



DEPARTMENT OF SUSTAINABLE DEVELOPMENT
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

REZONING CHECK LIST

All items must be checked and addressed **BEFORE** submittal.

REQUIREMENT CHECKLIST		
	Checklist / Documents	File Name and Type SQ# - Sequential Numbers, see User Guide
GENERAL PART 1	☐ Pre-DRC meeting <i>prior</i> to submittal	
	☐ Gather Application information (Property info, agent info, etc.)	
SUPPORTING DOCUMENTS PART 2	☐ Letter of transmittal (list docs submitted) INCLUDE detail summary of request	Transmittal.pdf
	☐ Legal description (if current survey is not provided)	Legal Description.pdf
	☐ Proof of Ownership (BCPA, Bill of Sale, Warranty Deed)	Ownership.pdf
	☐ Agent authorization from property owner	Authorization.pdf
	☐ Description of developer interest, if different than owner	Developer Interest.pdf
	☐ 2 sets of mailing labels (hard copy to be delivered to City)	
	☐ Certified list & map of property owners within 500 feet of Boundary Lines	Label List.pdf & Label Map.pdf
	☐ Justification responses to each of the following standards per Section 13-36 of the City Land Development Code (www.municode.com). Responses MUST be detailed and specific to the proposed project. A restatement does NOT satisfy code requirements. <i>(Please see following page for form)</i>	Justification.pdf
PLAN DOCUMENTS PART 3	☐ Signed and sealed survey	SQ#-SURV-Project Name.pdf
	☐ Rezoning to Planned Unit Development District (PUD), zoning document which shows compliance with the Land Code Development Section 13-348 to 13-351. http://library.municode.com/HTML/10928/level4/PTIICOOR_CH13LADECO_ARTIIIZORE_DIV3ZODIRETA.html#PTIICOOR_CH13LADECO_ARTIIIZORE_DIV3ZODIRETA_S13-348PLUNDEDI -OR- Rezoning to Planned Commerce District (PCD), zoning document which shows compliance with the Land Code Development Sections 13-355 to 13-358. http://library.municode.com/HTML/10928/level4/PTIICOOR_CH13LADECO_ARTIIIZORE_DIV3ZODIRETA.html#PTIICOOR_CH13LADECO_ARTIIIZORE_DIV3ZODIRETA_S13-355PCPLCODIEN	Project Name PUD.pdf OR Project Name PCD.pdf
	☐ Sustainable Building requirements to https://www.municode.com/library/FL/coconut_creek/codes/code_of_ordinances?nodeId=PTIICOOR_CH13LADECO_ARTIIIZORE_DIV2ZOCLGERE_S13-320GRBUCO	To be included in the above rezoning document
	☐ An analysis of traffic impact – <i>if applicable</i>	Traffic Analysis.pdf
	☐ An analysis of fiscal impact - <i>if applicable</i>	Fiscal Impact.pdf
	*** Refer to User Guide for the complete description for the proper File Naming Convention ***	
FEES		
\$1500 Base Fee \$100 Per acre over 10 acres \$3000 Base Fee for PUD/PCD \$100 Per acre over 10 acres \$1500 Additional fee using Flex or Reserve Units		





REZONING JUSTIFICATION STATEMENT

Please fill out the following in COMPLETE DETAIL, a restatement does not satisfy code requirements

ZONING MAP AMENDMENTS (Section 13-36)

1.	Is not contrary to the Comprehensive Plan. The Vinkemulder Overlay Area is not contrary to the Comprehensive Plan. For years, greenway trails have been planned throughout the City to connect neighborhoods to among other things, sidewalks, nature and equestrian paths. By creating an overlay zoning district, standards for development and redevelopment, landscaping and trails can be established that promote visual and physical continuity and creates a safe environment for pedestrians. Objective II-4.2.0 Encourage the creation of a system of private open space and conservation areas, including natural reservations, parks, scenic vistas, and waterways which are compatible with the character of Coconut Creek and complement the public parks and open space system. (B.C.P.C. 5.04.00) Policy II-4.2.1 Maintain and implement Land Development Code requirements which are designed to ensure provision of private open space and other passive recreation areas in association with both residential and non-residential development. (B.C.P.C. 5.04.02) Policy II-4.5.3 - The City shall prepare and adopt a city-wide Greenways Master Plan, providing for a city wide greenway network of safe, clean, pedestrian, bicycle and equestrian paths and nature trails, with an emphasis placed on connectivity to City and County Parks, preservation areas, schools, and business areas. Proximity to Tradewinds Park, a Broward County park that includes equestrian trails, horse stables, greenways and trails, the Vinkemulder Overlay Area design standards as proposed supports equestrian activities provided in Policy II-4.5.3. Policy II-5.1.5 Retain and continue to implement Land Development Code provisions which restrict development in those portions of Coconut Creek with inadequate potable water and wastewater treatment services and facilities. (B.C.P.C. 8.01.04) Objective II-5.4.0 - Maintain concurrency management systems within the Land Development Code to effectively monitor and manage new growth by ensuring that the issuance of a development order or permit is conditioned upon the availability of facilities and services which meet the adopted level of service standards as identified in the City's Comprehensive Plan elements. Section 2 Permitted Uses and Densities - This section identifies those uses permitted in the Future Land Use categories established within the Coconut Creek Future Land Use Element. Permitted uses and densities are more specifically described in the City's Land Development Code. Zoning as to permitted uses and densities must be in compliance with or be more restrictive than the requirements of the Broward County and Coconut creek Land Use Plans. Item i. 4 Residential Use – Community facilities designed to serve the residential area, including but not limited to schools, (both public or private), day care centers, churches, clinics, nursing homes, rehabilitation centers, governmental administration, police and fire protection facilities, libraries and civic centers; to be determined pursuant to zoning ordinances.
2.	Will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts. The Vinkemulder Overlay Area will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts. Per the City's Land Development Code Section 13-319, the intent of a zoning overlay area is to note a specific area of the city where circumstances or conditions





	of location, use or special interest require unique or enhanced land development standards to promote the orderly development, redevelopment and use of the area. Overlay areas may be used to implement goals, objectives and policies of the comprehensive plan or studies. Overlay areas do not change the effective land use plan or map or the existing zoning district and may be shown on the official zoning map.
3.	Will not substantially impact public facilities such as schools, utilities and streets. The Vinkemulder Overlay Area will not substantially impact public facilities such as schools, utilities and streets. The intent of the Vinkemulder Overlay District is to recognize the area for its rural and equestrian uses unique to Coconut Creek, which requires enhanced development standards to protect and promote orderly development and use of the area. The Vinkemulder Overlay Area standards restricts the list of permitted, prohibited and special land uses currently in the City's Land Development Code.
4.	Will be justified by external land use conditions. The Vinkemulder Overlay Area will be justified by external land use conditions. Existing conditions such as fields for grazing animals, farms, arenas and stables are common throughout the area. The overlay area is adjacent to Tradewinds Park featuring connected equestrian trails and park access to and from the overlay area. The intent of the Vinkemulder Overlay District is to establish development regulations that promotes these equestrian and rural uses by ensuring orderly development and redevelopment of the area.
5.	Will not create or excessively increase automobile and vehicular traffic congestion. The Vinkemulder Overlay Area will not create or excessively increase automobile and vehicular traffic congestion. The Vinkemulder Overlay District development standards recognizes the rural and equestrian uses unique to this area in Coconut Creek. Vinkemulder residents and patrons who board animals at local stables often ride horses along area roads and would be stressed when subjected to noise and movements associated with automobile activity. Standards in the Overlay District and geared towards protecting and promoting current equestrian uses, trails, and improved street safety within the Vinkemulder Area.
6.	Will not create a storm drainage problem for other properties. The Vinkemulder Overlay Area will not create a storm drainage problem for other properties. The intent of the Vinkemulder Overlay District is to establish development regulations that recognizes the area for its rural and equestrian nature and promotes orderly development and use of the area. All development within the Vinkemulder Overlay Area requires compliance with minimum Level of Service Standards per the City's Comprehensive Plan which includes review and approval by the City's Engineering Department and other Broward County regulatory agencies that will ensure storm drainage design meets minimum standards.
7.	Will not adversely affect surrounding living conditions. The Vinkemulder Overlay Area will not adversely affect surrounding living conditions. On the contrary, the intent of the Vinkemulder Overlay District is to establish development regulations that promotes orderly development, redevelopment and use of the area, thereby protecting all residents and animals in the Vinkemulder Area.
8.	Will not adversely affect environmental quality. The Vinkemulder Overlay Area will not adversely affect environmental quality. The intent of the Vinkemulder Overlay District is to establish development regulations that promotes orderly





	development, redevelopment and use of the area. Development regulations will ensure that existing fields used for grazing, farms, open-air arenas, stables and other equestrian uses are not negatively impacted by uncontrolled development or the establishment of incompatible uses. The overlay and the City's Landscape Code require native landscape species.
9.	Will not adversely affect other property values. The Vinkemulder Overlay Area will not adversely affect other property values. The intent of the Vinkemulder Overlay District is to establish development regulations that promotes orderly development, redevelopment and use of the area. Regulations are designed to maintain and support equestrian and agricultural uses of the Vinkemulder Area thereby protecting the unique character of the area.
10.	Will not be a deterrent to improvement or development of other property. The Vinkemulder Overlay Area will not be a deterrent to improvement or development of other property. The intent of the Vinkemulder Overlay District Area development regulations promotes orderly development, redevelopment and use of the area. Development that supports a rural design including maintaining open areas, or development that promotes equestrian uses will ensure that the Vinkemulder Area maintains it's unique character. Development or uses that negatively impact the area are not supported by the proposed Overlay Area regulations.
11.	Will not constitute a special privilege to an individual owner. The Vinkemulder Overlay Area will not constitute a special privilege to an individual owner. The Vinkemulder Overlay Area applies to the entire community and is not an isolated zoning district. The Overlay Area will be shown on the City's official zoning map.



PARCEL_ID	SITE ADDRESS	LEGAL_TEXT
484208070020	NW 39 AVE	BANYAN TRAILS 154-3 PB PARCEL B
484217010080	4101 VINKEMULDER RD	PALM BEACH FARMS 2-54 PB TRACT 8 E1/2 BLK 88
484217010081	4201 VINKEMULDER RD	PALM BEACH FARMS 2-54 PB TRACT 8 W1/2 BLK 88
484217010100	4551 NW 39 AVE	PALM BEACH FARMS 2-54 PB TR 10 LESS W 165 BLK 88,LESS N 5 FOR R/W PER MISC MAP 3-33 B
484217010101	4000 VINKEMULDER RD	PALM BEACH FARMS 2-54 PB TR 10 W 165 LESS N 10 FOR RD BLK 88
484217010110	4060 VINKEMULDER RD	PALM BEACH FARMS 2-54 PB TR 11 LESS E 165 LESS N 10 FOR RD BLK 88
484217010111	4020 VINKEMULDER RD	PALM BEACH FARMS 2-54 PB TR 11 E 165 LESS N 10 FOR RD BLK 88
484217010120	4100 VINKEMULDER RD	PALM BEACH FARMS 2-54 PB TR 12 LESS N 10 FOR RD BLK 88
484217010130	4200 VINKEMULDER RD	PALM BEACH FARMS 2-54 PB TR 13 LESS E1/2 BLK 88
484217010140	4300 VINKEMULDER RD	PALM BEACH FARMS 2-54 PB TR 14 LESS N 10 FOR RD BLK 88
484217010150	4360 VINKEMULDER RD	PALM BEACH FARMS 2-54 PB TR 15 LESS E1/2 LESS N 10 FOR RD BLK 88
484217010151	4320 VINKEMULDER RD	PALM BEACH FARMS 2-54 PB TRACT 15 E1/2 BLK 88
484217010210	NW 43 ST	PALM BEACH FARMS 2-54 PB TRACT 23 BLK 88
484217010220	4211 NW 43 ST	PALM BEACH FARMS 2-54 PB TR 24 W1/2 BLK 88
484217010221	NW 43 ST	PALM BEACH FARMS 2-54 PB TR 24 E1/2 BLK 88
484217010230	4161 NW 43 ST	PALM BEACH FARMS 2-54 PB TR 25 W1/2 BLK 88
484217010231	4161 NW 43 ST	PALM BEACH FARMS 2-54 PB TR 25 E1/2 LESS S 15 BLK 88
484217010240	4061 NW 43 ST	PALM BEACH FARMS 2-54 PB TRACT 26 LESS N1/2 BLK 88
484217010241	4065 NW 43 ST	PALM BEACH FARMS 2-54 PB TR 26 N1/2 BLK 88
484217010250	4341 NW 39 AVE	PALM BEACH FARMS 2-54 PB TR 27 LESS S 231 & LESS POR DESC AS:BEG NE COR SAID TR 27,W 506, S 222,E 240,SE 105.6,E 165,N 246 TO POB BLK 88
484217010251	4301 NW 39 AVE	PALM BEACH FARMS 2-54 PB TR 27,S 231 LESS W 188.58 BLK 88
484217010252	4361 NW 39 AVE	PALM BEACH FARMS 2-54 PB POR OF TR 27 DESC AS:BEG NE COR SAID TR 27,W 506,S 222,E 240, SE 105.604,E 165,N 246 TO POB BLK 88
484217010253	4301 NW 39 AVE	PALM BEACH FARMS 2-54 PB TR 27,W 188.58 OF S 231 BLK 88
484217010260	3900 NW 43 ST	PALM BEACH FARMS 2-54 PB PT OF TR 28 DESC AS BEG NE COR OF SAID TR 28,S 658.98 TO SE COR OF TR 28,WLY 184.98,NLY 659.05 TO N/L OF TR 28,ELY 180.86 TO POB BLK 88
484217010270	4000 NW 43 ST	PALM BEACH FARMS 2-54 PB TR 28 WLY1/2 AC,TR 29 E1/2 OF TR BLK 88
484217010271	4070 NW 43 ST	PALM BEACH FARMS 2-54 PB TR 29 W1/2 BLK 88
484217010272	3920 NW 43 ST	PALM BEACH FARMS 2-54 PB PORTION OF TR 28 DESC AS COMM AT NE COR OF SAID TR 28,WLY 316.10 TO POB,CONT WLY 162.18,SLY 659.13 TO PT ON S/L OF SAID TR, ELY 162.18,NLY 659.07 TO POB BLK 88
484217010273	3910 NW 43 ST	PALM BEACH FARMS 2-54 PB TR 28 W 135.24 OF E 316.10 BLK 88
484217010280	4100 NW 43 ST	PALM BEACH FARMS 2-54 PB TR 30 BLK 88
484217010290	4350 NW 43 ST	PALM BEACH FARMS 2-54 PB TR 31 E1/2 BLK 88
484217010291	4250 NW 43 ST	PALM BEACH FARMS 2-54 PB TR 31 W1/2 BLK 88
484217010460	WILES RD	PALM BEACH FARMS 2-54 PB PORTION OF BLOCK 88 AS DESC IN OR 49412/338
484217050010	4150 VINKEMULDER RD	THE SAINTS ESTATE 153-32 B TRACT 'A'

Please Join Us

Please be advised that the initial invitation sent to residents referenced the incorrect date for the stakeholder meeting. The meeting will be held on Tuesday, November 14th, 2023 at 6:00 pm, as referenced below. The initial invitation referenced Wednesday, November 15th, which is incorrect. We apologize for any confusion this may have caused.

The City of Coconut Creek is holding a stakeholder meeting to create a common vision for the Vinkemulder Neighborhood. The purpose of this meeting is to obtain input from residents on neighborhood identity, preservation, and the enhancement of equestrian and agricultural character in the area.

Property owners, residents, and business owners whose property is within or adjacent to the Vinkemulder Neighborhood are invited to the meeting. This will be a facilitated and interactive public meeting to review and discuss existing conditions and observations, neighborhood strengths, potential weaknesses, and future opportunities.

The goal of this meeting is to carefully determine and evaluate the neighborhood's unique identity and establish a common vision for the future. We hope you will join us!

Tuesday, November 14th, 2023

6:00pm – 8:00pm

City Commission Chambers
Coconut Creek City Hall
4800 West Copans Road

Vinkemulder Neighborhood Stakeholder Meeting 11/14/2023 #1

	Name (printed)	Address	Phone Number	Email (printed)
1	JOSEPH PASTURA	4060 VINKEMULDER	9515-7385	JPASTURA@YAHOO
2	KAMRAN AJAMI	3900 NW 43ST	9-8733999	AJAMIK@Gmail.com
3	Jim Tigh	4101 Vinkemulder Rd	954-923-3333	jimmyt@cpmlawn.com
4	Joe Watt	4000 NW 43rd Ave	9-997-0328	Bassap@Yahoo.com
5	MATT KERRICK	41200 Vinle. Rd	75224098	Kerrick@Yahoo.com
6	Biselle Iorio	4534 San Pelline Dr	6464135573	TISEEUT@Yahoo.com
7	FRED IORIO	4534 San Mellin Dr	718-594-5010	TOKENIOOFRED@aol.com
8	Leah Clauslin	4341 NW 39th Ave	954-254-6521	abbu@tomorrowrainbow.org
9	Lobby Mosher			
10	Maritsa Yzaguirre	3920 NW 43rd	561-7580574	maritsa@obtainimgmastery.com
11	Ejahn Cook	4201 Vinkemulder Rd	561-301-8672	Ejahn@spiritualm.com
12	Deann Bland	4100 Vinkemulder Rd	234/614-1130	DBASTITCH@Gmail.com
13	DREW PHILLIPS	4320 VINKEMULDER	954-6860137	HosePitt4320@gmail.com
14	Dawn West	4000 NW 43rd St	954-5205901	Dawn West
15	LISA BOLSKY	4250 NW 43rd St	710-5334624	LISA BOLSKY LISA@bolsky.com
16	Isabelle Kelley	4599 San Pelline Dr	954-3360050	IsabelleKelley@Yahoo.com
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Vinkemulder Neighborhood Stakeholder Meeting 11/14/2023 #1

	Name (printed)	Address	Phone Number	Email (printed)
1	Sharon D'Arcy	4065 NW 43rd St	254-9769	Darredt
2	John Tight	4101 Vinkemulder	954-675-5054	Darredt13@aol.com
3	Meredith Hopper	4101 Vinkemulder	954-973-3333	completoproperty@gmail.com
4	McKenzie Watt	4000 NW 43rd St.	954-914-8916	mwattperformance@gmail.com
5	Bryant Mays	4360 Vinkemulder	754-366-0994	pompanoexp@gmail.com
6	Blair Barone	4250 NW 43rd St	561-860-1404	DR BLAIR BARONE
7	Jeff Barker	4575 San Mellin	561-445-3362	@gmail.com
8	Dana Ventrice	4350 NW 43rd St	561-283-5375	dventrice7@gmail.com
9	Chris Ventrice	↓	561-703-9250	
10	Jennifer Gross	4211 NW 43rd St	954-729-9996	jengross@yahoo.com
11	"	22 Royal Palm Way	"	
12	"	Boca Raton	"	
13	Nael D'Arcy	4065 NW 43rd St.	954-937-2892	
14	Lisa Quintin	4000 NW 43rd St	954-46828	Peacefulhills7@gmail.com
15	Elan Vinkemulder	2601 Vinkemulder		
16	Jeff Hurler	4000 NW 43rd St	561-573-6001	JeffH@KaniMcGraw.com
17	Larry Agatstein	4509 San Mellin	954-520-8180	Lagatstein@yahoo.com
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Please Join Us

The City of Coconut Creek is holding a second stakeholder meeting to create a common vision for the Vinkemulder Neighborhood. The purpose of this meeting is to present findings and observations from the first input meeting and to discuss ideas on how to preserve neighborhood identity, and the enhancement of equestrian and agricultural character in the area.

Property owners, residents, and business owners whose property is within or adjacent to the Vinkemulder Neighborhood are invited to the meeting. This will be a facilitated public meeting to review and discuss existing conditions and observations, neighborhood strengths, potential weaknesses, and future opportunities.

The goal of this meeting is to carefully determine and evaluate the neighborhood's unique identity and establish a common vision for the future. We hope you will join us!

Wednesday, March 6, 2024

6:00pm – 8:00pm

City Commission Chambers
Coconut Creek City Hall
4800 West Copans Road

Vinkemulder Neighborhood Study Community Meeting #2

March 6, 2024

Name

Address

Phone Number

Email

Meredith Hopper / 4101 Vinkemulder Rd. / 954.973.3333 / MeredithH@cpmlawn.com

Ejok Cook / 4201 Vinkemulder Rd / 954-903-1772 / ejok@spitfire.com

Jessica Simpson 4550 San Melina Dr. 954-303-3510 jrod107@gmail.com

Mckenzie watt 4000 NW 43rd St / 954-914-8916 / xomckenzie02@yahoo.com

odg Talbot

Vinkemulder Neighborhood Study Community Meeting #2

March 6, 2024

Name	Address	Phone Number	Email
Joe Watt	4000 NW 43 ST	954 997-0328	Bassapay@yahoo
DREW Phillips	4326 VINK.	954 654 0137	duphillips111@gmail
MATT KRIPLEAN	4200	754 224 0968	
John Tight	4101 Vinkemulder	954 675-5054	JohnTight@comcast.net
Dawn Watt	4000 NW 43 ST	954-520-5501	wattsknowhows@gmail
JOE PASTURA	4060 VINK.	9-515-7385	JPastura@YAHOO
Abby Mosher	4341 NW 39 Ave	954-254-6521	abby@TomorrowsRainbow.org
Kamron Ajami	354-873889	3900 NW 43 ST	Ajamik@gmail.com
Bryant Moyer	754-366-0994	4360 Vinkemulder	
Shyan Soogra	954-234-6597		SOOGRA@Live.com
Jeff & Maria Huntley	561-573-6004		JEFF@ISITFamilyGroup
Jeff Robinson	4100 Vinkemulder	561.267.0252	jeff.robinson.265@cs.cmu.edu
NOEL DARCY		954.937-2892.	DARRED13@AOL.com

Vinkemulder Neighborhood Study Community Meeting #2
March 6, 2024

Name	Address	Phone Number	Email
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Baran Kerposka	4250 NW 43rd St Coconut Creek	(754) 757-4503	
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