



REZONING CHECK LIST

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

| REQUIREMENT CHECKLIST | | |
|---|--|--|
| | Checklist / Documents | File Name and Type SQ# - Sequential Numbers, see User Guide |
| GENERAL PART 1 | <input type="checkbox"/> Pre-DRC meeting <i>prior</i> to submittal | |
| | <input type="checkbox"/> Gather Application information (Property info, agent info, etc.) | |
| SUPPORTING DOCUMENTS PART 2 | <input type="checkbox"/> Letter of transmittal (list docs submitted) INCLUDE detail summary of request | Transmittal.pdf |
| | <input type="checkbox"/> Legal description (if current survey is not provided) | Legal Description.pdf |
| | <input type="checkbox"/> Proof of Ownership (BCPA, Bill of Sale, Warranty Deed) | Ownership.pdf |
| | <input type="checkbox"/> Agent authorization from property owner | Authorization.pdf |
| | <input type="checkbox"/> Description of developer interest, if different than owner | Developer Interest.pdf |
| | <input type="checkbox"/> 2 sets of mailing labels (hard copy to be delivered to City) | |
| | <input type="checkbox"/> Certified list & map of property owners within 500 feet of Boundary Lines | Label List.pdf & Label Map.pdf |
| | <input type="checkbox"/> Justification responses to each of the following standards per Section 13-36 of the City Land Development Code (www.municode.com). Responses MUST be detailed and specific to the proposed project. A restatement does NOT satisfy code requirements. (<i>Please see following page for form</i>) | Justification.pdf |
| PLAN DOCUMENTS PART 3 | <input type="checkbox"/> Signed and sealed survey | SQ#-SURV-Project Name.pdf |
| | <input type="checkbox"/> Rezoning to Planned Unit Development District (PUD), zoning document which shows compliance with the Land Code Development Section 13-348 to 13-351. http://library.municode.com/HTML/10928/level4/PTIICOOR_CH13LADECO_ARTIIIIZORE_DIV3ZODIRETA.html#PTIICOOR_CH13LADECO_ARTIIIIZORE_DIV3ZODIRETA_S13-348PLUNDEDI -OR- Rezoning to Planned Commerce District (PCD), zoning document which shows compliance with the Land Code Development Sections 13-355 to 13-358. http://library.municode.com/HTML/10928/level4/PTIICOOR_CH13LADECO_ARTIIIIZORE_DIV3ZODIRETA.html#PTIICOOR_CH13LADECO_ARTIIIIZORE_DIV3ZODIRETA_S13-355PCPLCODIEN | Project Name PUD.pdf OR Project Name PCD.pdf |
| | <input type="checkbox"/> Sustainable Building requirements to https://www.municode.com/library/FL/coconut_creek/codes/code_of_ordinances?nodeId=PTIICOOR_CH13LADECO_ARTIIIIZORE_DIV2ZOCLGERE_S13-320GRBUCCO | To be included in the above rezoning document |
| | <input type="checkbox"/> An analysis of traffic impact – <i>if applicable</i> | Traffic Analysis.pdf |
| | <input type="checkbox"/> An analysis of fiscal impact - <i>if applicable</i> | Fiscal Impact.pdf |
| *** Refer to User Guide for the complete description for the proper File Naming Convention *** | | |
| FEES | | |
| \$1500 Base Fee \$100 Per acre over 10 acres \$3000 Base Fee for PUD/PCD \$100 Per acre over 10 acres \$1500 Additional fee using Flex or Reserve Units | | |





REZONING JUSTIFICATION STATEMENT

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

| ZONING MAP AMENDMENTS (Section 13-36) | |
|---------------------------------------|--|
| 1. | <p>Is not contrary to the Comprehensive Plan.</p> <p>The Vinkemulder Overlay Area is not contrary to the Comprehensive Plan. For years, greenway trails have been planned throughout the City to connect neighborhoods to among other things, sidewalks, nature and equestrian paths. By creating an overlay zoning district, standards for development and redevelopment, landscaping and trails can be established that promote visual and physical continuity and creates a safe environment for pedestrians.</p> <p>Objective II-4.2.0 Encourage the creation of a system of private open space and conservation areas, including natural reservations, parks, scenic vistas, and waterways which are compatible with the character of Coconut Creek and complement the public parks and open space system. (B.C.P.C. 5.04.00)</p> <p>Policy II-4.2.1 Maintain and implement Land Development Code requirements which are designed to ensure provision of private open space and other passive recreation areas in association with both residential and non-residential development. (B.C.P.C. 5.04.02)</p> <p>Policy II-4.5.3 - The City shall prepare and adopt a city-wide Greenways Master Plan, providing for a city wide greenway network of safe, clean, pedestrian, bicycle and equestrian paths and nature trails, with an emphasis placed on connectivity to City and County Parks, preservation areas, schools, and business areas. Proximity to Tradewinds Park, a Broward County park that includes equestrian trails, horse stables, greenways and trails, the Vinkemulder Overlay Area design standards as proposed supports equestrian activities provided in Policy II-4.5.3.</p> <p>Policy II-5.1.5 Retain and continue to implement Land Development Code provisions which restrict development in those portions of Coconut Creek with inadequate potable water and wastewater treatment services and facilities. (B.C.P.C. 8.01.04)</p> <p>Objective II-5.4.0 - Maintain concurrency management systems within the Land Development Code to effectively monitor and manage new growth by ensuring that the issuance of a development order or permit is conditioned upon the availability of facilities and services which meet the adopted level of service standards as identified in the City's Comprehensive Plan elements.</p> <p>Section 2 Permitted Uses and Densities - This section identifies those uses permitted in the Future Land Use categories established within the Coconut Creek Future Land Use Element. Permitted uses and densities are more specifically described in the City's Land Development Code. Zoning as to permitted uses and densities must be in compliance with or be more restrictive than the requirements of the Broward County and Coconut creek Land Use Plans.</p> <p>Item i. 4 Residential Use – Community facilities designed to serve the residential area, including but not limited to schools, (both public or private), day care centers, churches, clinics, nursing homes, rehabilitation centers, governmental administration, police and fire protection facilities, libraries and civic centers; to be determined pursuant to zoning ordinances.</p> |
| 2. | <p>Will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts.</p> <p>The Vinkemulder Overlay Area will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts. Per the City's Land Development Code Section 13-319, the intent of a zoning overlay area is to note a specific area of the city where circumstances or conditions</p> |



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



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



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

Please Join Us

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

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

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

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

Tuesday, November 14th, 2023

6:00pm – 8:00pm

City Commission Chambers
Coconut Creek City Hall
4800 West Copans Road

Vinkemulder Neighborhood Stakeholder Meeting 11/14/2023 #1

| | Name (printed) | Address | Phone Number | Email (printed) |
|----|-------------------|---------------------|--------------|------------------------------|
| 1 | JOSEPH PASTURA | 4060 VINKEMULDER | 9-515-7385 | JPASTURA@YAHOO |
| 2 | KAMRAN AJAMI | 3900 NW 43ST | 4-8753999 | AJAMIK@Gmail.com |
| 3 | Jim Tigh | 4101 Vinkemulder Rd | 954-923-3333 | jimmyt@cpmlawn.com |
| 4 | Joe Watt | 4000 NW 43rd Ave | 9-997-0328 | Bassapp1@yahoo.com |
| 5 | MATT KEPLER | 41200 Vink. Rd | 75424098 | keplkep@psd.com |
| 6 | Bisselle Iorio | 4534 San Melline Dr | 6464135573 | TISEEUT@Yahoo.com |
| 7 | FRED IORIO | 4534 San Melline Dr | 718-594-0110 | TAKENIOOFRED@aol.com |
| 8 | Leah Caustlin | 4341 NW 39th Ave | 954-254-6521 | abbu@tomorrowstrain.com |
| 9 | Doby Moshur | | | |
| 10 | Maritza Yzaguirre | 3920 NW 43rd | 561-7580574 | maritza@obtainimgmastery.com |
| 11 | Ejahn Cook | 4201 Vinkemulder Rd | 561-301-8872 | ejahn@spiritual.com |
| 12 | Dean Bantz | 4100 Vinkemulder Rd | 954-614-7130 | DBASTITCH@igmx.com |
| 13 | DREW PHILLIPS | 4320 VINKEMULDER | 954-656-0137 | HousePanic4320@gmail.com |
| 14 | Dawn West | 4000 NW 43rd St | 954-520-5901 | Dawn West |
| 15 | LISA BOLSKER | 4250 NW 43rd St | 710-5334624 | LISABOLSKER@Yahoo.com |
| 16 | Isabelle Kelley | 4599 San Melline Dr | 954-336-0050 | IsabelleKelley@Yahoo.com |
| 17 | Scott Kelley | " " | " " | " " |
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Vinkemulder Neighborhood Stakeholder Meeting 11/14/2023 #1

| | Name (printed) | Address | Phone Number | Email (printed) |
|----|------------------|-------------------|--------------|------------------------------|
| 1 | Sharon D'Arcy | 4065 NW 43rd St | 254-9769 | Darredt |
| 2 | John Tight | 4101 Vinkemulder | 954-675-5054 | Darredt13@aol.com |
| 3 | Meredith Hopper | 4101 Vinkemulder | 954-973-3333 | completetoproperty@gmail.com |
| 4 | Mckenzie Watt | 4000 NW 43rd St. | 954-914-8916 | mwattperformance@rsos.com |
| 5 | Bryant Myers | 4360 Vinkemulder | 754-366-0994 | pompsnoegym@aol.com |
| 6 | Blair Barone | 4250 NW 43rd St | 561-260-1401 | DR BLAIR BARONE |
| 7 | Jeff Barke | 4575 San Mellina | 561-445-3362 | @gmail.com |
| 8 | Dana Ventrice | 14350 NW 43rd St | 561-283-5375 | dventrice7@gmail.com |
| 9 | Chris Ventrice | ↘ | 561-703-9250 | |
| 10 | Jennifer Gross | 4211 NW 43rd St | 954-729-9996 | jengross@yahoo.com |
| 11 | " | 22 Royal Palm Way | " | |
| 12 | " | Boca Raton | " | |
| 13 | Nael D'Arcy | 4065 NW 43rd St. | 954-937-2892 | |
| 14 | Lisa Quinlan | 4000 NW 43rd St | 954-468-8808 | Peacefulhills@gmail.com |
| 15 | Elan Vinkemulder | 2601 Vinkemulder | | |
| 16 | Jeff Hurdal | 4000 NW 43rd St. | 561-573-6001 | JEFF HURDAL@KPMG.COM |
| 17 | Larry Agatstein | 4509 San Mellina | 954-520-8180 | Lagatstein@yahoo.com |
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Please Join Us

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

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

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

Wednesday, March 6, 2024

6:00pm – 8:00pm

City Commission Chambers
Coconut Creek City Hall
4800 West Copans Road

Vinkemulder Neighborhood Study Community Meeting #2

March 6, 2024

Name

Address

Phone Number

Email

| | | | |
|-----------------|----------------------|--------------|-----------------------|
| Meredith Hopper | 4101 Vinkemulder Rd. | 954-973-3333 | MeredithH@epmlawn.com |
| Ejok Cook | 4201 Vinkemulder Rd | 954-903-1772 | ejok@spitfire.com |
| Jessica Simpson | 4550 San Medina Dr. | 954-303-3510 | jrod107@gmail.com |
| Mckenzie walt | 4000 NW 43rd st | 954-914-8916 | xmckenzie02@yahoo.com |
| odg Talbot | | | |

Vinkemulder Neighborhood Study Community Meeting #2

March 6, 2024

| Name | Address | Phone Number | Email |
|---------------|------------------|------------------|------------------------------|
| Joe Watt | 4000 NW 43 ST | 954 997-0328 | Bassapp@Yahoo |
| DREW PHILLIPS | 4326 VINK. | 954 654 0139 | duphillips111@gmail |
| MATT KRIPLEAN | 4200 | 754 224 0968 | |
| John Tight | 4101 Vinkemulder | 954 675-5054 | JohnTight@Comcast |
| Dawn Watt | 4000 NW 43 ST | 954-520-5501 | wattsknowkars@gmail |
| JOE PASTURA | 4060 VINK. | 9-515-7385 | JPastura@YAHOO |
| Abby Mosher | 4341 NW 39 Ave | 954-254-6521 | abby@TomorrowsRainbow.org |
| Kamron Ajami | 954-873-3889 | 3900 NW 47 ST | Ajamik@Gmail.com |
| Bryant Moyer | 754-366-0994 | 4360 Vinkemulder | |
| Shyan Soogra | 954-234-6597 | | SOOGRA@LIVE.COM |
| JEFF & MARIA | Hawthorpe | 561-573-6004 | JEFF@ISITFAMILYGROUP |
| Jeff Robinson | 4100 Vinkemulder | 561.267.0252 | jeff.robinson.265@cs.cmu.edu |
| NOEL DARCY | | 954.937-2892. | DARRED13@AOL.COM |

Vinkemulder Neighborhood Study Community Meeting #2
March 6, 2024

Name Address Phone Number Email

Baran Kerposka 4250 NW 43rd St (754) 757-4503
Coconut Creek