



VINKEMULDER NEIGHBORHOOD MASTER PLAN

RECOMMENDATIONS REPORT – SUMMER 2025

Bermello Ajamil

A WOOLPERT COMPANY



ACKNOWLEDGEMENTS

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TABLE OF CONTENTS

1.	PROJECT OVERVIEW	1
	BACKGROUND.....	1
	PURPOSE.....	2
	SCOPE OF WORK.....	2
2.	EXISTING CONDITIONS ANALYSIS	3
	SUMMARY OF OBSERVATIONS.....	3
	SUPPORTING GRAPHICS.....	8
3.	COMMUNITY ENGAGEMENT	15
	WORKSHOP #1.....	15
	CITIZEN'S MASTER PLANS.....	20
	WORKSHOP #2.....	22
4.	VINKEMULDER NEIGHBORHOOD MASTER PLAN	25
	MASTER PLAN THEMES.....	25
	MASTER PLAN VISION.....	28
	KEY PROJECTS AND RECOMMENDATIONS.....	30
5.	IMPLEMENTATION FRAMEWORK	41
	LAND USE STRATEGY.....	41
	ZONING OVERLAY.....	42



Figure 1. Birdseye View of the Vinkemulder Neighborhood

1. PROJECT OVERVIEW

BACKGROUND

The Vinkemulder Neighborhood, located within the City of Coconut Creek, is renowned for its distinctive equestrian character and rural charm. Recognizing the need to preserve and enhance these unique attributes amidst modern development pressures, the City's Sustainable Development Department initiated a comprehensive planning process. This initiative sought to align future growth with the community's vision while maintaining the neighborhood's integrity.

The planning process began with site visits and detailed observations in August 2023 to assess the current conditions. These observations highlighted key aspects such as existing infrastructure, land use patterns, and community dynamics,

providing a foundational understanding of the neighborhood's strengths and areas for improvement.

On November 14, 2023, a pivotal community planning workshop was held at the City's Commission Chambers. Approximately 30 neighborhood residents, stakeholders, and City officials participated in interactive discussions on various topics, including traffic management, equestrian amenities, neighborhood identity, and infrastructure improvements. The insights and feedback from these sessions would become instrumental in shaping the goals and recommendations of the Master Plan.

On March 6, 2024 the follow-up community planning workshop was hosted by the City in its Commission Chambers. Nearly 30 City Stakeholders attended the final public workshop to engage with the City, who presented the draft planning recommendations and improvements that would be proposed as part of the master plan.

VINKEMULDER NEIGHBORHOOD MASTER PLAN

The culmination of these efforts was the development of a Zoning Overlay District, designed to preserve the neighborhood's equestrian and agriculture heritage while promoting sustainable development and enhancing residents' quality of life. In conjunction with the master plan document, the Vinkemulder Neighbors and the City have outlined a clear path forward for the future of their shared piece of Coconut Creek.

PURPOSE

The primary purpose of this study was to develop a comprehensive master plan for the Vinkemulder Neighborhood that preserves its unique equestrian character while establishing realistic expectations for future redevelopment. This plan aims to address current challenges, enhance community amenities, and ensure a cohesive vision for future growth. By engaging residents, stakeholders, and local expertise, the study identifies key issues, gathers valuable input, and proposes actionable recommendations that align with the community's values and aspirations. Ultimately, the goal is to create a balanced and thriving neighborhood that preserves its identity and quality of life.

SCOPE OF WORK

The Scope of Work for the Vinkemulder Neighborhood Master Plan encompasses a comprehensive set of tasks designed to ensure a thorough understanding and effective planning process. These tasks include:

SITE ASSESSMENTS AND DATA COLLECTION:

- » Conduct detailed site visits to gather data on existing conditions, land use patterns, infrastructure, and community amenities.
- » Observe current traffic mobility, safety concerns, and environmental conditions within the neighborhood.

COMMUNITY ENGAGEMENT AND WORKSHOPS:

- » Organize public workshops and meetings with neighborhood residents, stakeholders, and City officials to gather input and feedback.
- » Facilitate interactive sessions to discuss key issues such as traffic management, equestrian amenities, neighborhood identity, and infrastructure improvements.

STAKEHOLDER COLLABORATION:

- » Collaborate with the City's Sustainable Development Department, elected officials, and the consultant team to ensure a cohesive approach.
- » Maintain open communication channels with all stakeholders throughout the planning process.



Figure 2. Vinkemulder Neighborhood Along NW 39th Avenue (Existing)



Figure 3. Vinkemulder Neighborhood Concrete Greenway (Existing)

DEVELOPMENT OF A ZONING OVERLAY DISTRICT:

- » Draft specific zoning overlay to preserve the equestrian character of the neighborhood.
- » Ensure the overlay district addresses land use, traffic calming, equestrian amenities, infrastructure improvements, and environmental concerns.

DRAFTING THE MASTER PLAN:

- » Compile the collected data, community feedback, and recommendations into a comprehensive Master Plan document.
- » Provide clear and actionable recommendations to guide future development and maintain the neighborhood's unique identity.

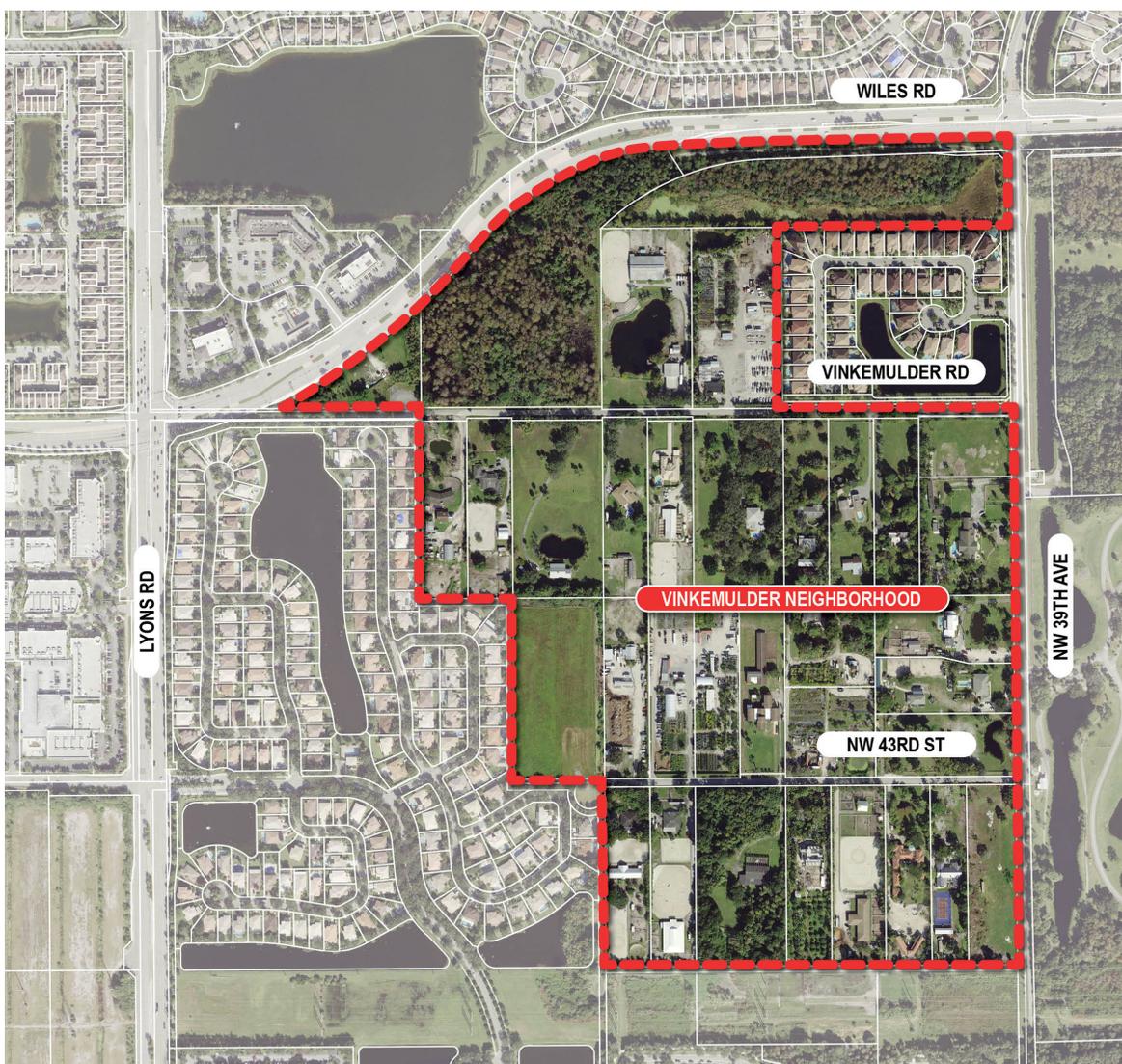


Figure 4. Vinkemulder Neighborhood

2. EXISTING CONDITIONS ANALYSIS

SUMMARY OF OBSERVATIONS

INTRODUCTION

As part of the initial phase of the Vinkemulder Neighborhood Regulating Plan and Overlay District Recommendations, BA with representatives from the City of Coconut Creek Sustainable Development Department conducted an initial site visit to the Vinkemulder Neighborhood in the City of Coconut Creek, Florida. This visit aimed to gain firsthand knowledge of the Neighborhood's current conditions, characteristics, and unique features. This site visit allowed the Team to better understand the context in which to base the development of the regulating plan and overlay district recommendations.

During the site visit, the Team focused on several key aspects of the Neighborhood, including its context, circulation and connectivity, natural features and landscaping, and existing private property and frontage. The Team also noted the Neighborhood's strengths, areas for improvement, and potential opportunities for future improvements.

The following is a summary of observations, which serve as a foundational piece in the preliminary planning process. These observations guide the development of preliminary findings, draft planning recommendations, and final planning recommendations.

NEIGHBORHOOD CONTEXT

Understanding the context of a neighborhood is a critical aspect of the preliminary planning process. It involves a visual examination of the neighborhood's physical, social, and economic aspects

VINKEMULDER NEIGHBORHOOD MASTER PLAN

and its relationship to the broader city or region. During the site visit, the focus was on observing and understanding these contextual elements. This included the Neighborhood's location characteristics and land use patterns. These observations provide a solid foundation for the planning recommendations, ensuring they are sensitive to the Neighborhood's unique context and contribute positively to its future evolution.

Location Characteristics

The Vinkemulder Neighborhood is approximately 93 acres in Coconut Creek, just east of Lyons Road and west of the Florida Turnpike. The Neighborhood is set off Wiles Road on its north side. The southern limit of the neighborhood abuts an east/west FPL powerline easement.

Land Use Patterns

The Neighborhood's land use patterns are indicative of a homestead estate neighborhood, with farming and nursery uses dispersed throughout. The Neighborhood's eastern boundary is formed by Tradewinds Park, one of Broward County's largest recreational parks. The north side of the Neighborhood is bounded by a large City-owned property that maintains frontage along Wiles Road. This property is not maintained and remains in a natural state. In addition to the natural area is the San Mellina Neighborhood, a gated community that consists of 45 single-family homes. To the south is an FPL powerline transmission easement and the west side of the Neighborhood is bounded by the Coquina development, a larger single-family, residential development with approximately 180 homes.

Three easily identifiable specific uses are prevalent within the Neighborhood. As zoned, most of the properties are estate homes, with large tracts of the property being used for farm/homestead uses. Secondary structures for animals and large open spaces for horses are common. Second, there appear to be several properties being used for landscaping companies. Vehicles, outdoor storage, parking, and landscape material storage were visible from the public ROW along several properties.

CIRCULATION AND CONNECTIVITY

Circulation and connectivity are key elements in shaping the functionality and livability of a neighborhood. They determine how residents and visitors move within the neighborhood and connect to the broader city or region. During the site visit, special attention was paid to the existing circulation patterns and connectivity. This included vehicular traffic routes, pedestrian pathways, and unique to this neighborhood, horseback riding trails. Observations include the quality, safety, and accessibility of these routes and how they connect to key destinations beyond. These observations will inform the planning recommendations, to enhance the Neighborhood's circulation and connectivity, thereby improving its overall accessibility and livability.

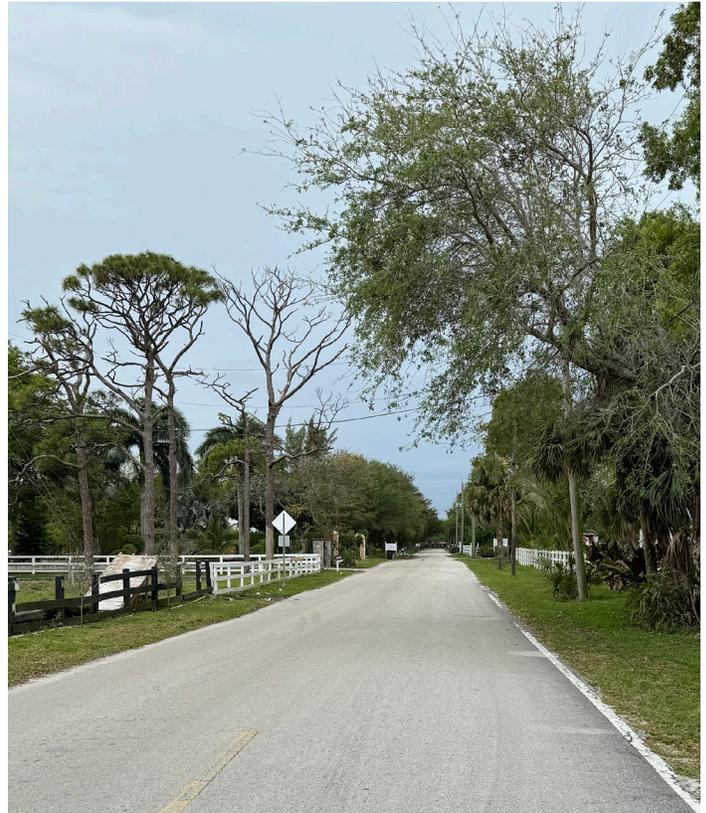


Figure 5. NW 43rd Street Looking West

Vehicular Roadways

The Vinkemulder Neighborhood is only served via Wiles Road from the north off NW 39th Avenue, which separates the Neighborhood's east side from Tradewinds Park. NW 39th appears to be an approximate 70' right-of-way. The ROW is composed of north/south directional travel lanes and a landscape swale area on either side.

There are only two east/west intersecting streets that serve the properties in the Neighborhood, both of which dead-end at their western termini. Vinkemulder Road serves the north half of the properties. It is a two-lane, bidirectional road, paved in asphalt extending to the western limit of the site area, ending at an expansive cul-de-sac dead-end. The south half of the properties in the Neighborhood are served by NW 43rd Street. This street originates at the southern end of NW 39th Avenue. The east/west travel lanes (one-each direction) terminate at the western end of the site at a gated entrance to an open space parcel, owned by the City.

While cul-de-sacs may foster a sense of seclusion and safety, these have limited utility in serving the adjacent properties. They also limit the overall connectivity within the neighborhood. The lack of intermediate connections can make intra-neighborhood travel less efficient and potentially discourage the use of alternative, more sustainable modes of transportation such as walking, cycling, or



horseback. This neighborhood lacks an additional north/south vehicular connection, limiting travel only from each of the east/west streets onto NW 39th Avenue.

Pedestrian Sidewalks

There is a lack of pedestrian sidewalks within the public ROWs of the Vinkemulder Neighborhood. From the north, sidewalks along Wiles Road connect south onto the west side of NW 39th Avenue extending south of Vinkemulder Road for approximately 230'. The remainder of NW 39th Avenue, as well as Vinkemulder Road and NW 43rd Street, are void of any sidewalks within the ROW. During the site visit, it was observed that pedestrians utilize vehicular roadways for pedestrian movement, especially in the east/west direction.

Other Paths/Trails

The secondary pedestrian network consisting of other paths and trails throughout the neighborhood is minimal beyond the availability of the sidewalks along NW 39th Avenue. At the terminus of the sidewalk just south of Vinkemulder Road, there is a faded crosswalk to the east side across the street, where pedestrians can join an approximately 10'-12' wide "concrete greenway" that continues to the main entrance of Tradewinds Park joining their park trail. This path extends south to the limit of the Vinkemulder neighborhood, into the FPL easement, and continues along the south side of the

easement until it connects with sidewalk connections beyond. People on horseback were observed using the vehicular travel ways in the east/west direction during the day of the site visit. In some cases, there are some areas at the periphery of the travel lanes for paths/trails, however, most people use the roadway, given the low intensity of land use in this neighborhood. In some cases, there appear to be "worn" paths on grass, from use. This condition was observed specifically on the north side of Vinkemulder Road, along the San Mellina Neighborhood.

NATURAL FEATURES AND LANDSCAPING

Natural features and landscaping play a vital role in defining the aesthetic appeal, environmental quality, and overall character of a neighborhood. During the site visit, the Team focused on observing the existing natural features and landscaping elements. This included the types and distribution of vegetation, the presence of any significant natural features such as water bodies or topographical elements, and the role of landscaping in private properties and public spaces. Further consideration was made for how these elements contribute to the neighborhood's pedestrian environment, beautification, and for recreational opportunities. These observations will guide our planning recommendations, ensuring that future development respects and enhances the neighborhood's natural environment and landscape features.



Figure 6. NW 39th Avenue Looking South



Figure 7. View South Towards FPL Easement at South Side of Neighborhood



Figure 8. Tradewinds Park

General

There is a good landscape environment around the Neighborhood. Despite the minimal amount of regular landscape available within the ROW, there is significant landscape immediately adjacent along the private frontages. In some cases, specifically along Vinkemulder Road, there is a significant tree canopy for a good majority of the street. NW 39th Avenue is a stark contrast to this significant canopy. At the time of planning for the San Mellina Development, there was an additional setback on the west side of the street. This area is planted with regular street trees, shrubs, and ground cover. The remaining portion of the ROW is underplanted, given the ROW width.

Once away from the private street frontages and access to the private properties, there is a good amount of mature landscaping and water bodies, creating a naturally serene, old Florida environment internal to the properties.

Tradewinds Park

Tradewinds Park is one of Broward County's largest. It extends 2 miles from north to south and occupies approximately 620 acres of diversely programmed open spaces, just west of the Florida Turnpike. The park is bifurcated by Sample Road, creating two distinct use profiles on either side. The south side is programmed with more active uses, including disc golf, a fishing lake, athletic

fields, and the world-famous Butterfly World. The north side, which is along the eastern edge of the Neighborhood is more passive in nature, with horse stables, paths, an educational farm, and model steam train rides. There are paved paths throughout the south side of the park, cumulative length totaling 1.75 miles. In addition, the park has several 5K courses along the roadways used for runs, walks, and different fitness events throughout the year.

City-Owned Property along Wiles Road

There are approximately 20 acres of land on the south side of Wiles Road that forms the northern boundary of the Neighborhood. This site is unoccupied due to the thickly planted forest and understory currently on the site, in its natural form. Along Wiles Road, there is a sidewalk and equestrian trail. The City's Trails Plan indicates a concrete greenway springing from the equestrian trail south into the neighborhood. During the site visit, the site experienced significant rainfall, so the water level appeared abnormally high on the site. In addition, illegal garbage dumping was observed on portions of the open space on the south side.

City-Owned Property

The City of Coconut Creek owns an approximate 5-acre parcel at the center of the neighborhood. The property is currently composed of a large grass-open field, surrounded by landscaping at the periphery to provide a suitable buffer for the open space. Access to the property is only available at the terminus of NW 43rd Street, as there is no additional street frontage to serve the land. The City-owned property may be an ideal candidate for additional equestrian programming as a City recreation facility.

Neighborhood Buffer

Separating the Coquina residential development from the western boundary of the Vinkemulder Neighborhood is an approximately 25' buffer for the full length of the shared property line. During the visit, this buffer was observed as a depressed area, planted with grass, and landscaped with trees of various sizes and scales. Given the length and size of the property, along with the fact that it is platted property, this buffer may provide unique potential to serve the residents of the immediate vicinity.

EXISTING PRIVATE PROPERTY AND FRONTAGE

Private property and frontage characteristics significantly contribute to a neighborhood's overall character and functionality. During the Team's site visit special observations of the existing private properties and their frontages were noted. This included the size and configuration of the lots, the placement and orientation of buildings on the lots, the types, and conditions of frontage (such as fences, walls, hedges, or open lawns), and the relationship between private property and public spaces like streets and sidewalks. The Team also noted how these elements contribute to aspects like privacy, accessibility, and the overall streetscape. These



observations will be instrumental in planning recommendations, ensuring that recommendations find a balance between private properties and the collective aesthetic and functional identity of the neighborhood.

Lot Configuration

Most of the lots within the neighborhood are 165' x 660' deep. They are oriented north-south, back-to-back, with frontages along Vinkemulder Road on the north or NW 43rd Street on the south. In some instances, there are double lots, oriented in the same direction. Fronting NW 39th Avenue are several lots with different dimensions.

Building Placement

The general nature of the lot dimensions provides parcels with primary buildings setback deeper into the site. Depending on the use of the property, there are expansive open spaces filled with landscaping and in some cases lakes. Where more utilitarian uses are on site, the properties have large dirt/parking areas for staging, maintenance, or other vehicle parking. Buildings range from 1- to 2-story and are mostly estate typologies. On many of the sites, there are accessory buildings. These accessory uses complement the main building type, in most cases relating to support uses for farming, landscape businesses, or similar.

Frontage Characteristics

The property's private frontages are utilized for access to the single-loaded properties within the neighborhood. Each parcel maintains a minimum two-lane width driveway providing access to their individual properties. The remainder of the lot's property frontage is finished with landscaping/hedges/trees, wooden/chain link fencing, or brick masonry walls, depending on the use/characteristics of the lot's development. In some instances, code compliance issues were observed with illegal storage/dumping within the frontage and visible from the street. In other instances, old vehicles/storage containers, or other machinery are stored along the frontage of the properties. In these cases, the neighborhood does appear to be in worn condition. Stricter code compliance and enforcement may be explored, however, would be a policy decision to be considered.

STRENGTHS, WEAKNESSES, AND OPPORTUNITIES FOR IMPROVEMENT

The following section provides a comprehensive overview of the Vinkemulder Neighborhood, focusing on its strengths, weaknesses, and opportunities for improvement. This analysis is based on a detailed review of the neighborhood's current conditions, characteristics, and unique features, as outlined in the memo provided. The strengths highlight the neighborhood's unique assets and positive attributes, the weaknesses identify areas that require attention or improvement, and the opportunities suggest



Figure 9. NW 43rd Street Looking East Towards Tradewinds Park

potential strategies for enhancing the neighborhood's overall livability, functionality, and aesthetic appeal. This three-pronged approach provides a balanced perspective on the neighborhood's current state and future potential, serving as a valuable guide for the subsequent planning process.

Strengths

- » Unique Context and Character: The Vinkemulder Neighborhood has a unique context and character, with its homestead estate neighborhood pattern and a mix of uses including farming, nursery, and residential. Its location near Tradewinds Park and other natural features add to its appeal.
- » Natural Features and Landscaping: The neighborhood is rich in natural features and landscaping, with significant tree canopy, mature landscaping, and water bodies. The presence of Tradewinds Park and both City-owned properties further enhance the natural environment.
- » Existing Private Property and Frontage: The neighborhood has a variety of lot configurations and building placements, contributing to its unique character. The private frontages, despite some issues, add to the neighborhood's aesthetic appeal.

Weaknesses

- » Lack of Community Identity: Understanding the Neighborhood's

unique characteristics, such as the estate character, equestrian trails/farmlands, and proximity to Tradewinds Park, go under-emphasized. This results in the neighborhood feeling generic or indistinguishable from other areas and may impact residents' sense of community and greater attachment to the place.

- » Limited Circulation and Connectivity: The neighborhood's circulation and connectivity are limited, with only a few vehicular roadways and a lack of pedestrian sidewalks. This could make intra-neighborhood travel less efficient and discourage the use of alternative modes of transportation.
- » Lack of Pedestrian Infrastructure: The lack of pedestrian sidewalks within the public ROWs and the minimal secondary pedestrian network could pose safety risks and limit pedestrian movement.
- » Code Compliance Issues: There are apparent code compliance issues, with illegal storage/dumping within the frontage and visible from the street. This could detract from the neighborhood's overall aesthetic appeal.

Opportunities for Improvement

- » Enhance Circulation and Connectivity: There's an opportunity to enhance the neighborhood's circulation and connectivity by enhancing vehicular roadways, adding pedestrian sidewalks, and bike lanes/paths or horseback riding trails. Where public right-of-way is lacking, additional means of expanding the ROW through road width reduction or working with property owners to identify additional opportunities, within the setback.
- » Improve Pedestrian Infrastructure: The pedestrian infrastructure could be improved by adding more sidewalks within the public ROWs and expanding the secondary pedestrian network. Further consideration to program the neighborhood buffer area may enhance pedestrian mobility.
- » Address Code Compliance Issues: Stricter code compliance and enforcement could help address the issues of illegal storage/dumping and improve the neighborhood's overall aesthetic appeal.
- » Leverage Natural Features and Landscaping: The neighborhood's rich natural features and landscaping could be further leveraged to enhance its aesthetic appeal, environmental quality, and overall character. This includes adding more green space, improving the maintenance of existing ones, and incorporating more native plants in the landscaping of the public ROW.
- » Utilize City-Owned Property: The City-owned property could be utilized for additional equestrian programming or other recreational facilities, enhancing the neighborhood's amenities and recreational opportunities. Additional connection points shall be explored using the City's property to complete the pedestrian "loop."

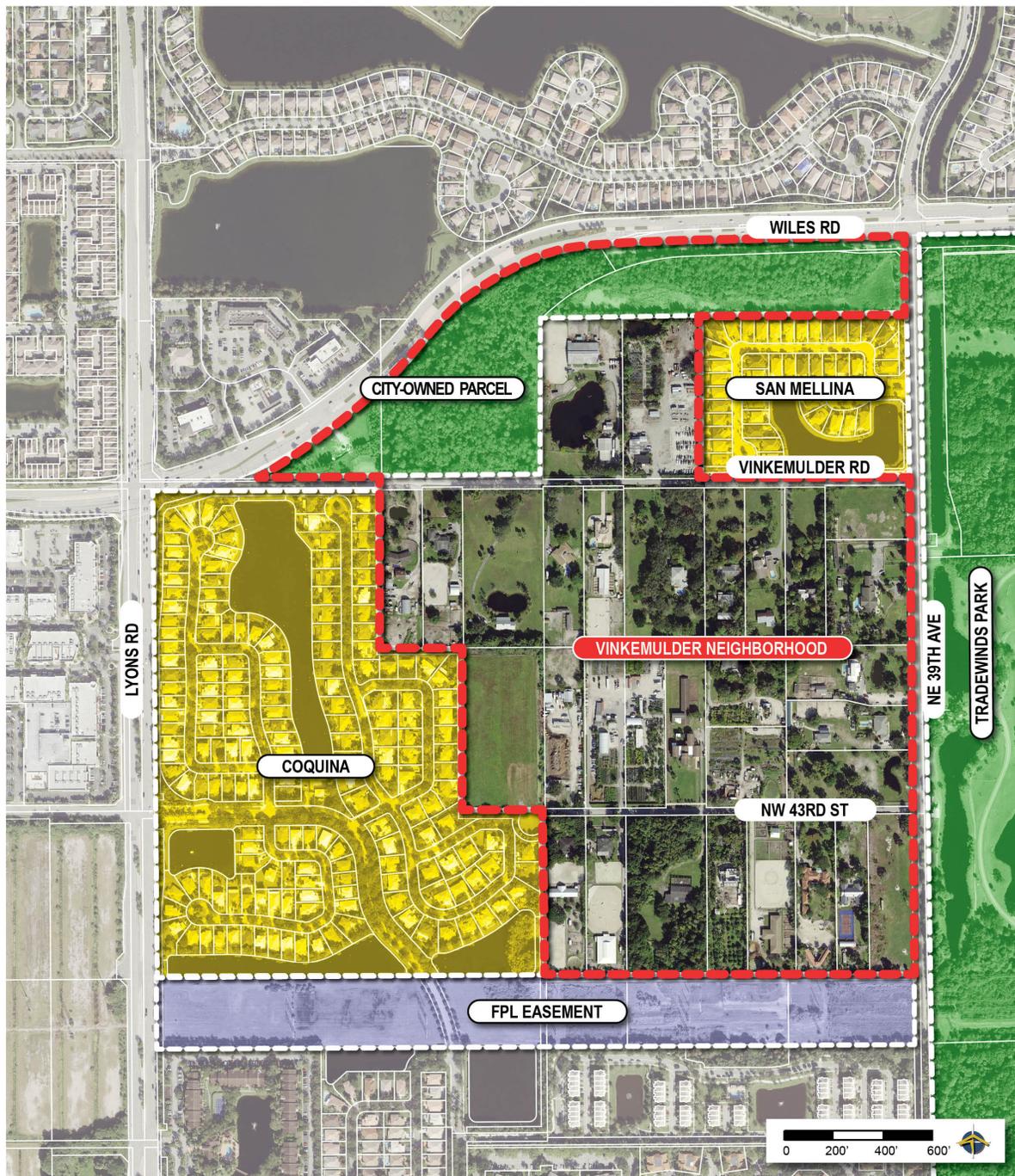
- » Explore Partnerships to Acquire More Property: Significant properties were identified for acquisition during the site visit. The City may explore partnerships to expand open space recreation areas, or the utilization of future dedicated easements to provide better access to the City's property and enhanced internal mobility.
- » Improve Frontage Characteristics: The frontage characteristics of the properties could be improved to enhance the neighborhood's aesthetic appeal and functionality. This could include adding more landscaping/hedges/trees, improving the conditions of fences or walls, and addressing the issues of the vehicles/storage containers or other machinery stored along the frontage of the properties.
- » Emphasize the Community's Unique Identity: Unique characteristics such as the homestead estate character, the presence of equestrian trails, and the proximity to Tradewinds Park could be leveraged to strengthen the community identity. However, it would be important to engage with the stakeholders to understand their perceptions and aspirations for the neighborhood. A strong neighborhood identity can be fostered through various means, such as distinctive architectural styles, public art, unique landscaping, community events, and local traditions. It can also be influenced by the neighborhood's history, its cultural diversity, and the shared experiences of its residents.

Conclusion

The Vinkemulder Neighborhood offers numerous possibilities for the implementation of sustainable and thoughtful planning, due to its distinctive characteristics and challenges. This comprehensive set of observations and recommendations serves as a guide for future planning tasks. By capitalizing on the neighborhood's strengths, addressing its weaknesses, and taking advantage of opportunities for improvement, this study is an opportunity to enhance the quality of life and ensure the neighborhood's long-term vitality. Moving forward, it is crucial to actively involve the community, stakeholders, and City-officials to ensure that any proposed strategies align with the neighborhood's vision and goals.

SUPPORTING GRAPHICS

On the following pages are planning graphics that were created to aid in the development of planning concepts and recommendations included later in this report. The information contained in these diagrams was assembled from various planning and zoning resources, planning reports, and observational analysis, and intended to depict form determinants and policies that influence the extent of improvements feasible within the Vinkemulder Neighborhood.



VINKEMULDER NEIGHBORHOOD PLAN
NEIGHBORHOOD CONTEXT



Figure 10. Vinkemulder Neighborhood Context

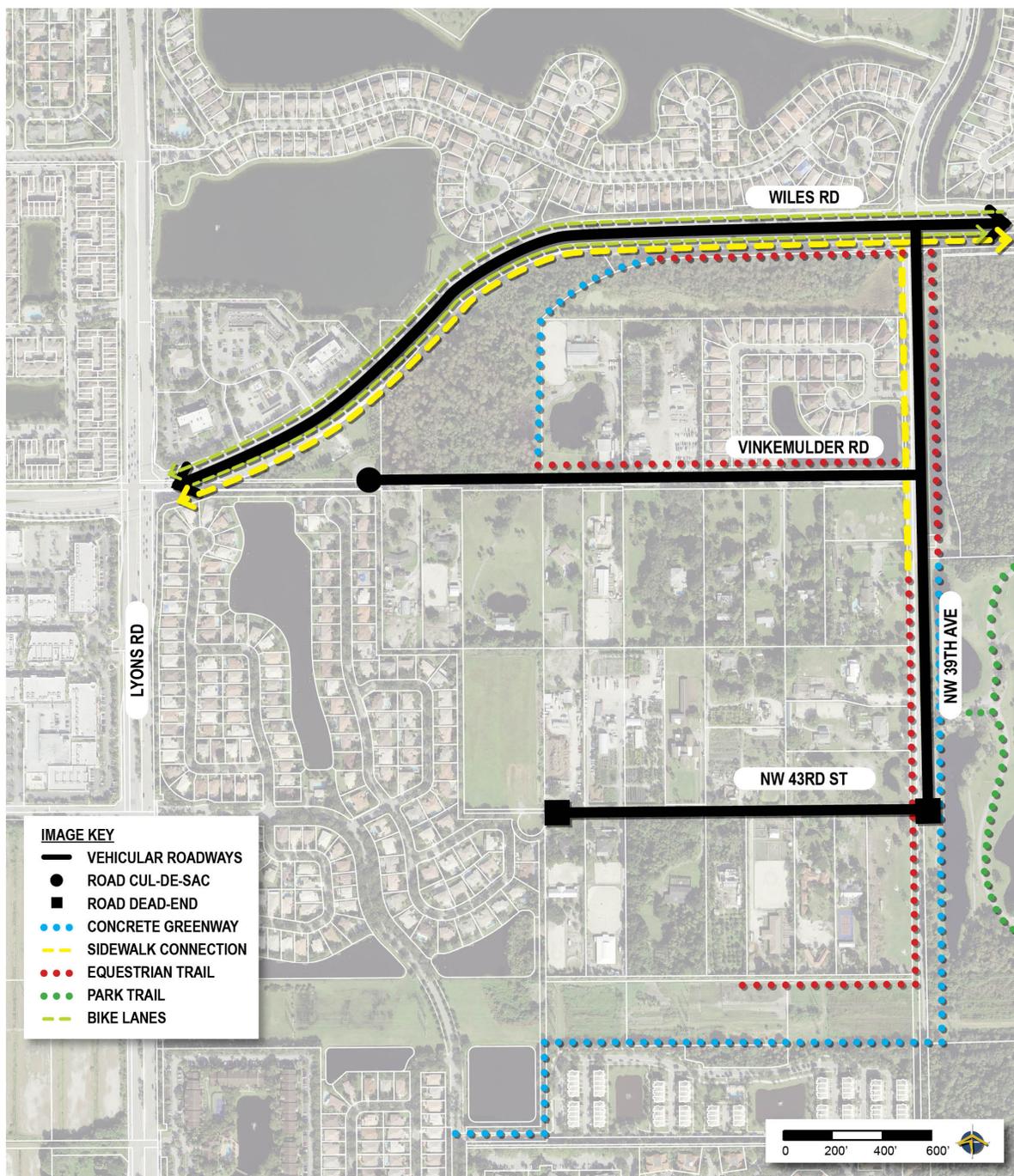
VINKEMULDER NEIGHBORHOOD MASTER PLAN



VINKEMULDER NEIGHBORHOOD PLAN ZONING MAP



Figure 11. Zoning Map

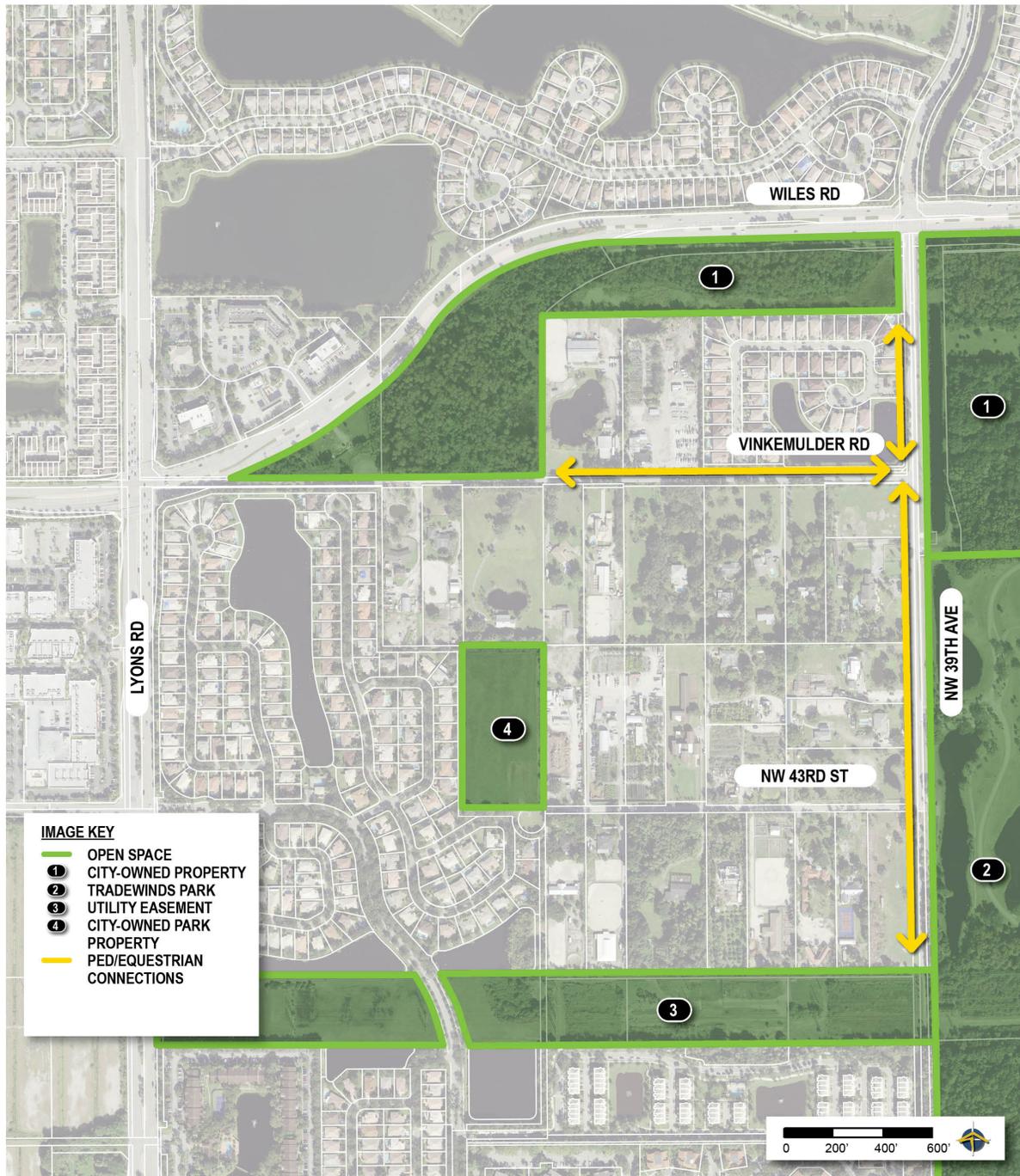


VINKEMULDER NEIGHBORHOOD PLAN
EXISTING NEIGHBORHOOD MOBILITY MAP



Figure 12. Vinkemulder Neighborhood Trails and Paths

VINKEMULDER NEIGHBORHOOD MASTER PLAN





VINKEMULDER NEIGHBORHOOD PLAN

OPEN SPACES MAP



Figure 13. Vinkemulder Neighborhood Green Space Network



VINKEMULDER NEIGHBORHOOD PLAN
ROW CROSS-SECTION KEY MAP



Figure 14. Streetscape Cross-Sections Key Map

VINKEMULDER NEIGHBORHOOD MASTER PLAN

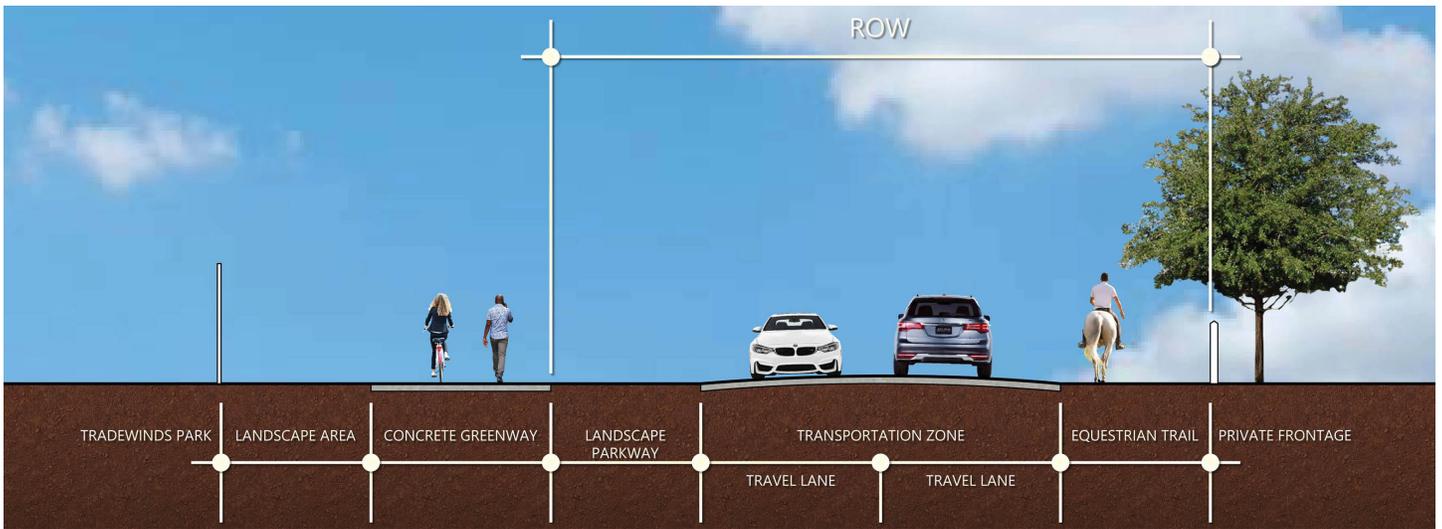


Figure 15. ROW Section "A" - NW 39th Avenue

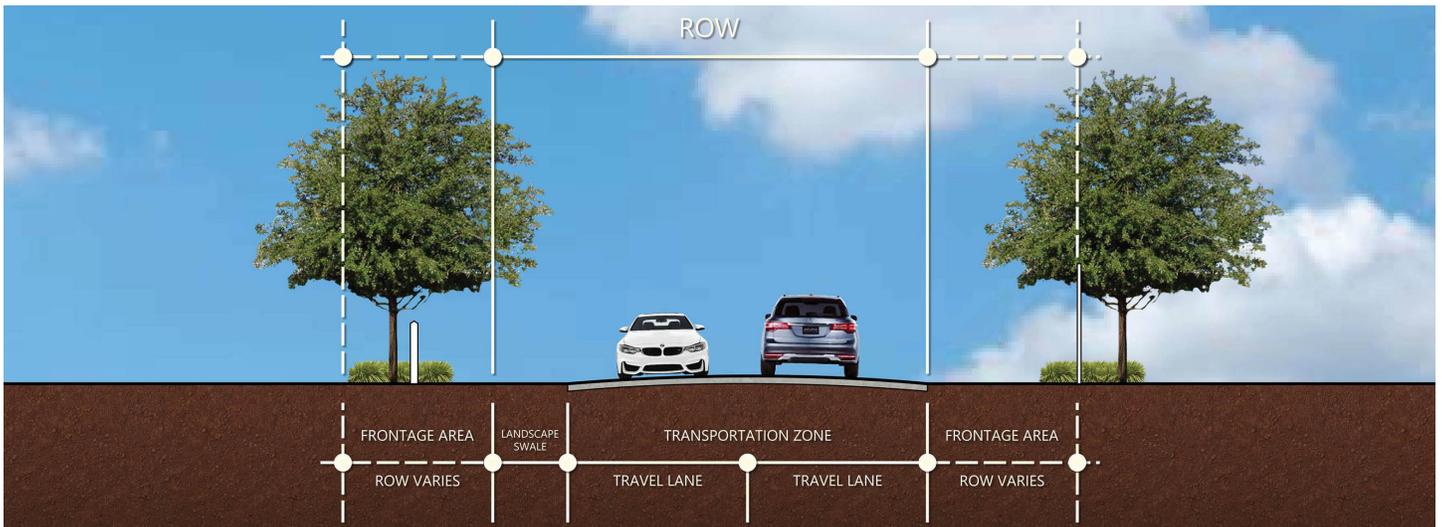


Figure 16. ROW Section "B" - Vinkemulder Road

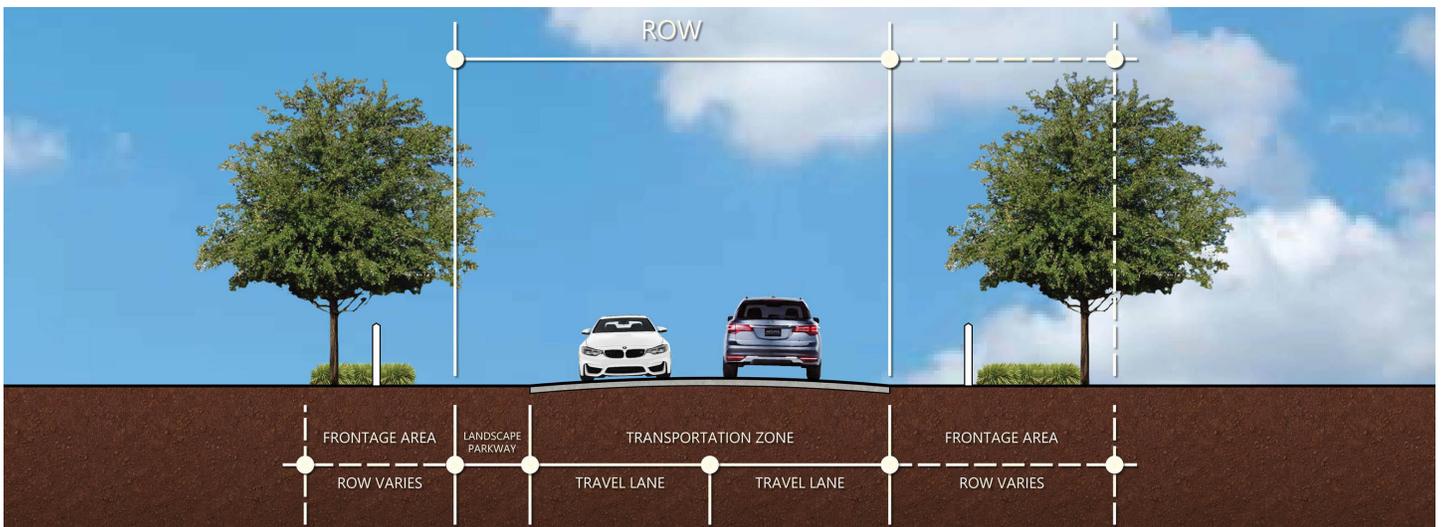


Figure 17. ROW Section "C" - NW 43rd Street



Figure 18. Coconut Creek City Hall

3. COMMUNITY ENGAGEMENT

In the development of the Vinkemulder Neighborhood Master Plan, public engagement played a pivotal role, ensuring that the voices of the community were heard and integrated into the planning process. Recognizing the value of local insights and opinions, two significant public workshops were conducted, serving as cornerstones for collaborative community involvement. These workshops not only provided a platform for residents to express their views, concerns, and aspirations but also fostered a sense of ownership and partnership in shaping the future of their neighborhood. This section documents the approach, discussions, and outcomes of these workshops, highlighting how community input has been instrumental in guiding the development of a master plan that truly reflects the collective vision of the Vinkemulder Neighborhood.

WORKSHOP #1

OVERVIEW

The City of Coconut Creek Sustainable Development Department hosted the Vinkemulder Neighborhood community planning workshop on Tuesday, November 14th, 2023, at the City's Commission Chambers. Approximately 30 members of the neighborhood, stakeholders, City-Staff and City Elected-Officials participated in the workshop to provide input related to the future vision for the Vinkemulder Neighborhood.

The evening's program commenced with opening remarks from Scott Stoudenmire, Director of Sustainable Development. Members of the Consultant's Team from Bermello Ajamil & Partners conducted the workshop, which consisted of a general PowerPoint presentation including team introductions, a project overview, existing conditions reporting, and an outline of observed strengths, weaknesses, and opportunities for the neighborhood. After the presentation, the participants were divided into two (2) groups, which convened in the back of the chambers around a large-scale map of the neighborhood for interactive table sessions. The purpose of these sessions was to discuss different topics with the community, brainstorm ideas, and provide guidance and feedback to the City, for use in the development of the professional recommendations in the neighborhood plan. Discussion topics included, but were not limited to neighborhood identity, open space, neighborhood connectivity, landscape, and buffering. The following is a summary of the public comments received during these table sessions. Following this section are scans of the "Neighborhood Vision Plans," for the area. These are labeled as "1" for Table 1, and "2" for Table 2.

The following input has been categorized into one (1) of five (5) different categories and is presented according to the Table where each comment was discussed. It should be noted that there is a significant overlap between each Table's plan, demonstrating a



Figure 20. Opening Presentation



Figure 19. Individual Table Sessions

consensus on certain items that were discussed.

SUMMARY OF INPUT

Traffic Management and Safety

Table 1

- » Explore passive traffic calming from Wiles Road, southbound onto 39th Street.
 - Look into the availability of ROW space on either side of the street to add new landscaping and street trees to improve canopy and slow drivers entering the neighborhood.
- » Reconsider any changes to the neighborhood that would increase traffic and bring more vehicles into the neighborhood.
 - Do not explore the connection to the wedge-shaped parcel at the western terminus of Vinkemulder Road from Wiles Road.
- » Consider intersection improvements at NW 39th Street and Vinkemulder Road and NW 43rd Avenue to improve pedestrian/horse safety.
 - Consider changes in crosswalk materials or pavement markings at these locations to improve safety for horseback riding. Brick pavers and other “hard” materials are slippery for horses with horseshoes, which is not recommended. If a different crosswalk material is installed, consider something “rubber” or “soft.”
 - Contemplate the installation of intersection lighting to help the visibility of pedestrians/horseback riders at the intersection corners. Presently, there are visibility issues, especially when trailers are taking turns in and out of the streets. The proposed lighting should not be typical overhead cobra head lighting but is preferred to be pedestrian/horse proportioned and limit lighting to the nearby vicinity, while minimizing light spill beyond the intersections. Installed lighting shall be beneath the canopy of trees, so it is effective.
 - Install horse crossing signs with flashing lights, like pedestrian crossing signs with button signalization.

Table 2

- » Propose traffic control measures to preserve the safe movement of traffic and slow speed of vehicles in the neighborhood.
 - Contemplate the use of physical traffic control measures, such as chicanes/bulb-outs that control traffic but permit the safe movement of trucks and trailers throughout the neighborhood.
- » Install pedestrian/horseback-appropriate lighting at critical locations within the neighborhood.



- Locate better lighting levels at Vinkemulder Road and NW 39th Avenue, NW 39th Avenue, and NW 43rd Street, a cul-de-sac at the end of NW 43rd Street, the cul-de-sac at end of Vinkemulder Road to prevent conflicts with horse riding and vehicles on roadways.
- » Investigate the use of signage to indicate horseback riding in the neighborhood.
- Refer to similar neighborhoods in Wellington and/or Parkland, where signage provides the right of way to horseback riders when mixed with vehicular traffic in the neighborhood.
- Study the Parkland Equestrian District and Wellington Equestrian District Overlays for more ideas that may be applied in Coconut Creek.

Equestrian Amenities and Trail Management

Table 1

- » Remove the gate to give the neighborhood access to the City-owned park parcel.
- Consistent with the deed restriction on the property, the neighborhood welcomes a very simple program at this park. The program should include the preparation of the land as a flat, grass, open field, for horseback riders to ride around the property casually/safely. There should be horse-scaled landscaping and trees introduced to provide shade and buffering from the neighboring properties. Additionally, limited amenities should include drinking water for the horses.
- Recommendations prohibit introducing any other uses/amenities that may attract people from outside of the neighborhood. Most horse enthusiasts in the City, who live outside of the neighborhood, would not utilize this park, with the more intensely programmed Tradewinds Park, so nearby.

Table 2

- » Open access to the City-owned property in the center of the neighborhood.
- Include some amenities associated with horseback riding. These may include elements for dressage and drinking water.
- Create a park concept including very limited programming. There should be a small amount of parking for vehicles and trailers, but too much. Trails for north/south horse-riding circulation are much needed and can be achieved using this park property.
- » Emphasize the equestrian nature of the trails in this neighborhood.



Figure 23. Open Discussion



Figure 22. Breakout Presentations of Neighborhood Vision Plans



Figure 21. City Staff Provides Update on Public Utilities

VINKEMULDER NEIGHBORHOOD MASTER PLAN

- There are safety issues for pedestrians and horseback riders on the trails. Mountain bikes are disruptive, and motorbikes are loud, which may spook the horses, making it unsafe for the horses and riders.
 - Create signage that clearly outlines rules and restrictions on the equestrian paths, which should only be utilized by people on horseback.
 - The southeast corner of the neighborhood trail is heavily utilized by bikers. These become disruptive to the horses.
- » Provide additional areas for drinking water, adjacent to the trails.

Neighborhood Identity and Character Preservation

Table 1



Figure 24. Question and Answer Session

- » Maintain the private nature of the Vinkemulder Neighborhood.
- There is no desire for increased welcome signage, or expressions of community identity. The neighborhood is happy with their homes and wants to maintain them to the maximum extent possible. This includes keeping new people, uses, and more intensity from moving into the area.

Table 2

- » Keep neighborhood character as much as possible.
- Enhance the neighborhood by focusing on equestrian activities and amenities.

Infrastructure and Connectivity Improvements

Table 1

- » Improve the connectivity/maneuverability at the western terminus of NW 43rd Street.
- Provide a cul-de-sac at the end of this street, just as there is on Vinkemulder Road. It is impossible to turn around a trailer at the end of this street. The property appraiser map shows a circular parcel of land that is owned by the City, which could be made into a cul-de-sac.
- » Limit improvements to the right-of-way to landscaping. There is no need for additional sidewalks or walkways. The residents are happy riding horses/walking in the street, so long as traffic remains calm.
- Seek additional landscaping, and tree canopy along the concrete trail on the east side of NW 39th Avenue. Also, if the area permits, there could be better buffering along that side of the street with the pathway protected from the vehicular travel lanes.
- » Understand the opportunities or limitations in using the buffer, which runs the eastern limits of the Coquina development.
- This area is an opportunity to close the mobility network in the neighborhood and would provide a nice north/south connection.

Table 2

- » Install fencing along the equestrian trail adjacent to Wiles Road.
- There are times when horses get loose that far north. A fence would protect them by preventing them from getting spooked and running into traffic.
- » Do not prioritize new sidewalks, within the limited rights-of-way in the neighborhood.
- Residents of the neighborhood would rather investments be reserved for equestrian improvements, and horses do not walk on concrete sidewalks.



- » Look into the use of the landscape buffer on the east side of the Coquina Neighborhood.
 - What about the fencing in that area along the neighborhood boundary?

Other Concerns

Table 1

- » All landscaping shall be horse-friendly.
 - This includes chemical-free treatment of newly proposed trees, and especially the grass within the neighborhood park.

Table 2

- » Coordinate roadway construction projects more effectively with the neighborhood.
 - For NW 39th Avenue construction, there was no notification given to the residents in advance.
- » Document the invasive trees/plant species within the preserve areas on the north of the neighborhood.
 - Establish a plan to address these invasive species and remove them.

Conclusion

The Vinkemulder Neighborhood Meeting represents a significant step forward in the collective efforts to shape a future that resonates with the values and aspirations of the community. The thoughtful input received from various stakeholders, including residents, City staff, and Elected Officials, underscores a shared commitment to preserving the neighborhood's unique character while enhancing safety, infrastructure, and equestrian amenities.

Key themes emerged from the workshop, notably the emphasis on traffic management and safety, the need for tailored equestrian amenities, the importance of maintaining the neighborhood's distinct identity, and the focus on infrastructure and connectivity improvements. Additionally, the discussions highlighted other concerns and the need for more effective community engagement in municipal projects.

As the process moved forward, the City carefully considered this valuable feedback in developing a comprehensive neighborhood plan that aligns with the community's vision. The collaborative spirit of this meeting sets a positive foundation for future planning and development, ensuring that the Vinkemulder Neighborhood continues to thrive as a vibrant and safe community for all its residents.



Figure 25. Public Comments Session



Figure 26. Presentation of Neighborhood Vision Plans



Figure 27. City Staff Addresses the Participants

VINKEMULDER NEIGHBORHOOD MASTER PLAN

CITIZEN'S MASTER PLANS

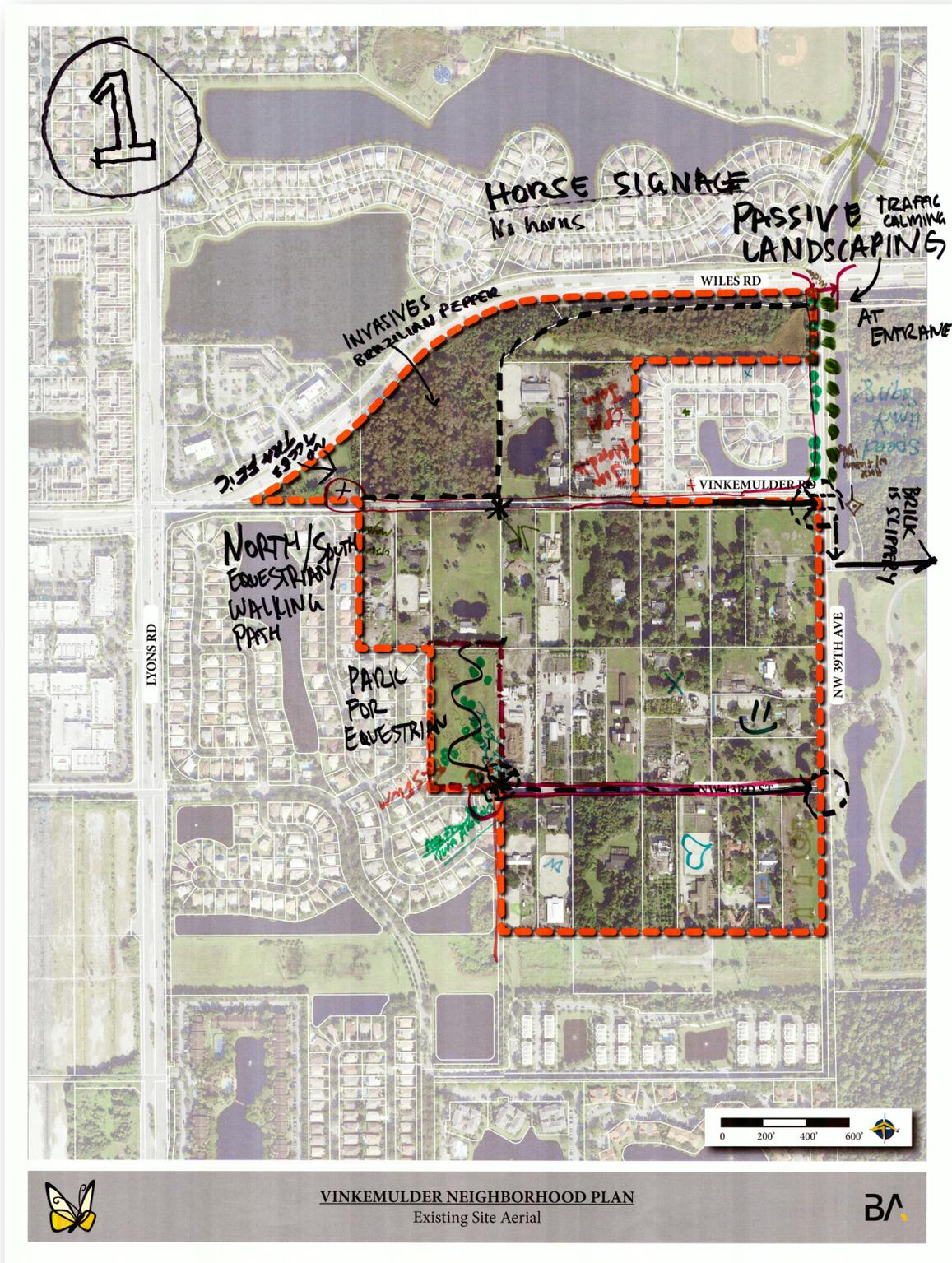


Figure 28. Neighborhood Vision Plan from Table 1



Figure 29. Neighborhood Vision Plan from Table 2

VINKEMULDER NEIGHBORHOOD MASTER PLAN

WORKSHOP #2

PURPOSE

The City of Coconut Creek Sustainable Development Department hosted the second Vinkemulder Neighborhood community planning workshop on Wednesday, March 6th, 2024, at the City's Commission Chambers. Approximately 28 members of the neighborhood, stakeholders, City-Staff and City elected officials participated in the workshop to provide input related to the draft recommendations plan for the Vinkemulder Neighborhood.

The evening's program commenced with opening remarks from Justin Proffitt, Assistant Director of Sustainable Development. Members of the Consultant's Team from Bermello Ajamil & Partners conducted the workshop, which consisted of a general PowerPoint presentation including team introductions, a project overview, Workshop #1 Recap, the draft recommendations plan, and an overview of the draft overlay language. After the presentation, the participants were invited to offer comments, questions, and suggestions based on the information that was presented, and any other topics from the first workshop.

The following is a summary of input and discussions that were offered during the question, answer, and comment portion of the evening's program:

SUMMARY OF STAFF UPDATES

- » Staff from the City Engineering Division provided an update following up on information that was discussed at the first workshop regarding water and sewer service.
 - The City had previously contracted out the detailed design of water and sewer service conversion for this neighborhood.
 - The City has identified grants that will be pursued to assist with the cost to convert the neighborhood's properties over to the City's water and sewer service.
 - There is currently nothing within the City code that requires property owners to convert to water and sewer service.
 - There are statewide initiatives to make this conversion, and there may be a time when the state eventually requires it of property owners.
 - When the conversion occurs, it will have to be for both water and sewer, not one or the other.
 - This would be a requirement to be efficient in construction, having it done all at once.

SUMMARY OF PARTICIPANT'S DISCUSSION

- » There was an inquiry about the opportunity to include more active traffic-calming elements within the neighborhood

master plan. Roundabouts were suggested to curb the speed of trucks pulling trailers around the neighborhood.

- The introduction of active traffic calming elements, such as roundabouts, stop signs, and speed monitoring are subject to more stringent guidelines for inclusion into the neighborhood. These would require a more detailed analysis/assessment of traffic completed by a traffic engineer.
- It is possible to include a recommendation for a more detailed traffic assessment that explores active traffic calming, within the master plan recommendations.
- » A participant discussed the specific location of the Wiles Road fence and suggested that it should be located between the existing chain link fence and the outside of the sidewalk along the road.
- » One participant felt that since there is such an emphasis on the equestrian nature and character of the neighborhood, then incorporating that into the name would be positive. They suggested forgoing the use of the Vinkemulder name and calling it "The Equestrian Estates of Coconut Creek."
- » Regarding the selection of landscape material, a participant suggested focusing more on shade trees/ornamental trees and staying away from palm species. The deciduous trees are more compatible with the aesthetic characteristics of the neighborhood.
- » It was suggested that brick pavers may be a solution for the crosswalk markings along 39th Avenue.
 -
- » Tradewinds Park has many beautifully landscaped areas, however they do include invasive species. The neighborhood felt it was time to address this with Broward County and begin the process of having these species removed.
- » Where there are new horse signs, they should be placed in a location that allows the horses to safely maneuver around them. In addition, they should be scaled to the size of a person, on a horse.
 - To best accommodate people on horseback and their visibility, it was suggested to shift the proposed crosswalk at the intersection of Vinkemulder Road and 39th Avenue from the south side to the north side of the intersection.
- » Regarding the five-acre City-owned parcel:
 - The parcel is deed restricted to the City, for use as a passive recreation park.
 - The neighborhood would like to see it opened for the community to use as a passive equine-use park. They would like to walk/ride their horses around the property.
 - The City Risk Management Department would need to be



involved in this discussion before any decision is rendered to just unlock the vacant property.

- » Within the traffic turnaround at the west end of Vinkemulder Road, it was recommended to conduct a soil sampling analysis.
- » There is a large slab of concrete at the lift station off 39th Avenue. Since the trail crosses that area, the concrete could be scored to be more “horse friendly.”
- » When discussing what it means to be horse friendly, the community felt that rubberized surface is the best, safest material for horses. This includes the type of rubberized material that is used within playgrounds.
 - This material is used in Wellington, even as crosswalk materials.
 - This could be confirmed and explored for use within the neighborhood.
- » A participant suggested installing a traffic light to control traffic at Vinkemulder Road and 39th Avenue.
 - It was pointed out that there are stringent standards that need to be met before a traffic signal is installed at a location, and that would require a more detailed analysis by a traffic engineer.
- » Concerns were expressed regarding a church congregation of 200 people, who came to the neighborhood to pray on whether they would purchase one of the sites for sale and build a church.
 - Traffic and congestion in the neighborhood were an issue that day, as there was no suitable space to accommodate mass gatherings of that size in the neighborhood.
 - Staff from the Sustainable Development Department suggested that the proposed overlay would be able to address these types of uses that may not be directly compatible with the vision of the master plan.
 - In addition, it was discussed how the overlay will help the City with inquiries from the development community who express interest in building more density than the current underlying zoning permits.
- » There was a consensus that just as at the western terminus of Vinkemulder Road, there needs to be a turnaround at the end of 43rd Street.
- » One participant suggested programming the five-acre property with a covered equestrian arena, however, it was discussed how that would not be possible given the deed restriction on the property.
 - A follow-up suggestion was to just prepare the ground and install a riding ring.
- » One participant suggested that a passive element for the five-acre property would be to install a community garden.

Additional passive elements should be considered for people who live in the neighborhood but do not ride horses.

- » There was a discussion to create a uniform fence standard to be used along the frontage of properties. That way, the community aesthetic will be further uniform when combined with the landscaping, and any new signage.

After the meeting, participants were encouraged to stay involved. The next opportunity to have their opinions heard would be a City Budget Hearing, scheduled for April. The budget hearing is the appropriate forum to discuss ideas for how the City’s budget may be allocated for next year.

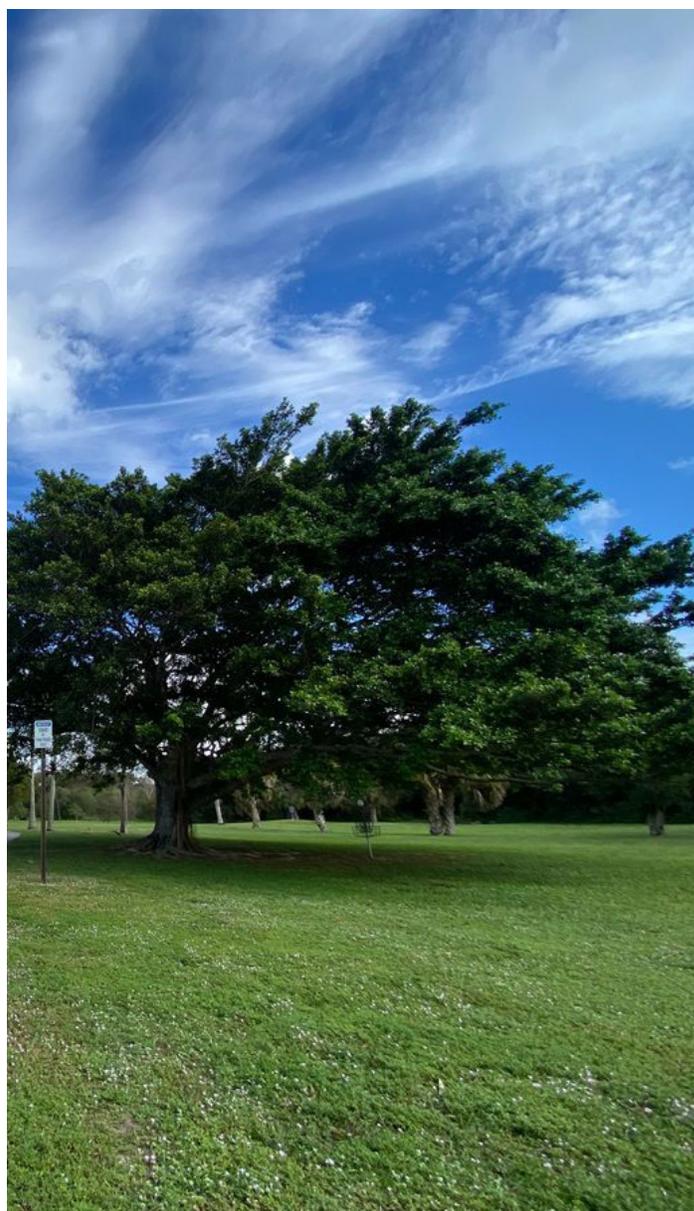


Figure 30. Open Space Area within Tradewinds Park



VISION STATEMENT

“The vision for the Vinkemulder Neighborhood is to showcase a balanced and thriving community that honors the equestrian and agricultural heritage, promotes sustainable development, and enhances the quality of life for all residents.”

Figure 31. Vision Statement

4. VINKEMULDER NEIGHBORHOOD MASTER PLAN

The Vinkemulder Neighborhood Master Plan is the result of an extensive, community-driven planning process that aims to preserve the unique rural and equestrian character of the neighborhood while addressing the challenges of modern development. The Master Plan reflects the vision of residents, stakeholders, and city officials, focusing on enhancing safety, infrastructure, and environmental sustainability while maintaining the neighborhood’s distinctive identity.

This chapter outlines the core themes of the Master Plan, centered on Traffic Management and Safety, Equestrian Amenities and Trail Management, Neighborhood Identity and Character Preservation, Infrastructure and Connectivity Improvements, and Environmental and Community Concerns. Each theme has been carefully developed

through public workshops and site assessments, ensuring that the community’s needs and aspirations are at the forefront. The Master Plan’s recommendations reflect the collective input gathered from these engagements and propose actionable projects that aim to improve the overall quality of life in the Vinkemulder Neighborhood. All design recommendations are provided as concepts only, and the final designs shall be prepared by a licensed professional.

MASTER PLAN THEMES

TRAFFIC MANAGEMENT AND SAFETY



The Vinkemulder Neighborhood faces challenges related to traffic management and safety, particularly with balancing the variety of modes of transportation served in the community, for example, vehicular/truck traffic, pedestrian

VINKEMULDER NEIGHBORHOOD MASTER PLAN

movement, and horseback riding. Given the neighborhood's rural and equestrian character, a tailored approach is needed to ensure the safety and mobility of all users.

The Master Plan recommends traffic management strategies that focus on balancing the different modes of transportation, and enhancing safety for vehicles, trucks, pedestrians and equestrians. Speeding was a significant concern, particularly along key streets within the neighborhood, such as from Wiles Road and at other key intersections along NE 39th Avenue. To address this, the plan may include traffic calming measures such as speed humps, raised pedestrian crossings, or chicanes, subject to any requirements for implementation required by the City's Adopted Traffic Calming Policy. These features may help reduce vehicular speeds without disrupting the flow of traffic. Such traffic calming measures, combined with proper signage, may improve the overall safety of shared roads.

To preserve the rural and naturalistic aesthetic of the neighborhood, passive traffic calming techniques are preferred. The plan explores options such as landscaping features, including trees and vegetation, which visually cue drivers to slow down by safely reducing their perceived space along the roadways. These natural elements could be used alongside design interventions like a change in material at crosswalks, which slows traffic while blending into the neighborhood environment. These passive techniques help address safety concerns while preserving the neighborhood's rural character.

EQUESTRIAN AMENITIES AND TRAIL MANAGEMENT



Recognizing the importance of preserving and enhancing equestrian amenities while ensuring that horseback riders can safely coexist with vehicles and pedestrians while maintaining the rural character of the community is a key theme of the Master Plan.

To improve safety, the plan recommends the installation of signage at key locations within the community and along roads to alert drivers to the presence of horseback riders. Signs announce areas where horses frequently cross and provide clear expectations for drivers to reduce speed and exercise caution in these zones.

Additionally, lighting is another critical component to accompany signage and improve equestrian safety. The plan proposes lighting scaled for both pedestrians and people on horseback, ensuring visibility while minimizing light pollution and maintaining the neighborhood's rural atmosphere. These fixtures shall be placed strategically at key crossing points and along trails, but at a lower height than overhead roadway streetlights. They are designed to improve safety without disturbing the natural character of the neighborhood.

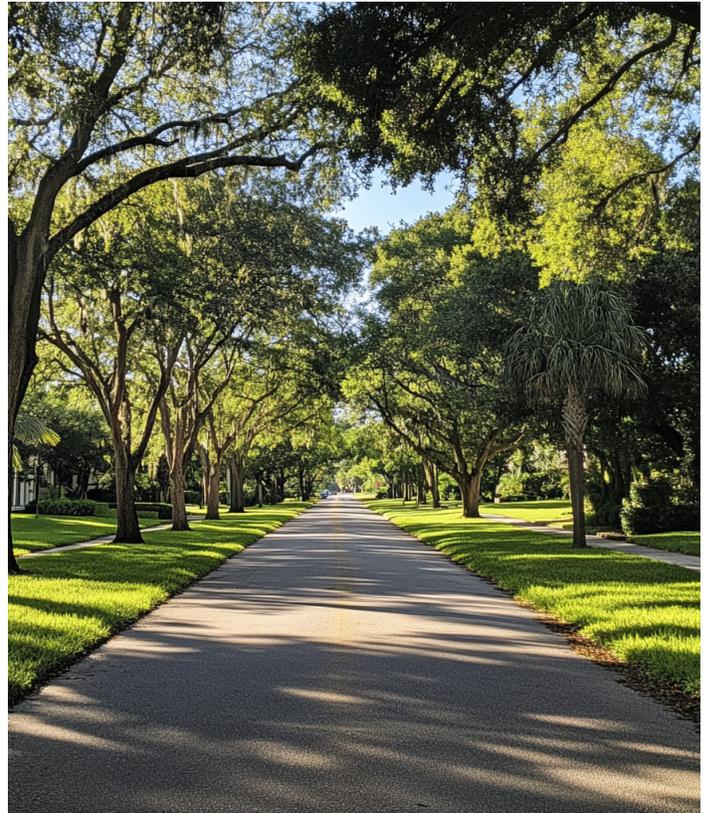


Figure 32. Ideal Residential Neighborhood with Landscape as Passive Traffic Calming



Figure 33. Horse Trails Integrated within Residential Neighborhood



For areas outside of the street network, specifically paths and trails, the Master Plan recommends improving the hardscape surfaces with horse-friendly materials and emphasizing any new connections between key activity areas within the neighborhood. The surfaces should incorporate safe traction, minimizing the risk of injury to horses and their riders. The paths and trails shall be clearly marked to avoid confusion with other pedestrian paths or vehicular roads, further enhancing the overall user experience. Where necessary, additional signage shall be provided clearly outlining the conditions and expectations for use of these paths and prohibiting the use of any motor vehicles on the trails to prevent disruption to users and reduce the risk of startling horses. Educational signage may also be added to promote safe interactions between pedestrians and horseback riders, enhancing safety throughout the neighborhood.

NEIGHBORHOOD IDENTITY AND CHARACTER PRESERVATION



Neighborhood identity and character preservation are crucial to maintaining the Vinkemulder Neighborhood’s distinct sense of place within the larger community. Preserving its rural homestead and equestrian-oriented atmosphere helps differentiate it from other neighborhoods in the City, creating a unique environment that residents are proud to call home.

Establishing a unique identity enhances the neighborhood’s appeal and fosters a sense of belonging among residents. It reinforces the connection between people and their environment, cultivating pride and a shared commitment to maintaining its character. The rural landscaping, naturalistic design, and prevalence of equestrian amenities all contribute to creating this distinct community. Preserving these features ensures that the neighborhood remains a distinctive and valued part of the broader City.

The preservation of neighborhood identity also plays a critical role in establishing a “sense of place”—a combination of physical, social, and cultural elements that make the Vinkemulder Neighborhood feel unique. This helps foster community cohesion and strengthens the neighborhood’s cultural fabric. The plan seeks to enhance the experience of living in the Vinkemulder Neighborhood by ensuring that future developments and improvements protect and enrich this distinct identity, further embedding it as a unique and valued part of the broader community.

INFRASTRUCTURE AND CONNECTIVITY IMPROVEMENTS



The Vinkemulder Neighborhood Master Plan outlines conceptual improvements to infrastructure and connectivity, ensuring they align with the community’s rural character. These enhancements are aimed at improving safety and accessibility



Figure 34. Ideal Equestrian Crossing Condition within a Neighborhood

VINKEMULDER NEIGHBORHOOD MASTER PLAN

while preserving the area's homestead feel.

Intersection upgrades are envisioned to improve the flow of vehicular and equestrian traffic, using natural landscaping to blend with the existing environment creating safer places. These updates are designed to enhance mobility without imposing intrusive interventions.

The plan also prioritizes improved maneuverability for trucks and trailers. This will allow for smoother and safer vehicle movements without disrupting the neighborhood's rural atmosphere. Enhanced landscaping will play a crucial role, guided by the "right-tree, right-place" principles for planting near utilities, ensuring ease of maintenance and compatibility with the community.

Connectivity improvements further establish a cohesive network of paths and trails, linking key areas of the neighborhood to Tradewinds

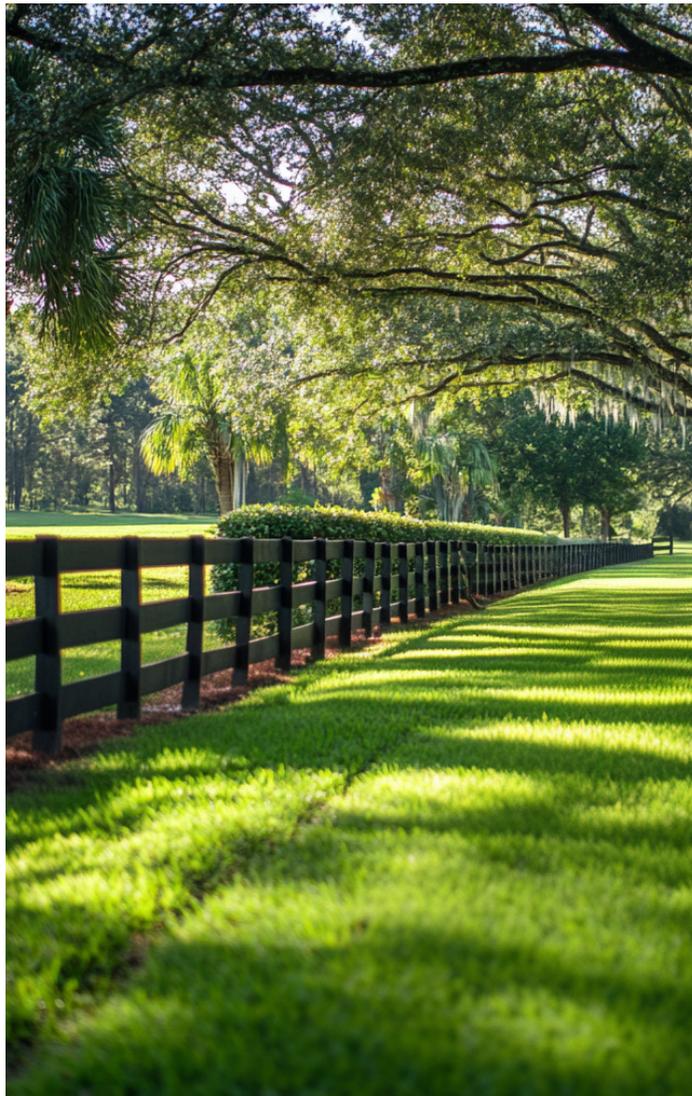


Figure 35. Ideal View of Frontage Conditions within a Residential Estate Neighborhood

Park and other open space connectors like the FPL easement. These connections will integrate pedestrian and equestrian use, strengthening the community's cohesion and ensuring access to shared amenities while maintaining the neighborhood's distinct identity.

By focusing on functional yet aesthetically sensitive infrastructure improvements, the Master Plan ensures the neighborhood remains a well-connected, safe environment that complements the rural and equestrian character of the neighborhood.

ENVIRONMENTAL AND COMMUNITY CONCERNS



Emphasizing the importance of preserving the community's natural environment while addressing community concerns is an integral theme of this Master Plan. Strategies include tools for environmental stewardship, zoning amendments and code enforcement to maintain the neighborhood's rural character.

The identification and management of invasive species within the natural preserve areas is a key component. The City shall collaborate with counterparts from other agencies to identify and remove these species to protect the natural ecosystem and ensure the longevity of native plant habitats, critical to the Vinkemulder Neighborhood's identity. Likewise, as new plant materials are introduced, the focus will be on selecting native, drought-tolerant, and easily maintainable species. Maintenance practices will prioritize safe, chemical-free methods, particularly in areas accessible to horses and other farm animals.

Through the implementation of the Master Plan, the creation of an overlay zoning category is recommended to realize these recommendations and fulfill the community's vision. Development standards will guide new landscaping, fencing, and other features to maintain consistency with the neighborhood's rural character, ensuring a cohesive aesthetic throughout the community. Similarly, the overlay seeks to prevent non-conforming uses by ensuring that new developments adhere to the zoning standards, avoiding features that may disrupt the neighborhood's homestead feel.

By focusing on these environmental and community concerns, the Master Plan not only protects the natural assets of the Vinkemulder Neighborhood but also reinforces the community's connection to the land, ensuring it remains a sustainable and well-maintained rural enclave for future generations.

MASTER PLAN VISION

The Vinkemulder Neighborhood Master Plan is depicted to the right, with individual conceptual plans for the proposed projects on the following pages. Each individual plan includes the primary objective of that project, including a description of the project recommendations, as well as the corresponding themes addressed by each intervention.

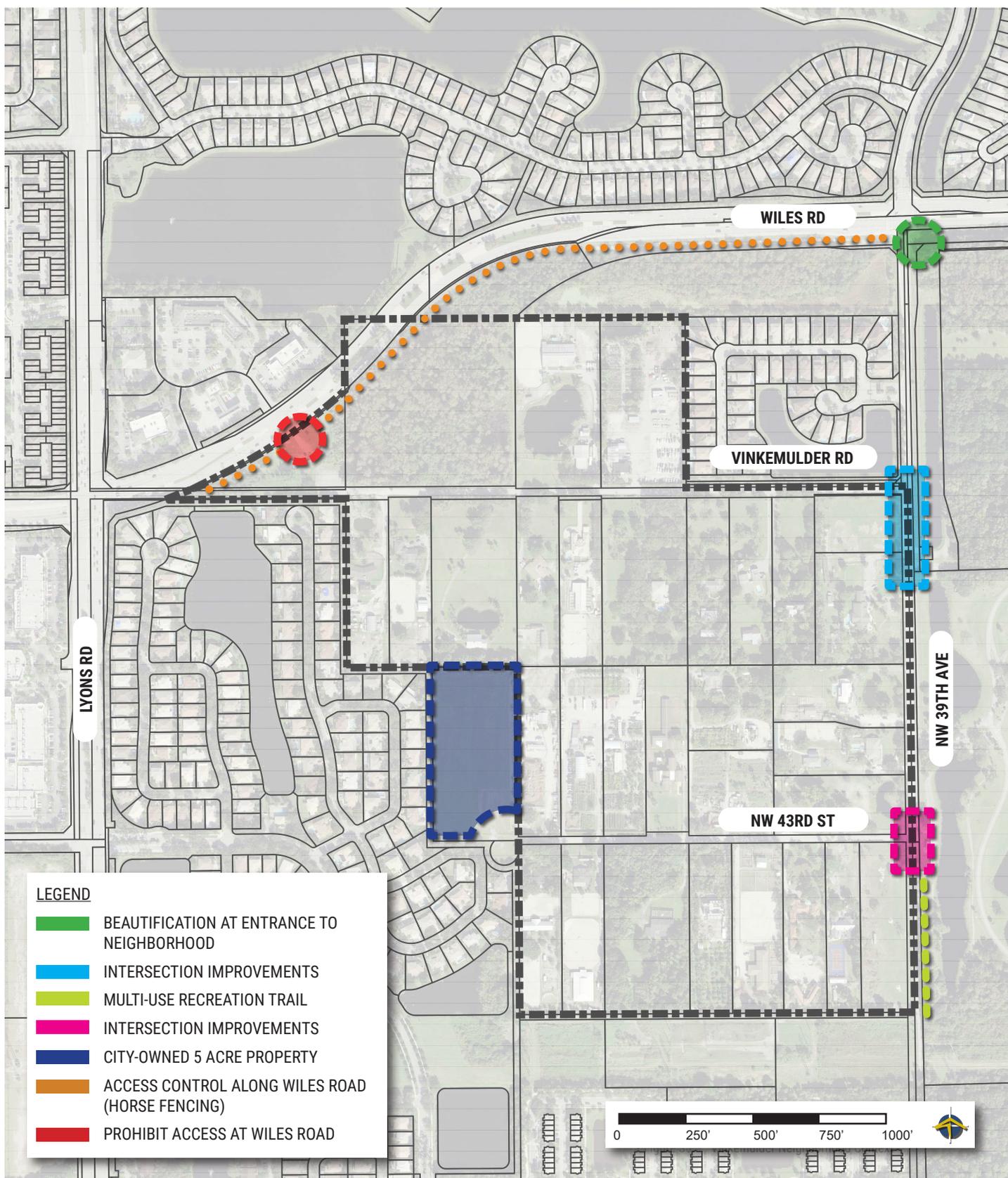


Figure 37. Vinkemulder Neighborhood Master Plan

KEY PROJECTS AND RECOMMENDATIONS

BEAUTIFICATION AT NEIGHBORHOOD ENTRANCE

Primary Objective

To enhance the visual appeal and identity of the neighborhood at its main entrance.

Project Recommendations

Landscape beautification at the Wiles Road entrance of the Vinkemulder Neighborhood may include the following interventions:

- » Proposed Textured Crosswalk: A decorative, textured crosswalk is recommended to be installed to create a safer, more visible pedestrian crossing along Wiles Road. The crosswalk improves traffic safety at the neighborhood's main entry point while blending seamlessly with the improved aesthetic character of the neighborhood.
- » Proposed Entrance Feature Signage: The entrance should feature new signage that reflects the equestrian/farming character of the neighborhood. Constructed from durable materials, the signage serves as both a welcoming marker and a directory of the neighborhood. The design reinforces the community's unique sense of place while remaining in harmony with the surrounding landscape.
- » Proposed Enhanced Landscaping: Enhanced landscaping includes a variety of plants that provide unique visual aesthetics underscoring the neighborhood's character. Specially designed shrubs, trees, and grasses frame the entrance/signage, creating a visually appealing transition into the neighborhood.
- » Proposed Trail Landscaping: Additional landscaping along the designated trail provides continuity between the entrance and the multi-use trail. This natural shade improves the experience for both pedestrians and equestrians. The landscaping contributes to passive traffic calming by narrowing perceived roadway width and encouraging slower vehicle speeds.
- » Proposed Enhanced Multi-Use Trail: The existing multi-use trail should be enhanced to accommodate both pedestrians and horseback riders. The trail improvements will focus on providing a safer, more comfortable surface, using horse-friendly materials to ensure traction and durability. The trail offers connectivity between the neighborhood and the trail network of Tradewinds Park, promoting active transportation while maintaining rural character.

Proposed Textured Crosswalk

Proposed Entrance Feature Signage

Proposed Enhanced Landscaping

Proposed Trail Landscaping

Proposed Enhanced Multi-Use Trail

Themes Addressed



Equestrian Amenities and Trail Management



Environmental and Community Concerns



Neighborhood Identity and Character Preservation

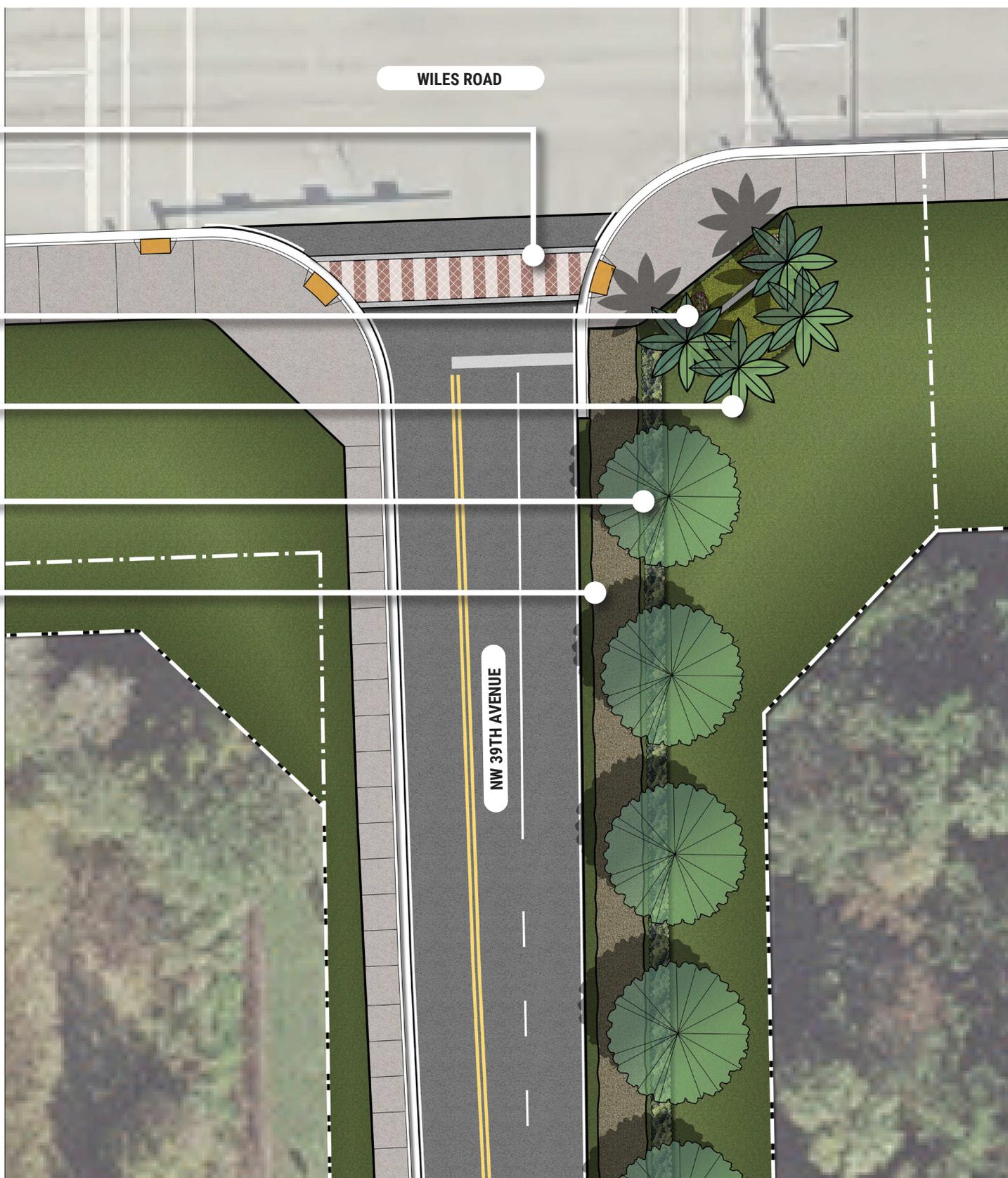


Figure 38. Proposed Concept Plan for Beautification at Neighborhood Entrance

VINKEMULDER NEIGHBORHOOD MASTER PLAN

INTERSECTION IMPROVEMENTS AT VINKEMULDER ROAD

Primary Objective

To balance safety with improved mobility amongst pedestrian/equestrian and motor vehicles at this important intersection connecting to the east.

Project Recommendations

The intersection improvements at Vinkemulder Road and NW 39th Avenue may include the following interventions:

- » **Proposed Trail Landscaping:** Landscaping along the trail enhances the natural environment, providing shade and visual continuity. Various plant species are recommended to create a cohesive connection between the intersection and surrounding trails into the park and south to the easement. This helps to support safety by defining pedestrian/equestrian areas.
- » **Proposed Enhanced Multi-Use Trail:** The multi-use trail at the intersection will be upgraded to safely accommodate both pedestrians and horseback riders. The trail should be improved with horse-friendly surfaces to ensure comfortable traction and durability connecting the neighborhood and the park.
- » **Proposed Textured Crosswalks:** Textured crosswalks should be installed to create a clear and safe crossing point from west on Vinkemulder Road. This crosswalk should be textured, and of durable materials, safe for horses, which enhances visibility, blending seamlessly with the overall intersection improvements and helping to manage safe traffic flow in this area.
- » **Proposed Enhanced Landscaping:** Additional landscaping around the intersection will contribute to its visual appeal, using a variety of plant species. These plants will enhance the character of the area while helping to visually cue drivers to slow down as they approach the intersection and midblock crossing, reinforcing passive traffic calming.
- » **Proposed Horse Crossing Lighting and Signage:** Safety for horseback riders is prioritized with the installation of horse crossing signage and equestrian-scaled lighting. Signage alerts drivers to the presence of horseback riders, while low-profile lighting improves visibility without contributing to light pollution. These safety measures ensure that vehicles are aware of and accommodate horseback riders crossing the intersection connecting to the trail.

Themes Addressed



Traffic Management and Safety



Equestrian Amenities and Trail Management



Neighborhood Identity and Character Preservation



Environmental and Community Concerns

Proposed Trail Landscaping

Proposed Enhanced Multi-Use Trail

Proposed Textured Crosswalks

Proposed Enhanced Landscaping

Proposed Horse Crossing Lighting and Signage

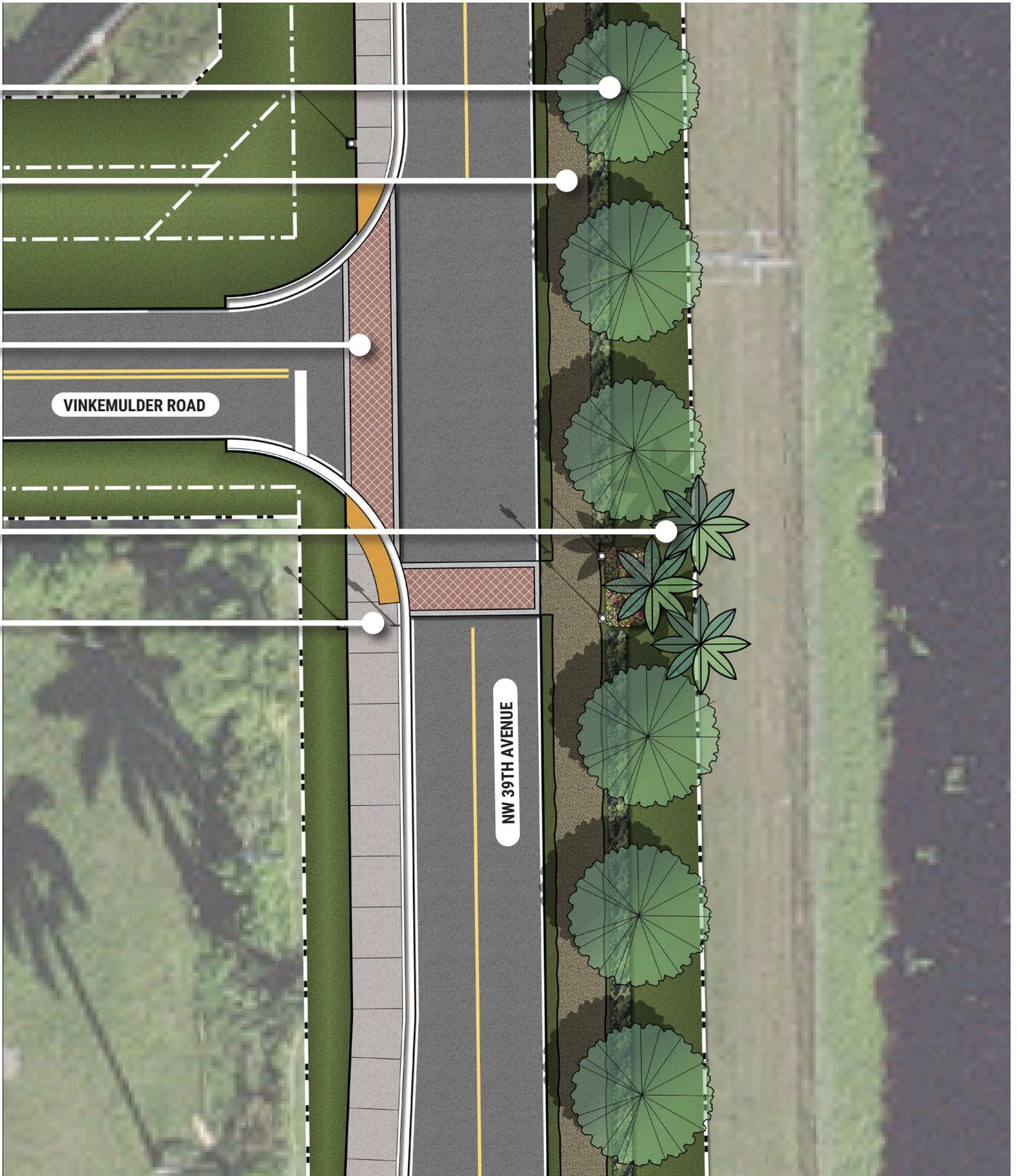


Figure 39. Proposed Concept Plan for Intersection Improvements at Vinkemulder Road

INTERSECTION IMPROVEMENTS AT NW 43RD STREET

Primary Objective

To balance safety with improved mobility amongst pedestrian/equestrian and motor vehicles at this important intersection connecting to the east, and south to the FPL easement.

Project Recommendations

The intersection improvements at NW 43rd Street and NW 39th Avenue may include the following interventions:

- » **Proposed Trail Landscaping:** Landscaping along the trail enhances the natural environment, providing shade and visual continuity. Various plant species are recommended to create a cohesive connection between the intersection and surrounding trails into the park and south to the easement. This helps to support safety by defining pedestrian/equestrian areas.
- » **Proposed Enhanced Landscaping:** Enhanced landscaping includes a variety of plants that provide unique visual aesthetics underscoring the neighborhood's character. Specially designed shrubs, trees, and grasses frame the signage, creating a visually appealing transition exiting the neighborhood.
- » **Proposed Textured Crosswalks:** Textured crosswalks should be installed to create a clear and safe crossing point from the future equestrian trail as proposed in the City's Coconut Creek Trailways Plan (2012) along the west side of NW 39th Avenue. This crosswalk should be textured, and of durable materials, safe for horses, which enhances visibility, blending seamlessly with the overall intersection improvements and helping to manage traffic.
- » **Proposed Entrance Feature Signage:** The entrance should feature new signage that reflects the equestrian/farming character of the neighborhood. Constructed from durable materials, the signage serves as both a welcoming marker and a directory of the neighborhood from the south.
- » **Proposed Horse Crossing Lighting and Signage:** Safety for horseback riders is prioritized with the installation of horse crossing signage and equestrian-scaled lighting. Signage alerts drivers to the presence of horseback riders, while low-profile lighting improves visibility without contributing to light pollution. These safety measures ensure that vehicles are aware of and accommodate horseback riders crossing the intersection connecting to the trail.
- » **Proposed Enhanced Multi-Use Trail:** The multi-use trail at the intersection will be upgraded to safely accommodate both pedestrians and horseback riders. The trail should be improved with horse-friendly surfaces to ensure comfortable traction and durability connecting the neighborhood and the park, south to the FPL easement.

Themes Addressed



Traffic Management and Safety



Equestrian Amenities and Trail Management



Neighborhood Identity and Character Preservation



Environmental and Community Concerns

Proposed Trail Landscaping

Proposed Enhanced Landscaping

Proposed Textured Crosswalk

Proposed Entrance Feature Signage

Proposed Horse Crossing Lighting and Signage

Proposed Enhanced Multi-Use Trail

Existing Concrete Greenway



Figure 40. Proposed Concept Plan for Intersection Improvements at NW 43rd Street

VINKEMULDER NEIGHBORHOOD MASTER PLAN

CITY-OWNED 5 ACRE PARCEL AND PROPOSED TURNAROUND

Primary Objective

To optimize the use of this parcel for community benefit and facilitate turnaround movement of vehicles, including those with large trailers.

Project Recommendations

The Master Plan recommends the following actions to address the City-owned 5 acre parcel and proposed Turnaround within the Vinkemulder Neighborhood:

- » City-Owned 5 Acre Parcel: Future use of the City-owned 5-acre parcel will be carefully considered to align with City objectives and community desires. The development of a program will prioritize passive uses that complement the neighborhood's rural character. Any proposed activities must ensure they do not introduce disturbances, maintaining the calm atmosphere valued by the community.
- » Proposed Turnaround Area: Similar to the cul-de-sac at the western terminus of Vinkemulder Road, a turnaround at the end of NW 43rd Street is recommended. This turnaround will accommodate larger vehicles, such as trailers, improving maneuverability and reducing congestion. It may be integrated with future programming for the 5-acre parcel, providing a practical solution for both mobility and land use.

Themes Addressed



Equestrian Amenities and Trail Management



Neighborhood Identity and Character Preservation



Infrastructure and Connectivity Improvements

City-Owned 5 Acre Parcel

Proposed Turnaround Area

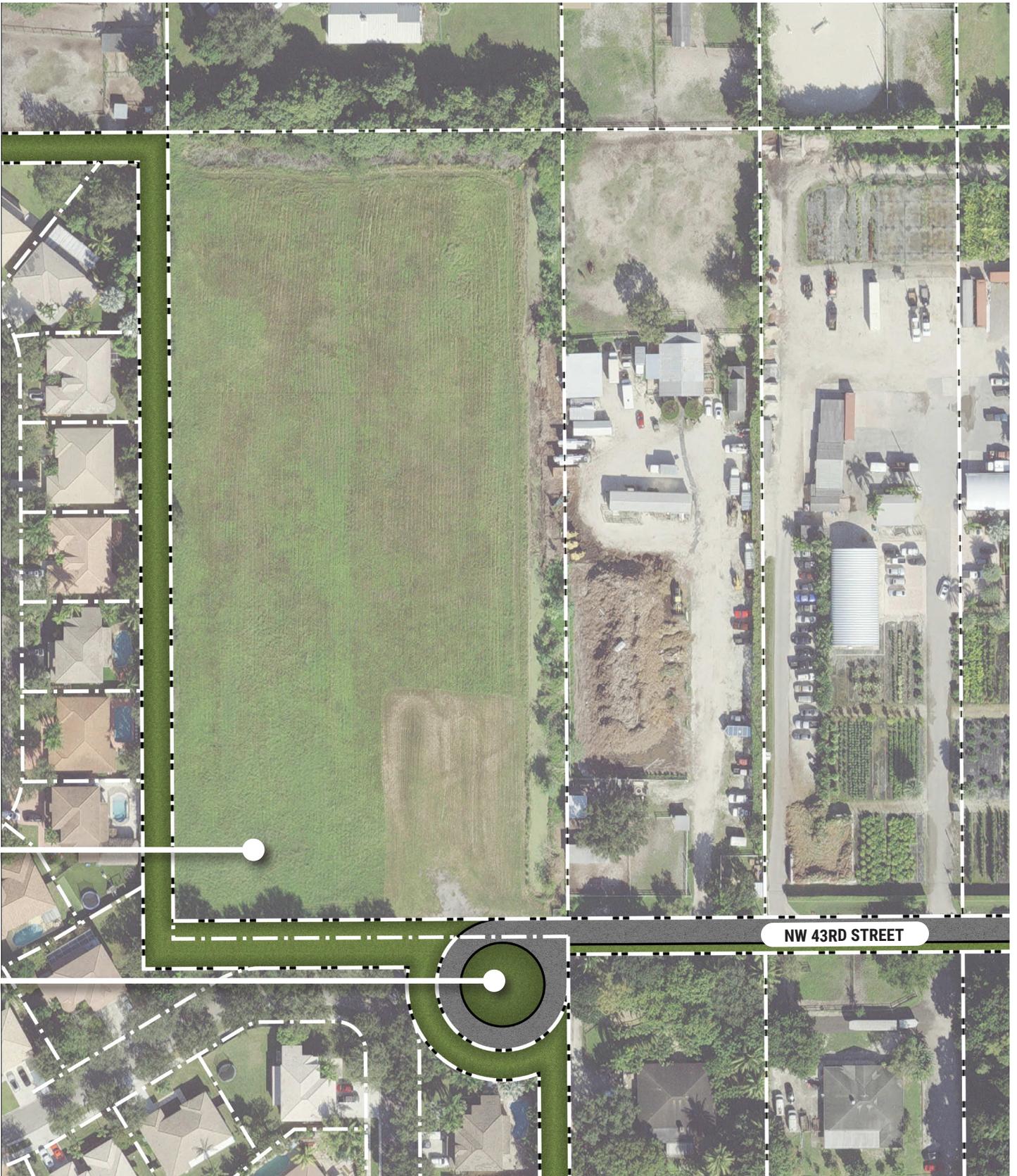


Figure 41. Proposed Improvements for City-Owned Parcel and Turnaround

ACCESS CONTROL ALONG WILES ROAD

Primary Objective

To mitigate the risk of runaway horses and limit their access to traffic along Wiles Road.

Project Recommendations

Access control along Wiles Road on the north edge of the Vinkemulder Neighborhood may include the following interventions:

- » **Proposed Horse Control Fence:** An access control fence is recommended along Wiles Road to prevent horses that may stray from the neighborhood from crossing into traffic. This fence will serve as a protective barrier, designed to maintain the rural aesthetic of the neighborhood while ensuring the safety of both horses and drivers. The fence will be durable and appropriately scaled for equestrian use, providing peace of mind for residents and mitigating the risk of accidents.

Themes Addressed



Equestrian Amenities and Trail Management



Neighborhood Identity and Character Preservation



Environmental and Community Concerns

Proposed Horse Control Fence

Existing Equestrian Trail Along Wiles Road

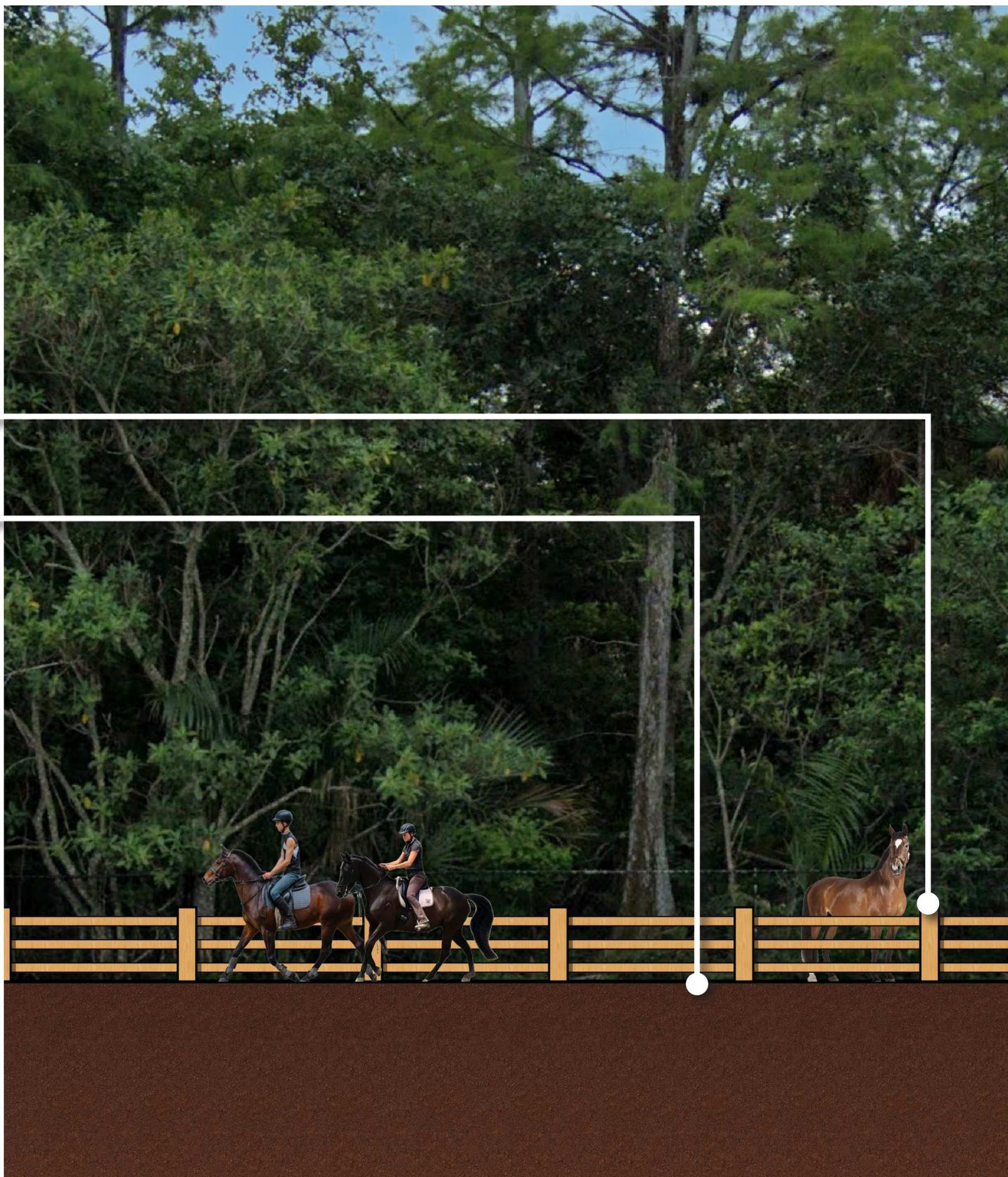


Figure 42. Proposed Concept for Access Control Along Wiles Road



Figure 43. General Artistic Representation of a Multi-Use Equestrian Trail Entering a Neighborhood

5. IMPLEMENTATION FRAMEWORK

The implementation of the Vinkemulder Neighborhood Master Plan will be primarily driven by the introduction of the Vinkemulder Equestrian Neighborhood Zoning Overlay. This zoning overlay serves as the foundational tool for regulating development, preserving the rural and equestrian character of the community, and managing land use changes. By aligning City policies with the Master Plan's vision, the overlay ensures that development occurs in harmony with community values and environmental sustainability.

The overlay serves as a regulatory framework that both guides future development and protects the neighborhood's unique

identity. By integrating the zoning overlay into the City's Land Development Code, the Vinkemulder Neighborhood can maintain its character while accommodating appropriate growth.

LAND USE STRATEGY

The Vinkemulder Neighborhood's land use strategy centers on preserving its rural and equestrian character while fostering sustainable, low-impact development. The Master Plan envisions a community where the balance between open spaces, equestrian activities, and residential living is maintained. This strategy prioritizes maintaining large, open parcels of land, protecting environmental resources, and ensuring new developments harmonize with the existing rural landscape.

The land use approach also emphasizes the importance of community cohesion by encouraging uses that support the neighborhood's



Figure 44. General Artistic Representation of a Trail Entrance in a Rural Neighborhood

lifestyle, such as equestrian facilities and small-scale agricultural uses. New development is expected to contribute to the rural aesthetic and not disrupt the peaceful, low-density atmosphere that defines the neighborhood.

Guided by this strategy, the community will evolve in a manner that protects its identity, integrates nature and rural living, and ensures compatibility with existing land uses. The zoning overlay will be the regulatory mechanism to enforce these principles, ensuring that future decisions are rooted in community values.

ZONING OVERLAY

The Vinkemulder Equestrian Neighborhood Zoning Overlay serves as the primary regulatory framework aimed at protecting the neighborhood's rural and equestrian character while guiding future development. The overlay ensures that all land use, design, and infrastructure projects are consistent with the community's vision.

Regarding Circulation and Mobility, the overlay integrates equestrian-friendly provisions, ensuring safe movement for pedestrians and horseback riders. Any new development must tie into the existing trail network, promoting connectivity throughout the neighborhood. Equestrian crossings and designated trails will be carefully designed with horse-friendly materials, ensuring safe and comfortable passage for riders and their horses.

The Vinkemulder Neighborhood Master Plan outlines a clear path forward, ensuring the preservation of its rural and equestrian character while accommodating thoughtful growth. Through the overlay, the community will have a flexible yet enforceable tool that protects the integrity of the neighborhood. Continued collaboration between the City, residents, and stakeholders is essential in implementing the plan, ensuring that it remains adaptable to future challenges and opportunities. By fostering this partnership, the neighborhood can evolve while staying true to the values that make it unique.

