

CITY OF COCONUT CREEK NOTICE OF REZONING TO ADOPT THE VINKEMULDER EQUESTRIAN NEIGHBORHOOD OVERLAY AREA

The City of Coconut Creek proposes to amend the City of Coconut Creek zoning map for the Vinkemulder Neighborhood as follows:

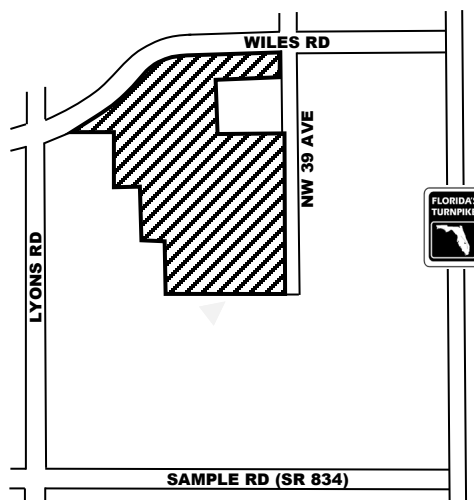
ORDINANCE NO. 2025-026

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, ADOPTING THE “VINKEMULDER NEIGHBORHOOD MASTER PLAN” PREPARED BY BERMELLO AJAMIL; AMENDING THE CODE OF ORDINANCES OF THE CITY OF COCONUT CREEK BY AMENDING CHAPTER 13, “LAND DEVELOPMENT CODE,” ARTICLE III, “ZONING REGULATIONS,” DIVISION 1, “GENERALLY,” SECTION 13-295, “DEFINITIONS,” PROVIDING FOR NEW DEFINITIONS, AND DIVISION 2, “ZONING CLASSIFICATIONS AND GENERAL REQUIREMENTS,” SECTION 13-319, “ZONING OVERLAY AREAS,” BY ENACTING SUBSECTION 13-319(c)(4), “VINKEMULDER EQUESTRIAN NEIGHBORHOOD OVERLAY AREA,” ADOPTING A ZONING OVERLAY AREA FOR THE AREA GENERALLY LOCATED SOUTH OF WILES ROAD, WEST OF TRADEWINDS PARK, NORTH OF THE FLORIDA POWER AND LIGHT EASEMENT, AND EAST OF LYONS ROAD, AND EXCLUDING THE SAN MELLINA AND COQUINA SUBDIVISIONS, AND IMPLEMENTING THE STANDARDS AND POLICIES THAT GUIDE DEVELOPMENT OF THE VINKEMULDER NEIGHBORHOOD WITHIN THE PROPERTY LEGALLY DESCRIBED IN THE ENACTING LANGUAGE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

A Public Hearing by the City of Coconut Creek City Commission will be held on August 7, 2025, at the Coconut Creek Government Center, 4800 West Copans Road, Coconut Creek, Florida 33063, commencing at 7:00 p.m. for second reading and adoption of the proposed ordinance.

Any and all interested parties may appear in person and speak at the meeting. A copy of the proposed ordinance, staff reports, and related backup documents is available for public inspection:

- Online by accessing the August 7, 2025, City Commission



Meeting Agenda at
www.coconutcreek.net/clerk/agendas-minutes; or

- By phone through the City Clerk Department at (954) 973-6774, during business hours:
Monday through Thursday, 7:00 a.m. to 6:00 p.m.

This meeting will also be broadcast live for remote viewing via the following platforms:

- City Website Livestream:
www.coconutcreek.net/livestream
- CreekTV YouTube Channel:
www.youtube.com/creektv

**NOTICE REGARDING
APPEALS (F.S. 286.0105):**

If any person, firm, or corporation decides to appeal any decision made by the above City Commission with respect to any matter considered at such meeting or hearing, they will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence, if any, upon which the appeal is to be based.

ADA NOTICE:

In accordance with the Americans with Disabilities Act, any person with a disability who requires assistance to participate in said meeting may contact the City Clerk Department at 954-973-6774 at least two (2) days prior to said meeting.

City of Coconut Creek
August 1, 2025