



## REZONING JUSTIFICATION STATEMENT

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

### ZONING MAP AMENDMENTS (Section 13-36)

**1. Is not contrary to the Comprehensive Plan.**

The Vinkemulder Overlay Area is not contrary to the Comprehensive Plan. For years, greenway trails have been planned throughout the City to connect neighborhoods to among other things, sidewalks, nature and equestrian paths. By creating an overlay zoning district, standards for development and redevelopment, landscaping and trails can be established that promote visual and physical continuity and creates a safe environment for pedestrians.

**Objective II-4.2.0**

Encourage the creation of a system of private open space and conservation areas, including natural reservations, parks, scenic vistas, and waterways which are compatible with the character of Coconut Creek and complement the public parks and open space system. (B.C.P.C. 5.04.00)

**Policy II-4.2.1**

Maintain and implement Land Development Code requirements which are designed to ensure provision of private open space and other passive recreation areas in association with both residential and non-residential development. (B.C.P.C. 5.04.02)

**Policy II-4.5.3** - The City shall prepare and adopt a city-wide Greenways Master Plan, providing for a city wide greenway network of safe, clean, pedestrian, bicycle and equestrian paths and nature trails, with an emphasis placed on connectivity to City and County Parks, preservation areas, schools, and business areas. Proximity to Tradewinds Park, a Broward County park that includes equestrian trails, horse stables, greenways and trails, the Vinkemulder Overlay Area design standards as proposed supports equestrian activities provided in Policy II-4.5.3.

**Policy II-5.1.5**

Retain and continue to implement Land Development Code provisions which restrict development in those portions of Coconut Creek with inadequate potable water and wastewater treatment services and facilities. (B.C.P.C. 8.01.04)

**Objective II-5.4.0** - Maintain concurrency management systems within the Land Development Code to effectively monitor and manage new growth by ensuring that the issuance of a development order or permit is conditioned upon the availability of facilities and services which meet the adopted level of service standards as identified in the City's Comprehensive Plan elements.

**Section 2 Permitted Uses and Densities** - This section identifies those uses permitted in the Future Land Use categories established within the Coconut Creek Future Land Use Element. Permitted uses and densities are more specifically described in the City's Land Development Code. Zoning as to permitted uses and densities must be in compliance with or be more restrictive than the requirements of the Broward County and Coconut Creek Land Use Plans.

**Item i. 4 Residential Use** – Community facilities designed to serve the residential area, including but not limited to schools, (both public or private), day care centers, churches, clinics, nursing homes, rehabilitation centers, governmental administration, police and fire protection facilities, libraries and civic centers; to be determined pursuant to zoning ordinances.

**2. Will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts.**

The Vinkemulder Overlay Area will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts. Per the City's Land Development Code Section 13-319, the intent of a zoning overlay area is to note a specific area of the city where circumstances or conditions





	of location, use or special interest require unique or enhanced land development standards to promote the orderly development, redevelopment and use of the area. Overlay areas may be used to implement goals, objectives and policies of the comprehensive plan or studies. Overlay areas do not change the effective land use plan or map or the existing zoning district and may be shown on the official zoning map.
3.	<p><b>Will not substantially impact public facilities such as schools, utilities and streets.</b></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.</p>
4.	<p><b>Will be justified by external land use conditions.</b></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><b>Will not create or excessively increase automobile and vehicular traffic congestion.</b></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><b>Will not create a storm drainage problem for other properties.</b></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><b>Will not adversely affect surrounding living conditions.</b></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><b>Will not adversely affect environmental quality.</b></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>





	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 City's Landscape Code require native landscape species.
9.	<b>Will not adversely affect other property values.</b>  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.	<b>Will not be a deterrent to improvement or development of other property.</b>  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.
11.	<b>Will not constitute a special privilege to an individual owner.</b>  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.

