

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.

WHEREAS, the City Commission of the City of Coconut Creek has the authority to protect the health, safety, and welfare of its residents; and

WHEREAS, the City of Coconut Creek has the authority to adopt regulations pertaining to land use and development within the City of Coconut Creek; and

WHEREAS, the City Commission desires to amend Chapter 13 of the Code of Ordinances, “Land Development Code,” Article III, “Zoning Regulations,” Division 1, “Generally,” Section 13-295, “Definitions,” and Division 2, “Zoning Classifications and

General Requirements,” Section 13-319, “Zoning overlay areas,” to enact Subsection 13-319(c)(4), “Vinkemulder Equestrian Neighborhood Overlay Area,” to adopt standards and policies that will guide development of the Vinkemulder Neighborhood in order to preserve and enhance the neighborhood’s integrity, unique equestrian character, and rural ambiance, and to adopt related definitions; and

WHEREAS, the official zoning map of the City of Coconut Creek shall be amended to delineate the boundaries of the Vinkemulder Equestrian Neighborhood Overlay Area; and

WHEREAS, the Planning and Zoning Board, sitting as the local planning agency, reviewed the proposed zoning map amendment and text amendment at public hearings held on December 11, 2024 and February 12, 2025, and determined that the changes are consistent with and further the goals, objectives, and policies of the Comprehensive Plan, and recommended approval of the changes; and

WHEREAS, the City Commission is charged with protecting the health, safety, and welfare of its residents and believes this ordinance to be in the best interest of the residents.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF COCONUT CREEK HEREBY ORDAINS:

Section 1: Ratification. That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this ordinance. All exhibits attached hereto are incorporated herein and made a specific part of this ordinance.

Section 2: Amendment. That the City’s Code of Ordinances shall be amended by amending Chapter 13, “Land Development Code,” Article III, “Zoning Regulations,” Division 1, “Generally,” Section 13-295, “Definitions,” and Division 2, “Zoning Classifications and General Requirements,” Section 13-319, “Zoning Overlay Areas,” by enacting a new Subsection 13-319(c)(4), “Vinkemulder Equestrian Neighborhood Overlay Area,” to read as follows:

ARTICLE III. – ZONING REGULATIONS

DIVISION 1. - GENERALLY

Section 13-295 – Definitions

Bona fide agricultural purposes means good faith commercial agricultural use of the land, as further defined in section 193.461(3)(b), Florida Statutes.

Farm means the land, buildings, support facilities, machinery, and other appurtenances used in the production of farm or aquaculture products.

Nonresidential farm building means any temporary or permanent building or support structure that is classified as a nonresidential farm building on a farm under section 553.73(10)(c), Florida Statutes, and that is used primarily for bona-fide agricultural purposes, is located on land that is an integral part of a farm operation and is classified as agricultural land under section 193.461, Florida Statutes, and is not used or intended to be used as a residential dwelling. The term may include, but is not limited to, a barn, greenhouse, shade house, farm office, storage building, or poultry house.

Plant and Tree Nursery means an establishment primarily engaged in the propagation, cultivation, and growth of plants and trees to a desired size, for wholesale or off-site distribution purposes, excluding on-site retail sales operations.

DIVISION 3. – ZONING CLASSIFICATIONS AND GENERAL REQUIREMENTS

Section 13-319. - Zoning overlay areas.

(c) *Specific designation.*

(4) Vinkemulder Equestrian Neighborhood Overlay Area (Vinkemulder Overlay Area). The Vinkemulder Equestrian Neighborhood Overlay Area is generally located south of Wiles Road, west of Tradewinds Park, north of the Florida Power and Light easement, and east of Lyons Road, excluding the San Mellina subdivision and the Coquina subdivision, and includes the following properties, which together make up the Vinkemulder Neighborhood:

<u>Folio Number</u>	<u>Address</u>	<u>Legal Description</u>
<u>484208070020</u>	<u>NW 39 AVE</u>	<u>BANYAN TRAILS 154-3 PB PARCEL B</u>
<u>484217010080</u>	<u>4101 VINKEMULDER RD</u>	<u>PALM BEACH FARMS 2-54 PB TRACT 8 E1/2 BLK 88</u>
<u>484217010081</u>	<u>4201 VINKEMULDER RD</u>	<u>PALM BEACH FARMS 2-54 PB TRACT 8 W1/2 BLK 88</u>
<u>484217010100</u>	<u>4551 NW 39 AVE</u>	<u>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</u>
<u>484217010101</u>	<u>4000 VINKEMULDER RD</u>	<u>PALM BEACH FARMS 2-54 PB TR 10 W 165 LESS N 10 FOR RD BLK 88</u>
<u>484217010110</u>	<u>4060 VINKEMULDER RD</u>	<u>PALM BEACH FARMS 2-54 PB TR 11 LESS E 165 LESS N 10 FOR RD BLK 88</u>
<u>484217010111</u>	<u>4020 VINKEMULDER RD</u>	<u>PALM BEACH FARMS 2-54 PB TR 11 E 165 LESS N 10 FOR RD BLK 88</u>
<u>484217010120</u>	<u>4100 VINKEMULDER RD</u>	<u>PALM BEACH FARMS 2-54 PB TR 12 LESS N 10 FOR RD BLK 88</u>
<u>484217010130</u>	<u>4200 VINKEMULDER RD</u>	<u>PALM BEACH FARMS 2-54 PB TR 13 LESS E1/2 BLK 88</u>
<u>484217010140</u>	<u>4300 VINKEMULDER RD</u>	<u>PALM BEACH FARMS 2-54 PB TR 14 LESS N 10 FOR RD BLK 88</u>
<u>484217010150</u>	<u>4360 VINKEMULDER RD</u>	<u>PALM BEACH FARMS 2-54 PB TR 15 LESS E1/2 LESS N 10 FOR RD BLK 88</u>
<u>484217010151</u>	<u>4320 VINKEMULDER RD</u>	<u>PALM BEACH FARMS 2-54 PB TRACT 15 E1/2 BLK 88</u>
<u>484217010210</u>	<u>NW 43 ST</u>	<u>PALM BEACH FARMS 2-54 PB TRACT 23 BLK 88</u>
<u>484217010220</u>	<u>4211 NW 43 ST</u>	<u>PALM BEACH FARMS 2-54 PB TR 24 W1/2 BLK 88</u>
<u>484217010221</u>	<u>NW 43 ST</u>	<u>PALM BEACH FARMS 2-54 PB TR 24 E1/2 BLK 88</u>
<u>484217010230</u>	<u>4161 NW 43 ST</u>	<u>PALM BEACH FARMS 2-54 PB TR 25 W1/2 BLK 88</u>
<u>484217010231</u>	<u>4161 NW 43 ST</u>	<u>PALM BEACH FARMS 2-54 PB TR 25 E1/2 LESS S 15 BLK 88</u>
<u>484217010240</u>	<u>4061 NW 43 ST</u>	<u>PALM BEACH FARMS 2-54 PB TRACT 26 LESS N1/2 BLK 88</u>
<u>484217010241</u>	<u>4065 NW 43 ST</u>	<u>PALM BEACH FARMS 2-54 PB TR 26 N1/2 BLK 88</u>
<u>484217010250</u>	<u>4341 NW 39 AVE</u>	<u>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</u>
<u>484217010251</u>	<u>4301 NW 39 AVE</u>	<u>PALM BEACH FARMS 2-54 PB TR 27, S 231 LESS W 188.58 BLK 88</u>
<u>484217010252</u>	<u>4361 NW 39 AVE</u>	<u>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</u>
<u>484217010253</u>	<u>4301 NW 39 AVE</u>	<u>PALM BEACH FARMS 2-54 PB TR 27, W 188.58 OF S 231 BLK 88</u>

<u>484217010260</u>	<u>3900 NW 43 ST</u>	<u>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</u>
<u>484217010270</u>	<u>4000 NW 43 ST</u>	<u>PALM BEACH FARMS 2-54 PB TR 28 WLY1/2 AC,TR 29 E1/2 OF TR BLK 88</u>
<u>484217010271</u>	<u>4070 NW 43 ST</u>	<u>PALM BEACH FARMS 2-54 PB TR 29 W1/2 BLK 88</u>
<u>484217010272</u>	<u>3920 NW 43 ST</u>	<u>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</u>
<u>484217010273</u>	<u>3910 NW 43 ST</u>	<u>PALM BEACH FARMS 2-54 PB TR 28 W 135.24 OF E 316.10 BLK 88</u>
<u>484217010280</u>	<u>4100 NW 43 ST</u>	<u>PALM BEACH FARMS 2-54 PB TR 30 BLK 88</u>
<u>484217010290</u>	<u>4350 NW 43 ST</u>	<u>PALM BEACH FARMS 2-54 PB TR 31 E1/2 BLK 88</u>
<u>484217010291</u>	<u>4250 NW 43 ST</u>	<u>PALM BEACH FARMS 2-54 PB TR 31 W1/2 BLK 88</u>
<u>484217010460</u>	<u>WILES RD</u>	<u>PALM BEACH FARMS 2-54 PB PORTION OF BLOCK 88 AS DESC IN OR 49412/338</u>
<u>484217050010</u>	<u>4150 VINKEMULDER RD</u>	<u>THE SAINTS ESTATE 153-32 B TRACT 'A'</u>

a. Purpose and intent. The purpose of the Vinkemulder Overlay Area is to implement the standards and policies that guide the development of the Vinkemulder Neighborhood, preserving and enhancing its unique equestrian character and rural ambiance. This purpose will be fulfilled by:

1. Ensuring that any new development or redevelopment within the area aligns with the community's vision;
2. Balancing sustainable development with preservation of the neighborhood's cultural identity;
3. Emphasizing equestrian activities and amenities; and
4. Promoting a safe, environmentally responsible, and equestrian-focused community.

The Vinkemulder Overlay Area seeks to maintain the neighborhood's residential, equestrian, and recreational nature while enhancing traffic safety and circulation infrastructure, and environmental quality, ensuring a harmonious and vibrant community for its residents.

b. Adoption of the Vinkemulder Neighborhood Master Plan. The City Commission adopts and incorporates by reference the neighborhood master plan entitled “Vinkemulder Neighborhood Master Plan,” dated July 10, 2025, including its assumptions, conclusions, and findings.

c. Applicability. The regulations for the Vinkemulder Overlay Area shall be applicable within the specified boundaries of the Vinkemulder Overlay Area, as defined in Section 13-319(c)(4), “Vinkemulder Equestrian Neighborhood Overlay Area” and shown on

the City's adopted zoning map, as amended. This overlay is intended to preserve and reinforce the existing development pattern and character of the area and does not impose more restrictive or burdensome standards than those already provided in the City's Land Development Code or the underlying zoning districts. Where conflicts may occur with this overlay and the other requirements of the Land Development Code, this section shall govern. Where no conflicts occur, the regulations in the underlying zoning district and the Land Development Code shall be applicable and supplement this section.

- d. Uses. Except as provided herein, all uses permitted by right or those uses requiring special land use or special exception approvals within the overlay area shall comply with the regulations and procedures applicable in the underlying zoning district as follows:
 - 1. For A-1 Agricultural District, refer to Section 13-332 (b) – (c) of the Land Development Code.
 - 2. For RS-1 Residential Single-Family District, refer to Section 13-333 (b) – (c) of the Land Development Code.
 - 3. For P Parks and Recreation District, refer to Section 13-353 (b) of the Land Development Code.
 - 4. For PUD, Banyan Trails Planned Unit Development, refer to Ordinance 106-98 adopting the Banyan Trails Planned Unit Development, Parcel "B" as open space.
- e. Density. Single-family detached homes are permitted on lots, which are a minimum of two (2) acres in area on lots in the A-1, Agricultural District. Single-family detached homes are permitted on lots, which are a minimum of one (1) acre in area for lots in the RS-1, Residential Single-Family Detached District.
- f. Development Regulations. All development regulations for the underlying zoning districts, except as stated in this ordinance, shall apply, including the following:
 - 1. For A-1 Agricultural District, refer to Section 13-332 (d), "Development regulations," of the Land Development Code.
 - 2. For RS-1 Residential Single-Family District, refer to Section 13-333 (d), "Development regulations," of the Land Development Code.
 - 3. For P Parks and Recreation District, refer to Section 13-353 (c) of the Land Development Code.
 - 4. For PUD, Banyan Trails Planned Unit Development, Parcel "B" as open space.
 - 5. For non-residential, non-agricultural uses in agricultural and residential districts, refer to Section 13-339, "Development regulations for nonresidential non-agricultural uses in agricultural and residential districts."

6. Applicable landscaping regulations, refer to Chapter 13, "Land Development Code," Article III, "Zoning Regulations," Division 4, "Accessory Uses and Structures," Subdivision IV, "Landscape Standards and Requirements".

Section 3: Zoning Map Amendment. That the official zoning map of the City of Coconut Creek shall be amended to delineate the boundaries of the Vinkemulder Equestrian Neighborhood Overlay Area, as provided in Section 13-394(c)(4) adopted herein.

Section 4: Conflicts. That all ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 5: Severability. That should any section or provision of this ordinance or any portion thereof, any paragraph, sentence, clause or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part hereof other than the part declared invalid.

Section 6: Effective Date. That this ordinance shall become effective upon its passage on second and final reading.

PASSED FIRST READING THIS ____ DAY OF _____, 2025.

PASSED SECOND READING THIS ____ DAY OF _____, 2025.

Jacqueline Railey, Mayor

Attest:

Joseph J. Kavanagh, City Clerk

	<u>1st</u>	<u>2nd</u>
Railey	_____	_____
Wasserman	_____	_____
Welch	_____	_____
Rydell	_____	_____
Brodie	_____	_____