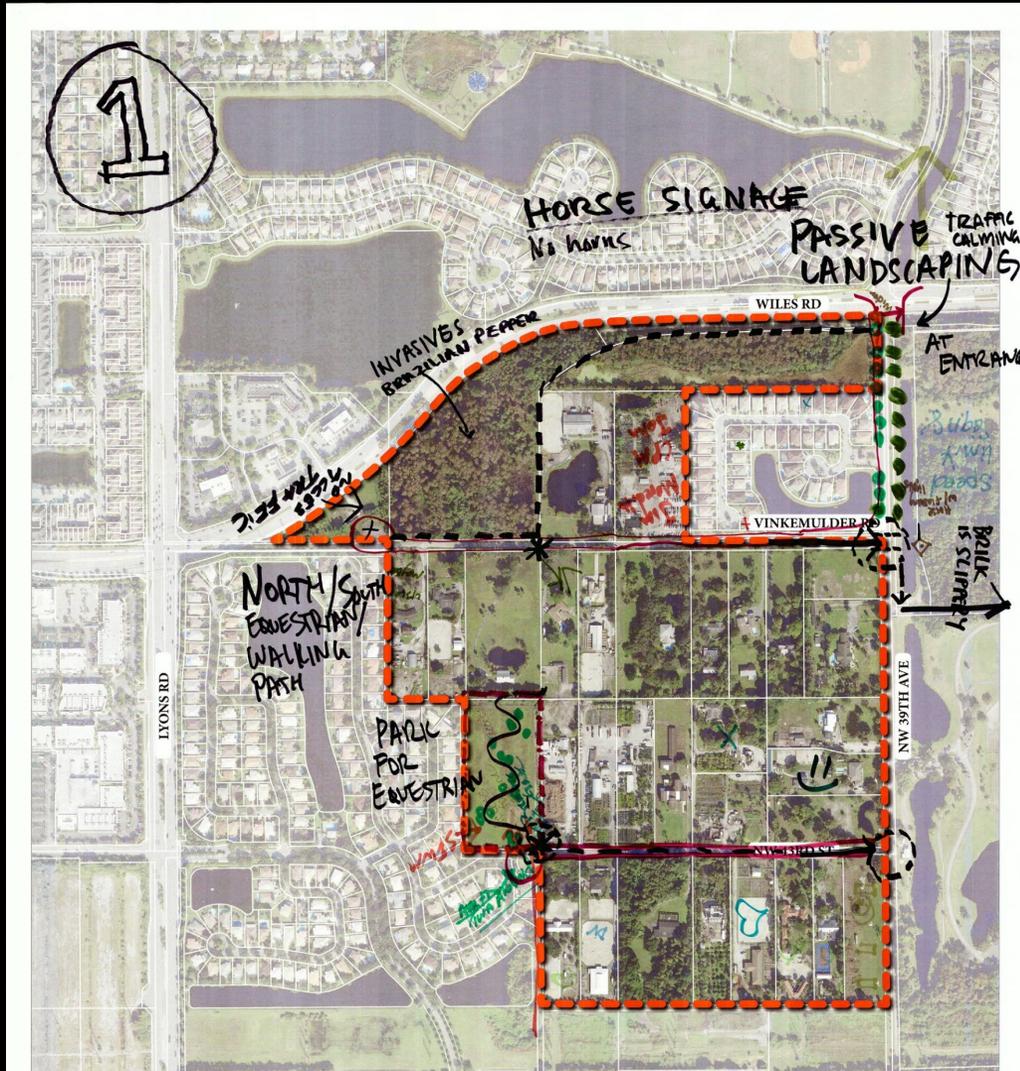
# KEY PROJECT MILESTONES



# COMMUNITY ENGAGEMENT



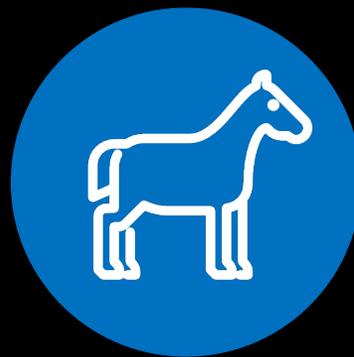
# COMMUNITY'S MASTER PLAN VISION



# MASTER PLAN THEMES



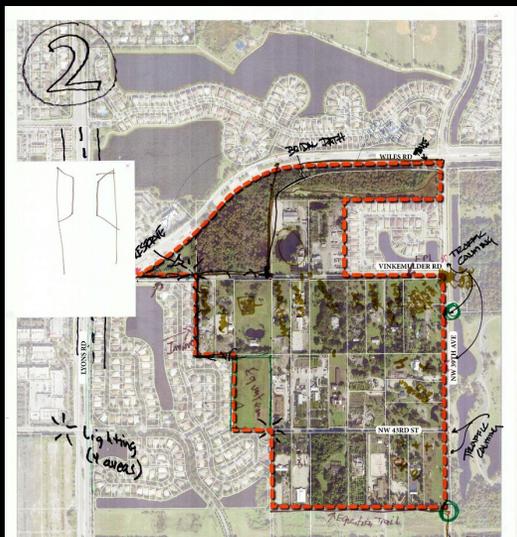
**TRAFFIC MANAGEMENT  
AND SAFETY**



**EQUESTRIAN AMENITIES/  
TRAIL MANAGEMENT**



**NEIGHBORHOOD  
IDENTITY/CHARACTER  
PRESERVATION**



**INFRASTRUCTURE/  
CONNECTIVITY  
IMPROVEMENTS**



**ENVIRONMENTAL AND  
COMMUNITY CONCERNS**

# KEY RECOMMENDATIONS



- BEAUTIFICATION AT NEIGHBORHOOD ENTRANCE**
- INTERSECTION IMPROVEMENTS**
- MULTI-USE RECREATION TRAIL**
- INTERSECTION IMPROVEMENTS**
- CITY-OWNED 5 ACRE PROPERTY**
- ACCESS CONTROL ALONG WILES ROAD**
- PROHIBIT ACCESS ALONG WILES ROAD**

# BEAUTIFICATION AT NEIGHBORHOOD ENTRANCE

Proposed Textured Materials Crosswalk

Proposed Entrance Feature Signage

Proposed Enhanced Landscaping

Proposed Trail Landscaping

Proposed Enhanced Multi-use Trail



# INTERSECTION IMPROVEMENTS AT VINKEMULDER ROAD

Proposed Trail Landscaping

Proposed Enhanced Multi-use Trail

Proposed Textured Materials  
Crosswalks

Proposed Enhanced Landscaping

Proposed Horse X-ing Lights and Signs



# INTERSECTION IMPROVEMENTS AT W 43<sup>RD</sup> STREET

Proposed Trail Landscaping

Proposed Enhanced Landscaping

Proposed Textured Materials Materials  
Crosswalk

Proposed Entrance Feature Signage

Proposed Horse X-ing Lights and Signs

Proposed Enhanced Multi-use Trail

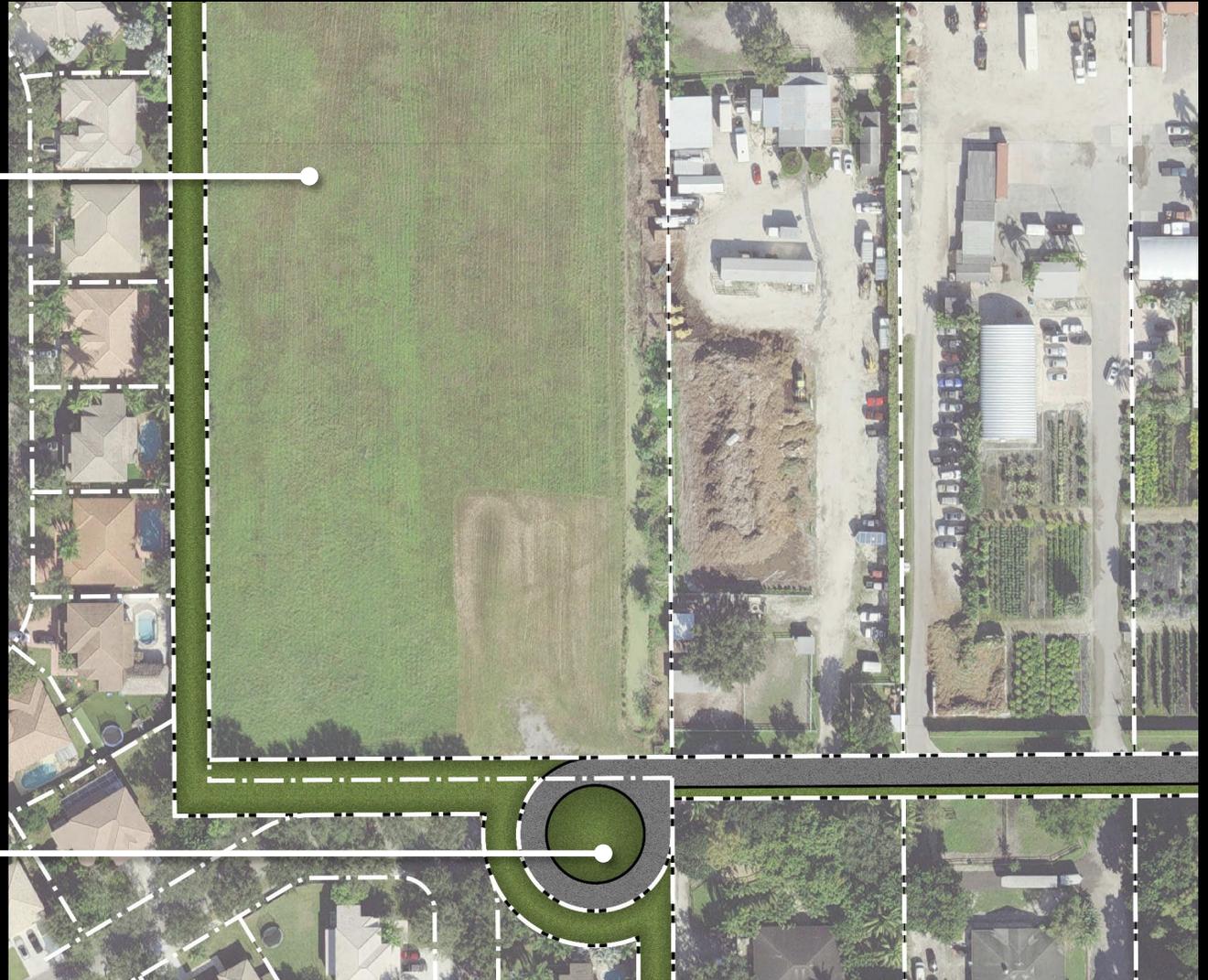
Existing Concrete Greenway



# CITY-OWNED 5 ACRE PARCEL AND PROPOSED TURNAROUND

City-Owned 5 Acre Parcel

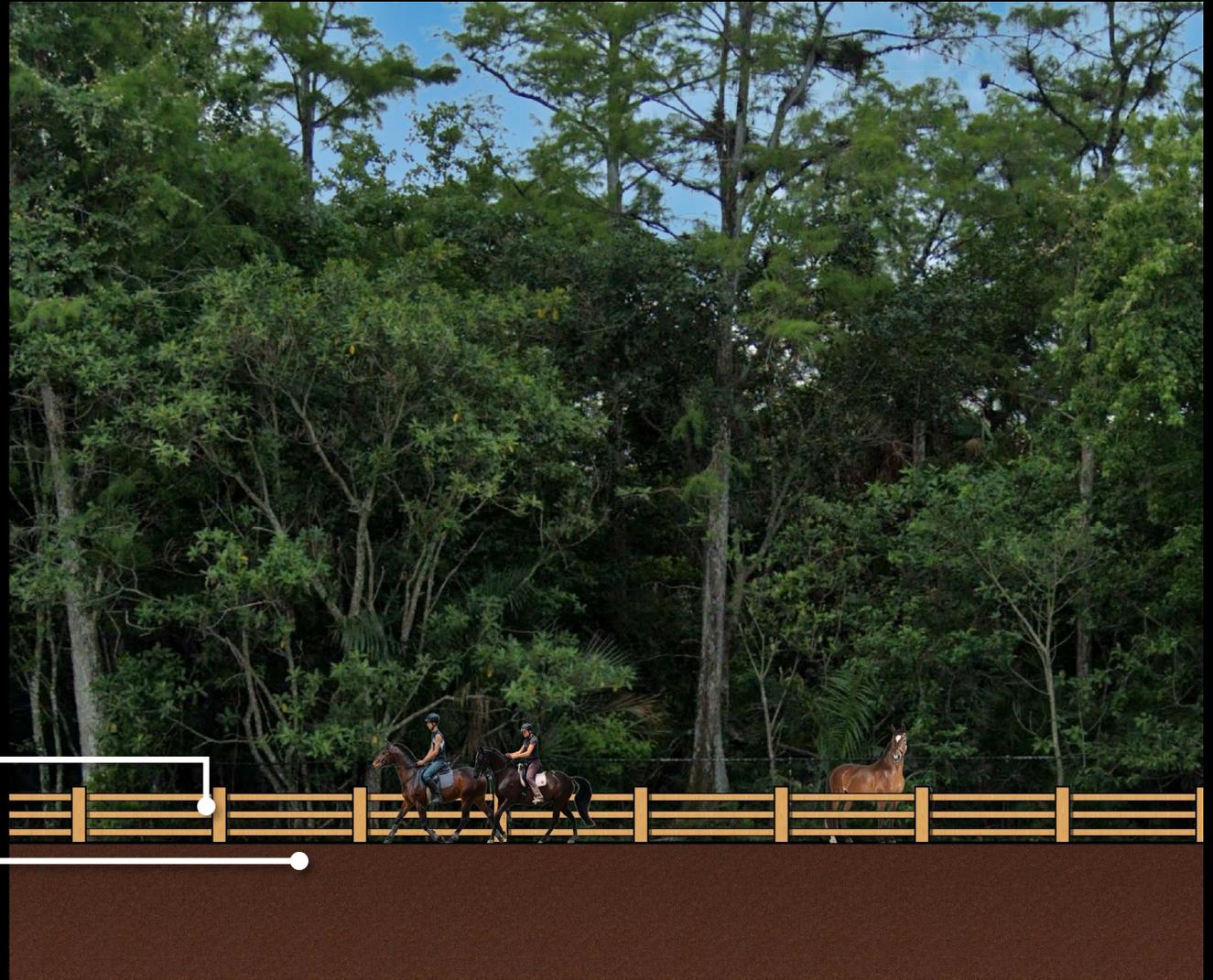
Potential Turnaround Area



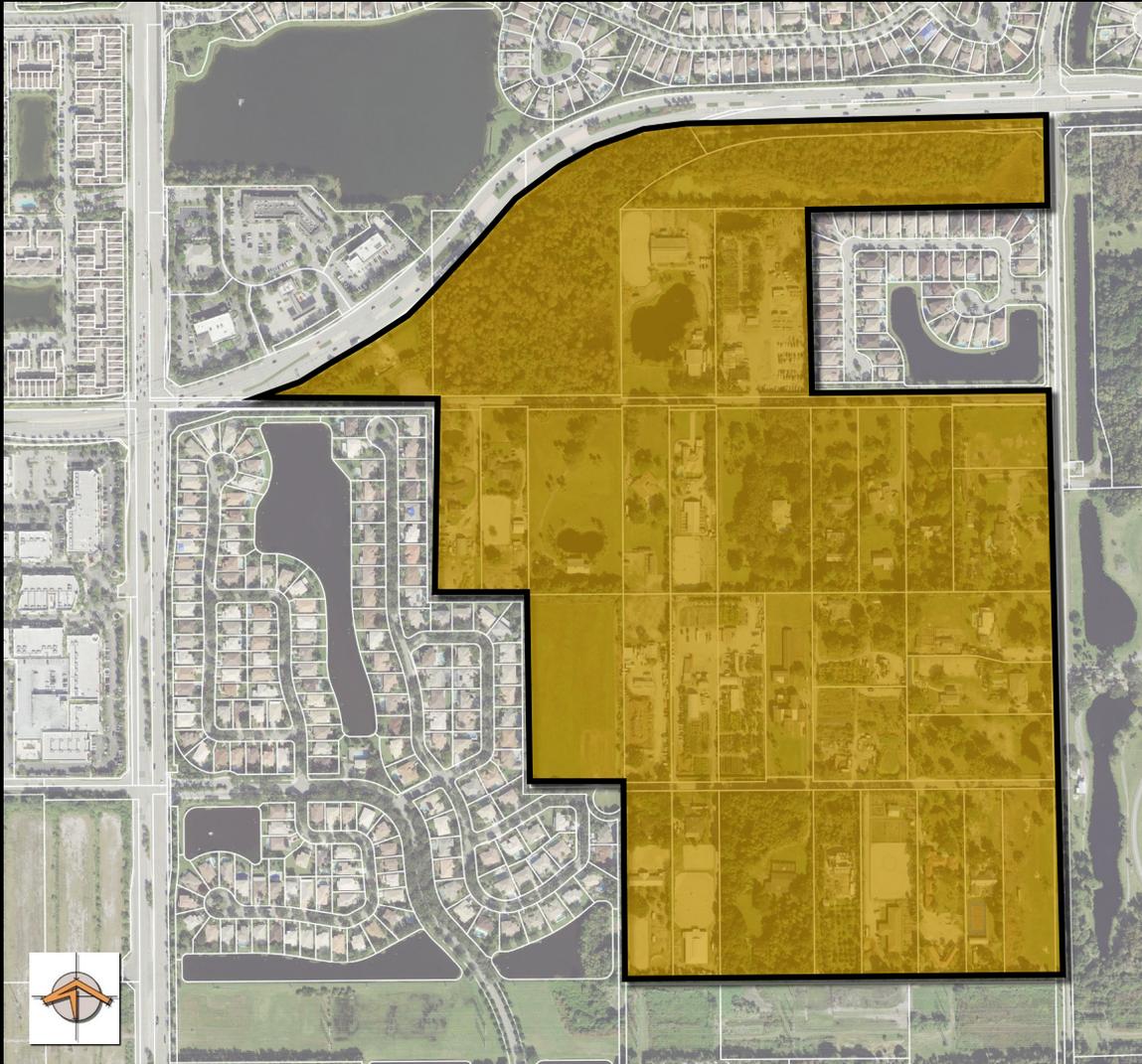
# ACCESS CONTROL ALONG WILES ROAD

Proposed Horse Control Fence

Existing Equestrian Trail Along Wiles Rd



# VINKEMULDER EQUESTRIAN NEIGHBORHOOD ZONING OVERLAY DISTRICT



- **GUIDE FUTURE DEVELOPMENT OF THE VINKEMULDER NEIGHBORHOOD**
  - **PRESERVE AND ENHANCE EQUESTRIAN CHARACTER AND RURAL AMBIANCE**
- **ALIGNS WITH COMMUNITY'S VISION**
- **EMPHASIZES UNIQUE EQUESTRIAN ACTIVITIES/AMENITIES**
  - **AESTHETICS**
  - **MOBILITY**
  - **SAFETY**
- **PROMOTES SAFE, RESPONSIBLE AND EQUESTRIAN-FOCUSED COMMUNITY**

# ZONING OVERLAY: FRAMEWORK



\* For artistic purposes only – AI GENERATED IMAGE

- **REGULATION OF USES**
- **MAXIMUM RESIDENTIAL DENSITY**
- **ADDITIONAL DEVELOPMENT REGULATIONS**
  - **PROPERTY FRONTAGE**
  - **LANDSCAPE AREAS**
  - **BUFFERING, WALLS, AND FENCING**
- **INCENTIVES**
- **CODE ENFORCEMENT**

# ZONING OVERLAY: USES



\* For artistic purposes only – AI GENERATED IMAGE

## PERMITTED USES

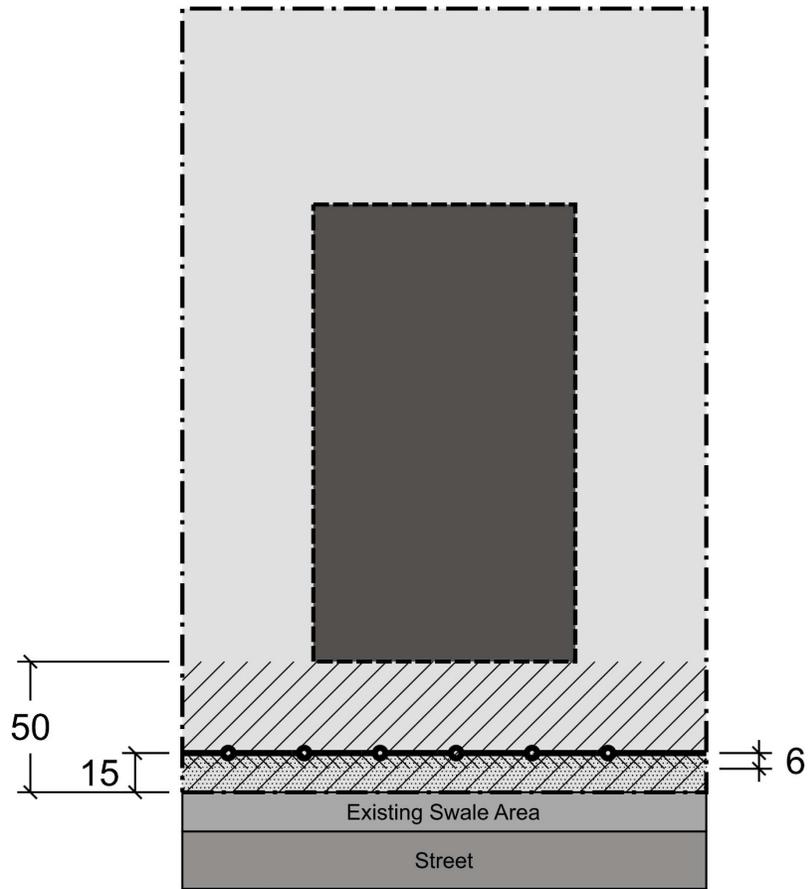
- **LOW DENSITY RESIDENTIAL**
- **AGRICULTURAL AND EQUESTRIAN USES**

## PROHIBITED USES

- **HIGH-IMPACT COMMERCIAL ACTIVITIES**
- **USES THAT WOULD ATTRACT SIGNIFICANT TRAFFIC OR DISRUPT NEIGHBORHOOD**

# ZONING OVERLAY: FRONTAGE REQUIREMENTS

- Typical Lot
- Building Area
- Required Front Setback Area
- Required Landscape Frontage Area
- Minimum Shrubs and Ground Cover Area
- Fence



# ZONING OVERLAY: FRONTAGE REQUIREMENTS



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# ZONING OVERLAY: INCENTIVES AND CODE ENFORCEMENT



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- **INCENTIVES**
  - **RELIEF FROM FRONTAGE BUFFERING**
  - **PROMOTES VISIBILITY OF EQUESTRIAN ACTIVITIES FROM THE PUBLIC AREAS**
- **CODE ENFORCEMENT**
  - **PROMOTES SAFETY/AESTHETICS OF PUBLIC ROWS AND OPEN SPACE**
  - **MAINTAIN HIGH-STANDARDS FOR APPEARANCE/UNIQUE IDENTITY**

## City Staff Findings & Analysis

- Pursuant to Sec.13-36(c) of the Land Development Code (LDC), the Planning and Zoning Board shall consider certain standards when reviewing the proposed rezoning to amend the City's zoning map.
- Listed in the City Staff Memo are the standards and the staff analysis as to the zoning map amendment's (rezoning) compliance with these standards.
- The proposed overlay ordinance and zoning map amendment (rezoning) is consistent with Sec. 13-36(c) of the LDC and the goals, objectives, and policies of the City's Comprehensive Plan.

## City Staff Recommendation

Recommend to the City Commission approval of the following requests:

1. Adoption of the Vinkemulder Equestrian Neighborhood Master Plan;
2. Amendment of Section 13-319, Zoning Overlay Areas, of the City's Land Development Code to create the Vinkemulder Equestrian Neighborhood Overlay Area; and
3. Adoption of a zoning map amendment to delineate the Vinkemulder Equestrian Neighborhood Overlay Area, adding a supplemental zoning overlay designation in addition to the existing underlying zoning designations.



**THANK YOU**

## Legislative Update

- **Following the December 11<sup>th</sup>, 2024 board meeting, city staff revised the draft ordinance to address concerns raised by several businesses and property owners.**
- **Revisions were made to the Definitions, Prohibited Uses, and Exemption sections of the ordinance.**

# Summary of the Revisions - Definitions

- **Plant and Tree Nursery, excluding sales operations**
  - The definition transfers from the overlay ordinance to Section 13-295 (“Definitions”) of the Land Development Code.
  - The definition is modified to simplify the language and scope ensuring that all such operations fall under one comprehensive definition.
  - This change ensures that plant and tree nurseries, excluding sales operations, remain listed as a permitted use under the existing A-1 Agriculture District.
  
- **Plant and Tree Wholesale Trade**
  - The definition is deleted from the overlay ordinance and combined in the new definition of Plant and Tree Nursery.

# Summary of the Revisions – Prohibited Uses

## ○ **Landscape and Lawn Maintenance**

- This use is deleted from the prohibited uses category in the overlay ordinance.
- This activity is not a permitted principal use under the current A-1 regulations.
- This change ensures that the current code under the A-1 district remains unchanged.

## ○ **Plant and Tree Nurseries, including sales operations**

- This use is deleted from the prohibited uses category in the overlay ordinance.
- The current code that permits “Plant and Tree Nurseries, excluding sales operations” within the A-1 Agriculture District is maintained except for the new definition in Sec. 13-295 as outlined above.

## Summary of the Revisions – Exemption

- The exemption subsection has been removed, preserving the existing regulatory framework without the additional exemptions previously proposed.

# Current - A-1, Agriculture

Permitted Uses	Special Land Uses	Special Exception	Prohibited Uses
<ul style="list-style-type: none"> <li>• Agriculture uses</li> <li>• Single-family detached dwellings</li> <li>• Riding stables</li> <li>• Plant and Tree Nurseries, excluding sales operations</li> <li>• Accessory uses and structures</li> <li>• Assisted living facility subject to definition of family</li> <li>• Family day care home</li> <li>• Family foster home subject to definition of family</li> <li>• Family community residence</li> </ul>	<ul style="list-style-type: none"> <li>• Golf courses</li> <li>• Hunt Clubs</li> <li>• Public and private schools and public utilities</li> <li>• Public outdoor leisure facilities and recreation, park and conservation areas</li> <li>• Utility facilities</li> <li>• Community Facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Transitional community residence</li> <li>• Community residence</li> </ul>	<p>All prohibited uses listed in Article III, Division 9 and Pursuant to Section 13-331(j) all uses not specifically identified as Permitted Uses or Special Land Uses are prohibited.</p>

# Current – RS-1, Residential Single-Family Detached District

Permitted Uses	Special Land Uses	Special Exception	Prohibited Uses
<ul style="list-style-type: none"> <li>• Single-family detached dwellings</li> <li>• Accessory uses and structures</li> <li>• Assisted living facility subject to definition of family</li> <li>• Family day care home</li> <li>• Family foster home subject to definition of family</li> <li>• Family community residence</li> </ul>	<ul style="list-style-type: none"> <li>• Public and private schools and public utilities</li> <li>• Public outdoor leisure facilities and recreation, park and conservation areas</li> <li>• Utility facilities</li> <li>• Community Facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Transitional community residence</li> <li>• Community residence</li> </ul>	<p>All prohibited uses listed in Article III, Division 9 and Pursuant to Section 13-331(j) all uses not specifically identified as Permitted Uses or Special Land Uses are prohibited.</p>

# Proposed – Vinkemulder Equestrian Neighborhood Overlay Area

Permitted Uses	Special Land Uses	Special Exception	Prohibited Uses
<p><b><u>A-1 Properties:</u></b></p> <ul style="list-style-type: none"> <li>• Single-family detached dwellings</li> <li>• Agriculture uses</li> <li>• Riding stables</li> <li>• <b>Plant and Tree Nurseries, excluding sales operations</b></li> <li>• Accessory uses and structures</li> <li>• Assisted living facility subject to definition of family</li> <li>• Family day care home</li> <li>• Family foster home subject to definition of family,</li> <li>• Family community residence</li> </ul> <p><b><u>RS-1 Properties:</u></b></p> <ul style="list-style-type: none"> <li>• Single-family detached dwellings</li> <li>• Accessory uses and structures</li> <li>• Assisted living facility subject to definition of family</li> <li>• Family day care home</li> <li>• Family foster home subject to definition of family</li> <li>• Family community residence</li> </ul>	<p><b><u>A-1 Properties:</u></b></p> <ul style="list-style-type: none"> <li>• Public utilities</li> <li>• Public outdoor leisure facilities and recreation, park and conservation areas</li> <li>• Utility facilities</li> <li>• Community Facilities</li> </ul> <p><b><u>RS-1 Properties:</u></b></p> <ul style="list-style-type: none"> <li>• Public utilities</li> <li>• Public outdoor leisure facilities and recreation, park and conservation areas</li> <li>• Utility facilities</li> <li>• Community Facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Transitional community residence</li> <li>• Community residence</li> </ul>	<p>All prohibited uses listed in Article III, Division 9 and Pursuant to Section 13-331(j) all uses not specifically identified as Permitted Uses or Special Land Uses are prohibited and in addition to those proposed in the overlay ordinance:</p> <ul style="list-style-type: none"> <li>• <b>Public and Private Schools</b></li> <li>• <b>Golf Courses</b></li> <li>• <b>Hunt Clubs</b></li> <li>• <b>Places of assembly</b></li> </ul>