



**VINKEMULDER NEIGHBORHOOD PLAN  
AND OVERLAY DISTRICT**



**PLANNING AND ZONING BOARD**  
**December 11th, 2024**

# PROJECT OVERVIEW



## HIGHLIGHTS

- Neighborhood has a **unique identity**
- Preserve the **equestrian/agricultural character**
- Develop a clearer vision, with the **neighborhood as partners**
- Consider the development of **planning recommendations** to guide **preservation, improvement and internal connectivity**

# SCOPE: NEIGHBORHOOD MASTER PLAN AND ZONING OVERLAY



## MASTER PLAN PURPOSE

- Guide development in a way that preserves the Vinkemulder Neighborhood's rural and equestrian character

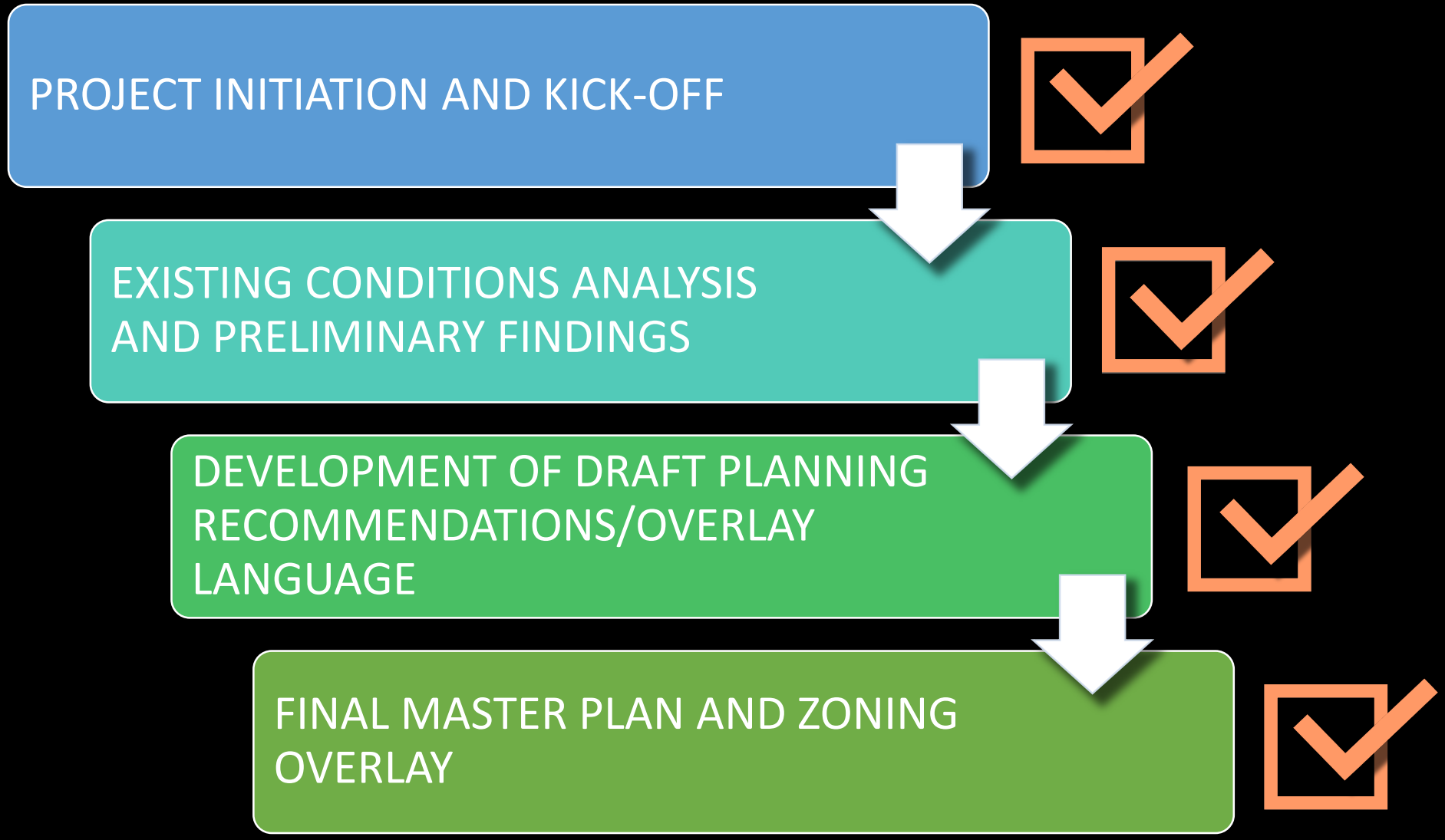
## FOCUS OF ZONING OVERLAY

- Establish regulations to ensure land use, design align with community's values and vision

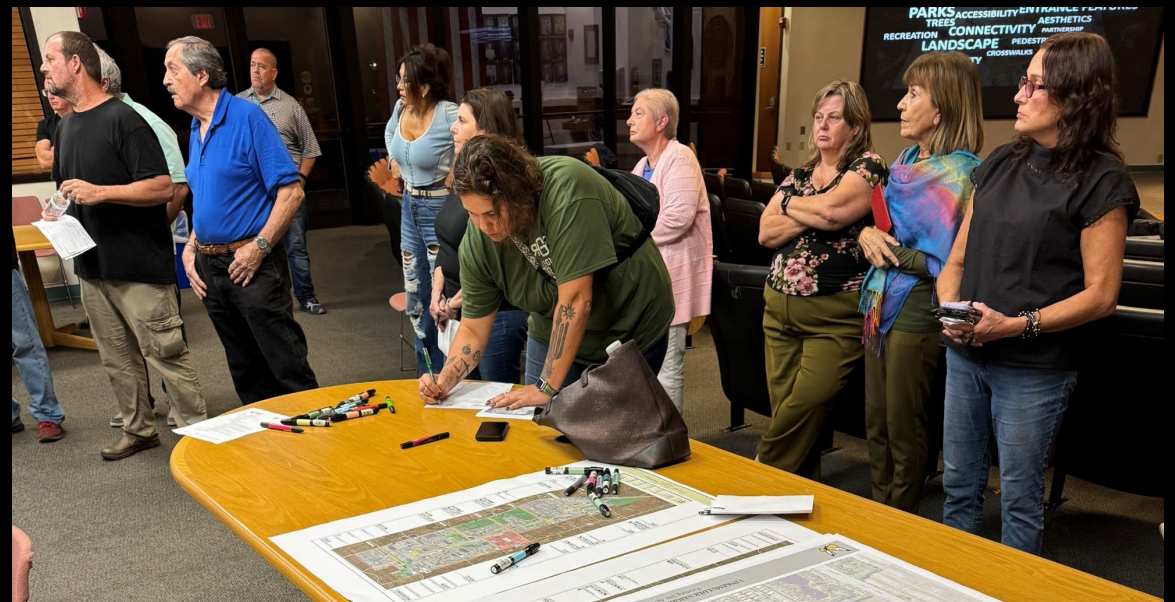
## KEY OBJECTIVES

- Protect the area's unique identity
- Promote sustainable, low impact development that respects the neighborhood's character
- Enhance safety, mobility and quality of life

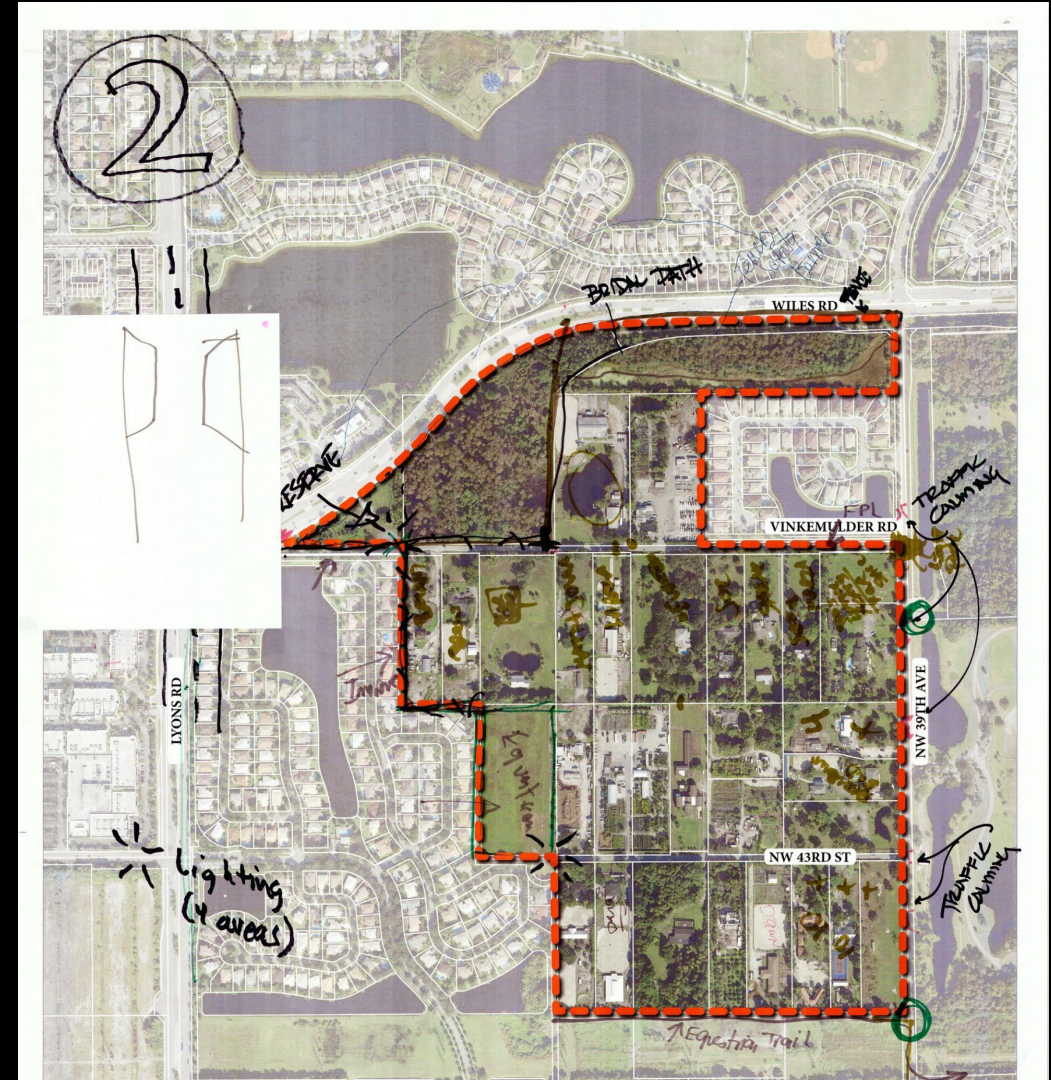
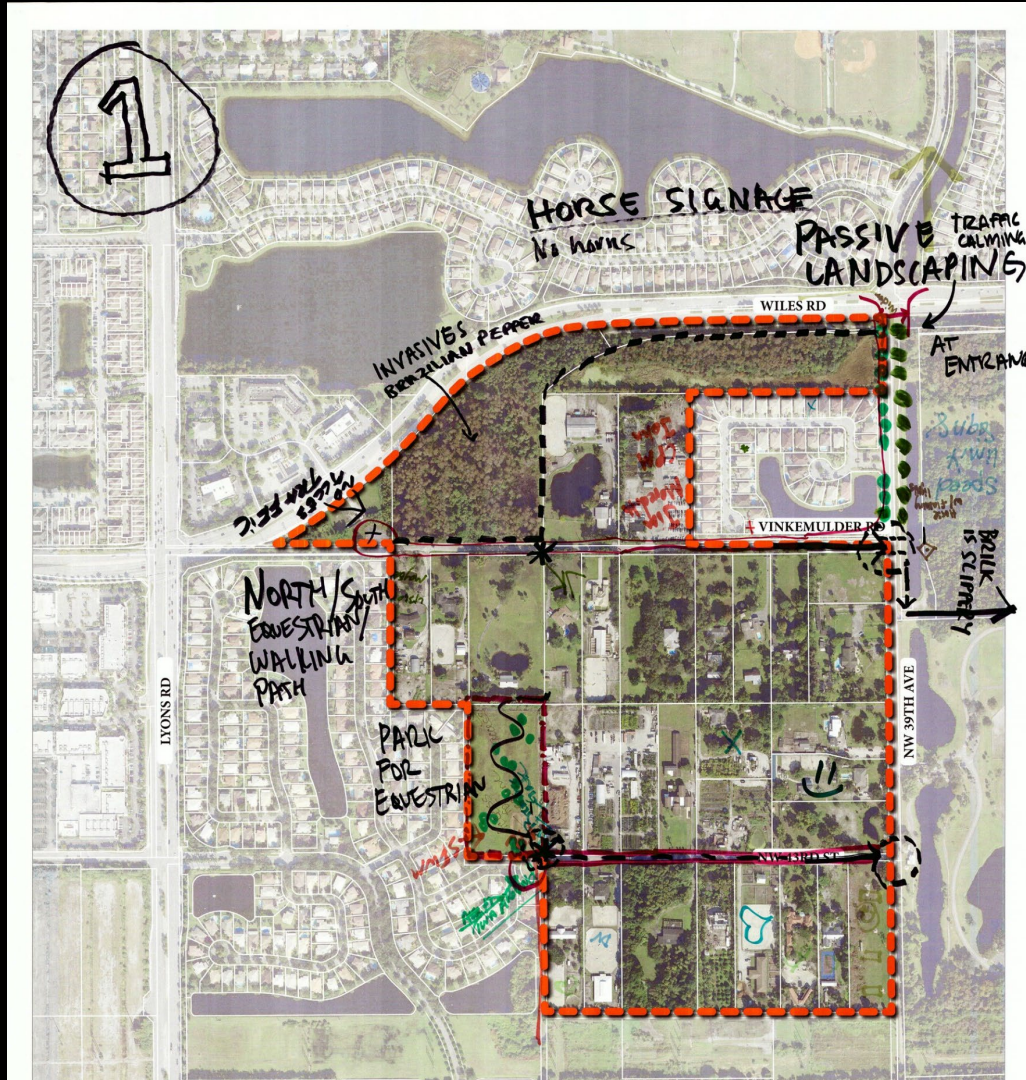
# KEY PROJECT MILESTONES



# COMMUNITY ENGAGEMENT



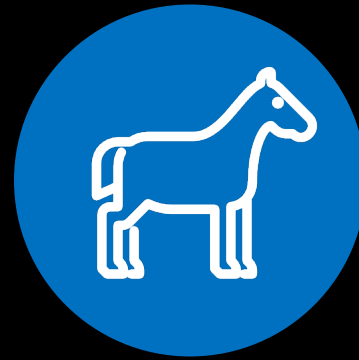
# COMMUNITY'S MASTER PLAN VISION



# MASTER PLAN THEMES



**TRAFFIC MANAGEMENT  
AND SAFETY**



**EQUESTRIAN AMENITIES/  
TRAIL MANAGEMENT**



**NEIGHBORHOOD  
IDENTITY/CHARACTER  
PRESERVATION**



**INFRASTRUCTURE/  
CONNECTIVITY  
IMPROVEMENTS**



**ENVIRONMENTAL AND  
COMMUNITY CONCERNS**



# KEY RECOMMENDATIONS



- BEAUTIFICATION AT NEIGHBORHOOD ENTRANCE**
- INTERSECTION IMPROVEMENTS**
- MULTI-USE RECREATION TRAIL**
- INTERSECTION IMPROVEMENTS**
- CITY-OWNED 5 ACRE PROPERTY**
- ACCESS CONTROL ALONG WILES ROAD**
- PROHIBIT ACCESS ALONG WILES ROAD**

# BEAUTIFICATION AT NEIGHBORHOOD ENTRANCE

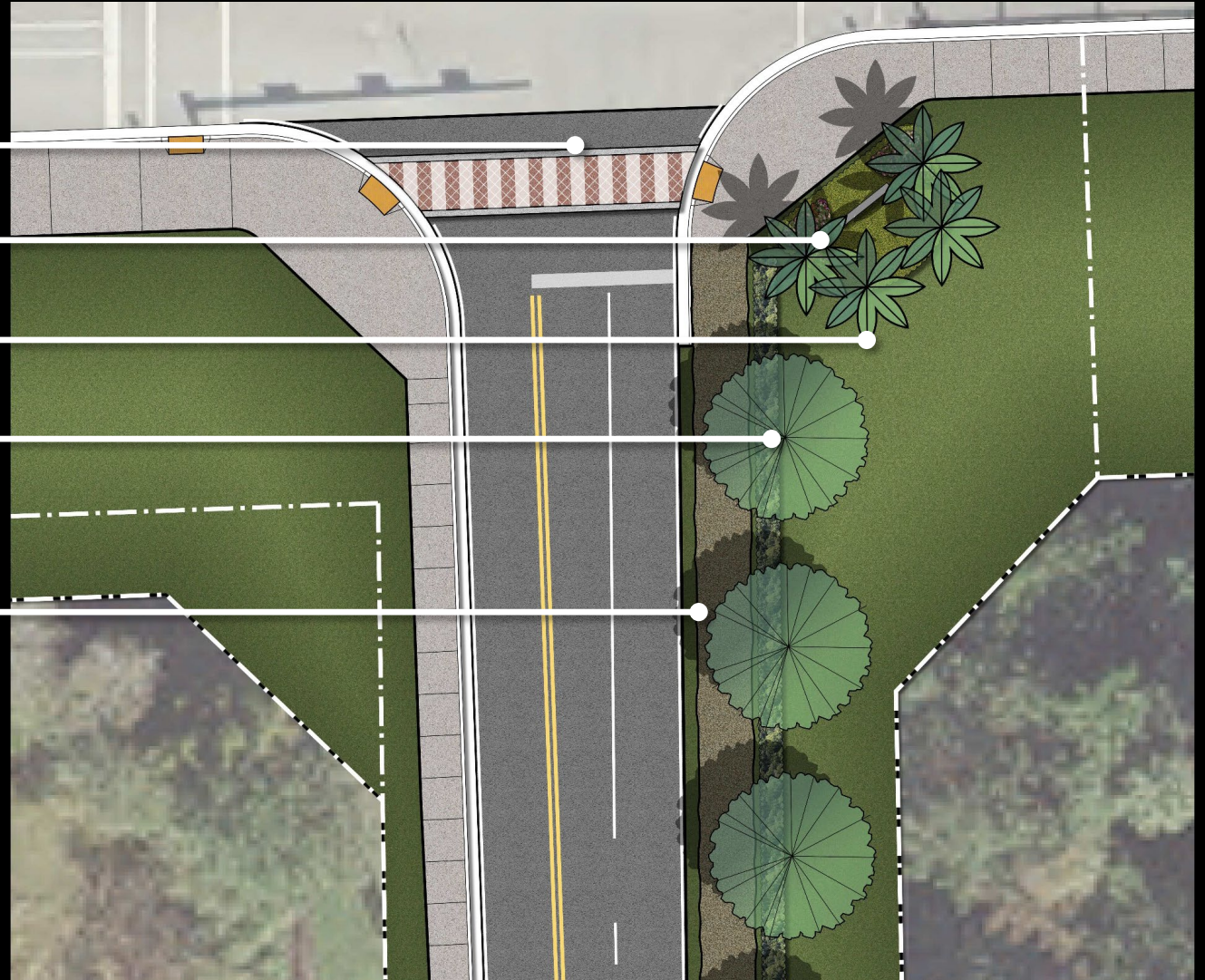
Proposed Textured Materials Crosswalk

Proposed Entrance Feature Signage

Proposed Enhanced Landscaping

Proposed Trail Landscaping

Proposed Enhanced Multi-use Trail



# INTERSECTION IMPROVEMENTS AT VINKEMULDER ROAD

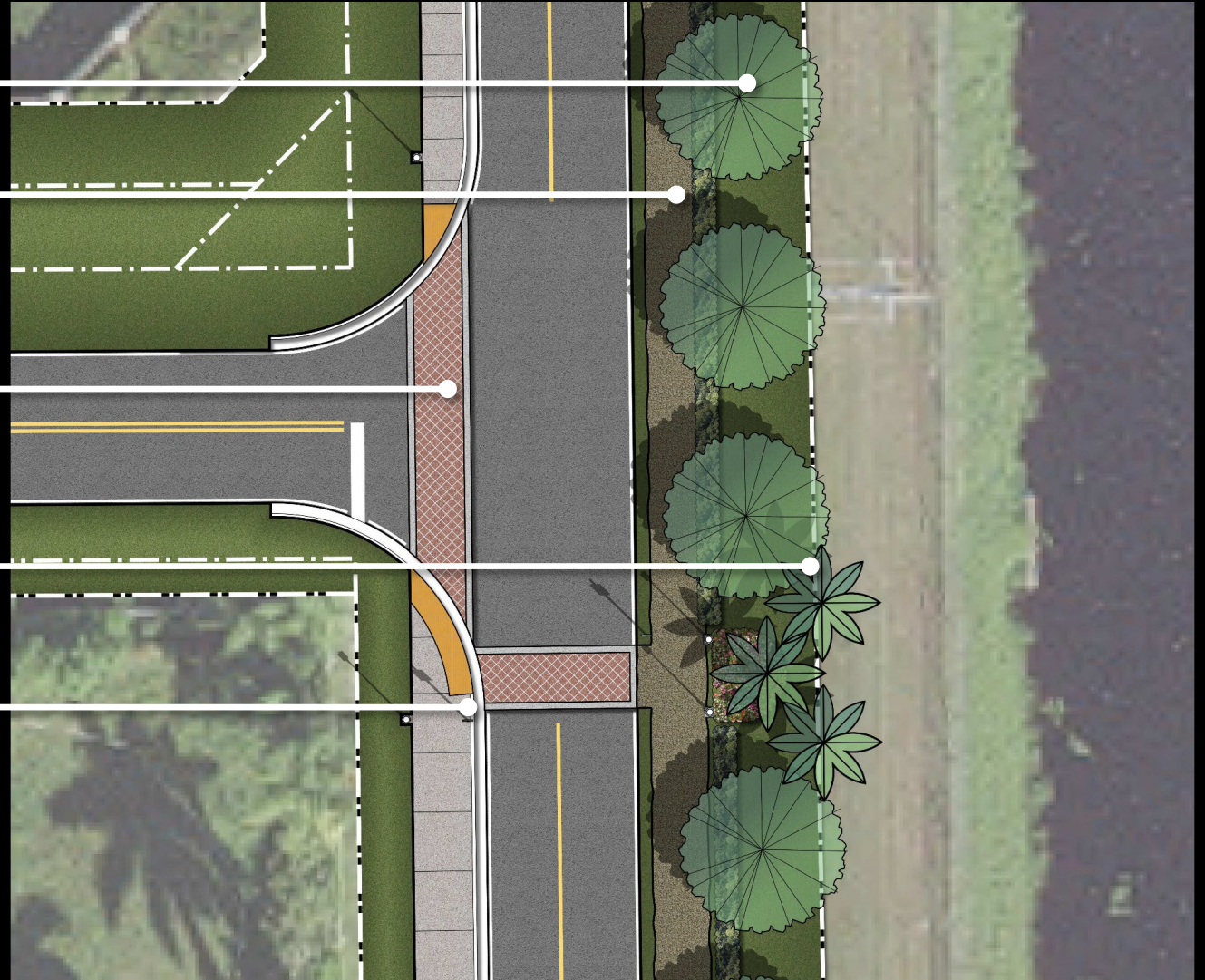
Proposed Trail Landscaping

Proposed Enhanced Multi-use Trail

Proposed Textured Materials  
Crosswalks

Proposed Enhanced Landscaping

Proposed Horse X-ing Lights and Signs



# INTERSECTION IMPROVEMENTS AT W 43<sup>RD</sup> STREET

Proposed Trail Landscaping

Proposed Enhanced Landscaping

Proposed Textured Materials Materials  
Crosswalk

Proposed Entrance Feature Signage

Proposed Horse X-ing Lights and Signs

Proposed Enhanced Multi-use Trail

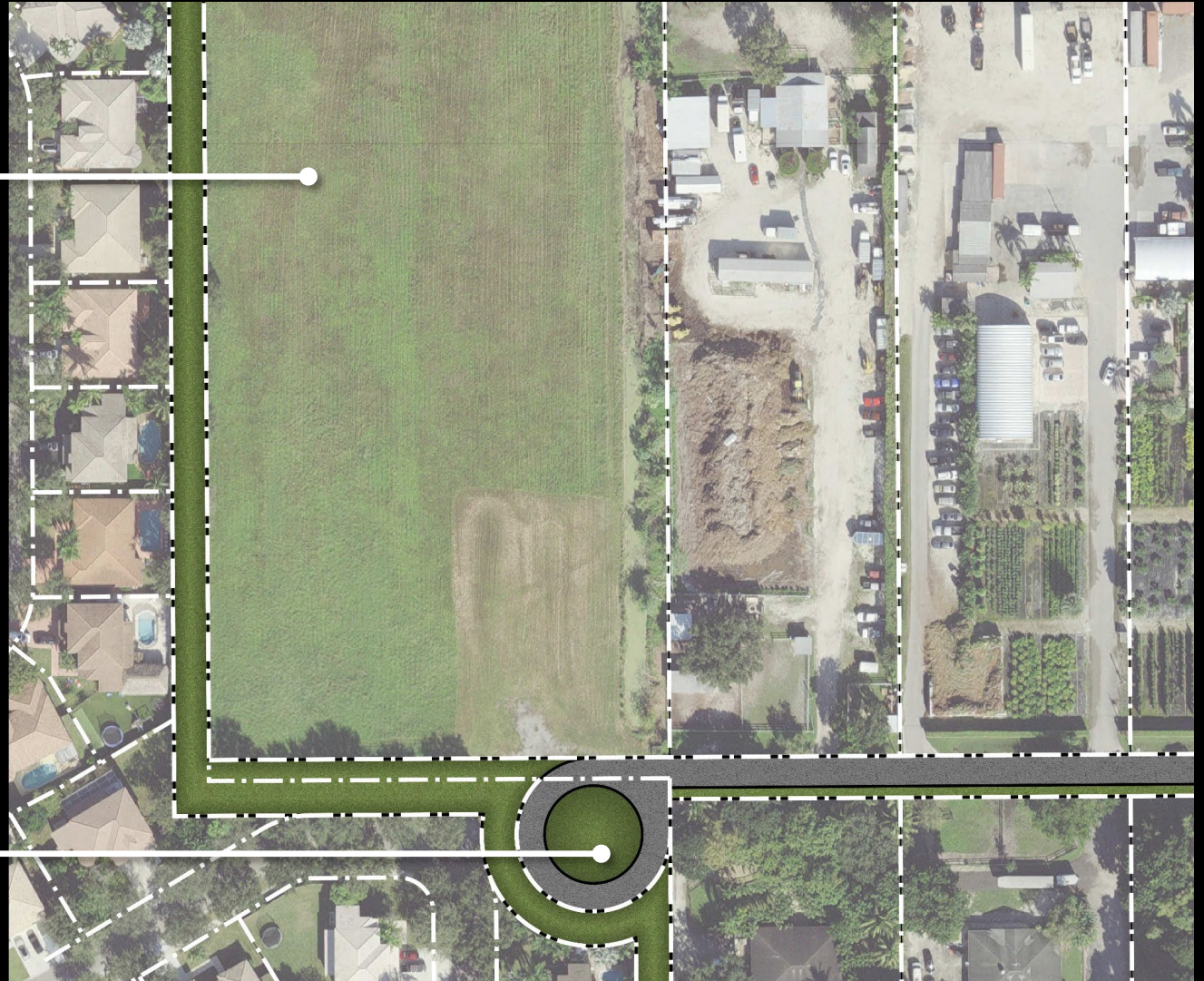
Existing Concrete Greenway



# CITY-OWNED 5 ACRE PARCEL AND PROPOSED TURNAROUND

City-Owned 5 Acre Parcel

Potential Turnaround Area



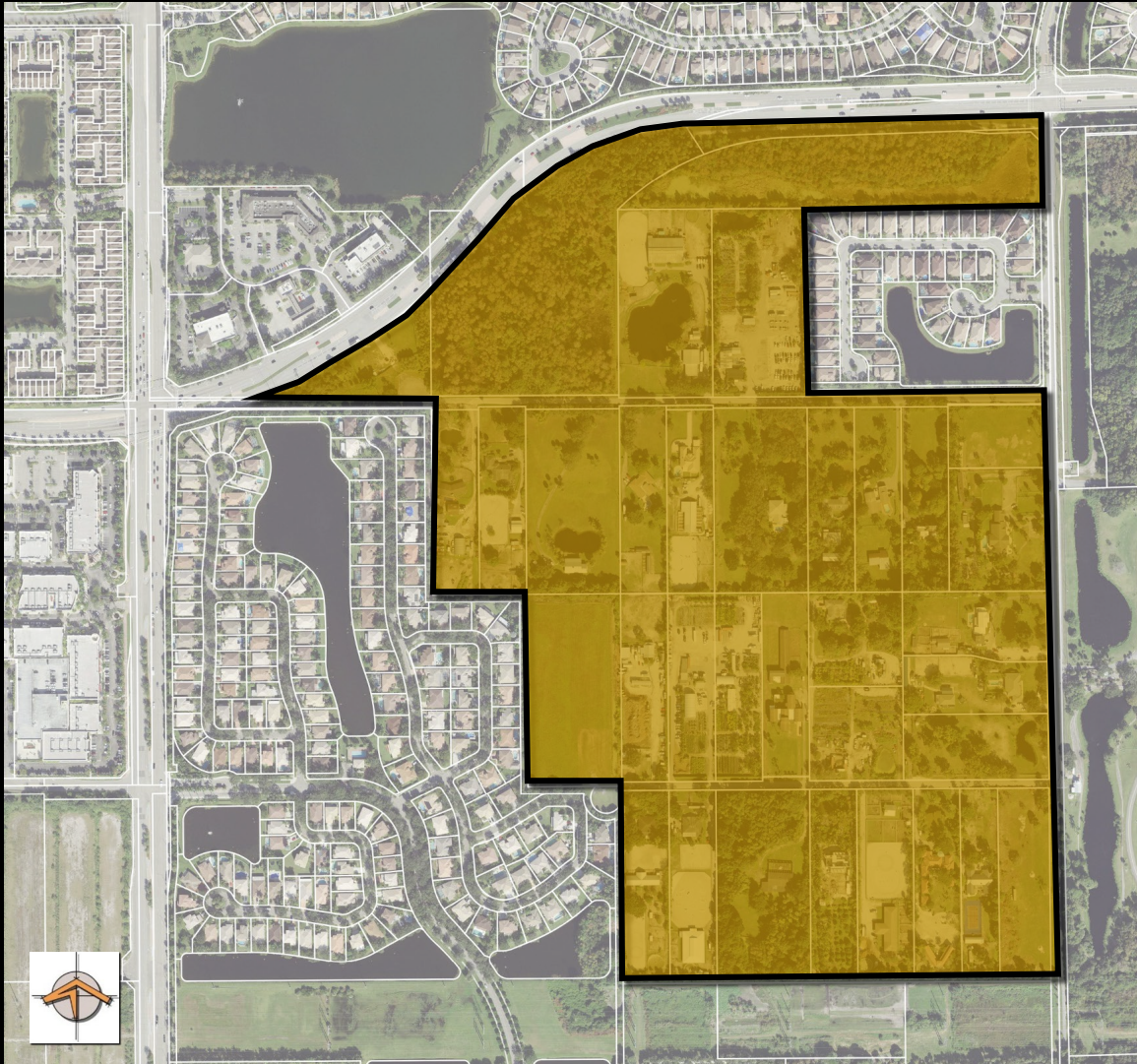
# ACCESS CONTROL ALONG WILES ROAD



Proposed Horse Control Fence

Existing Equestrian Trail Along Wiles Rd

# VINKEMULDER EQUESTRIAN NEIGHBORHOOD ZONING OVERLAY DISTRICT



- **GUIDE FUTURE DEVELOPMENT OF THE VINKEMULDER NEIGHBORHOOD**
  - **PRESERVE AND ENHANCE EQUESTRIAN CHARACTER AND RURAL AMBIANCE**
- **ALIGNS WITH COMMUNITY'S VISION**
- **EMPHASIZES UNIQUE EQUESTRIAN ACTIVITIES/AMENITIES**
  - **AESTHETICS**
  - **MOBILITY**
  - **SAFETY**
- **PROMOTES SAFE, RESPONSIBLE AND EQUESTRIAN-FOCUSED COMMUNITY**

# ZONING OVERLAY: FRAMEWORK



\* For artistic purposes only – AI GENERATED IMAGE

- **REGULATION OF USES**
- **MAXIMUM RESIDENTIAL DENSITY**
- **ADDITIONAL DEVELOPMENT REGULATIONS**
  - **PROPERTY FRONTAGE**
  - **LANDSCAPE AREAS**
  - **BUFFERING, WALLS, AND FENCING**
- **INCENTIVES**
- **CODE ENFORCEMENT**



# ZONING OVERLAY: USES



\* For artistic purposes only – AI GENERATED IMAGE

## PERMITTED USES

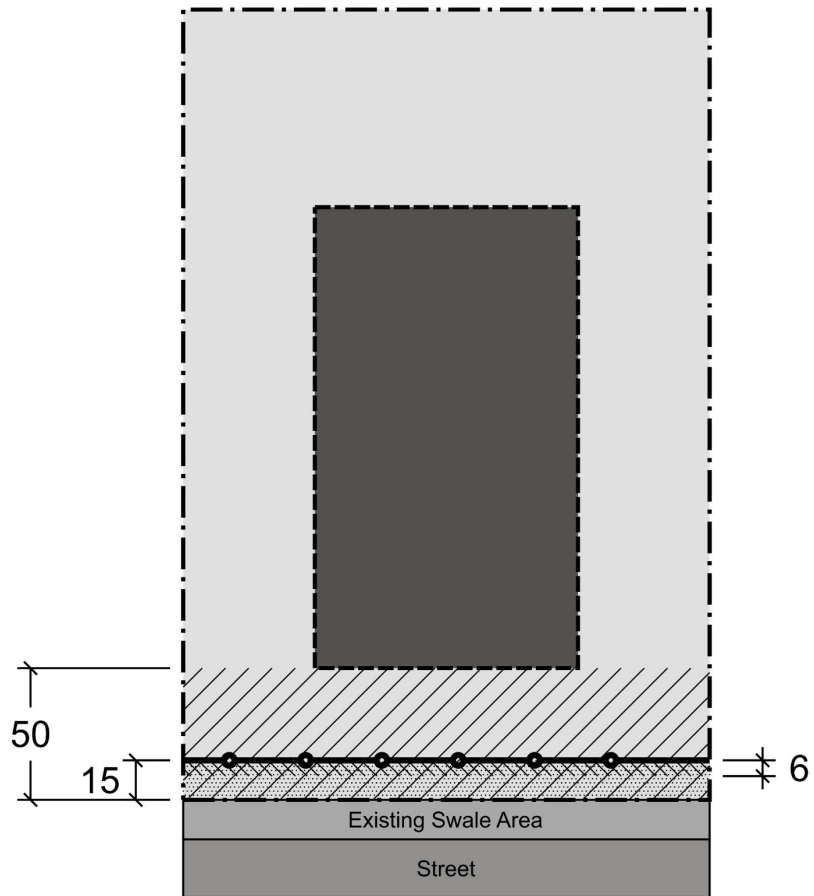
- **LOW DENSITY RESIDENTIAL**
- **AGRICULTURAL AND EQUESTRIAN USES**

## PROHIBITED USES

- **HIGH-IMPACT COMMERCIAL ACTIVITIES**
- **USES THAT WOULD ATTRACT SIGNIFICANT TRAFFIC OR DISRUPT NEIGHBORHOOD**

# ZONING OVERLAY: FRONTAGE REQUIREMENTS

- Typical Lot
- Building Area
- Required Front Setback Area
- Required Landscape Frontage Area
- Minimum Shrubs and Ground Cover Area
- Fence



# ZONING OVERLAY: FRONTAGE REQUIREMENTS



\* For artistic purposes only – AI GENERATED IMAGE

# ZONING OVERLAY: INCENTIVES AND CODE ENFORCEMENT



\* For artistic purposes only – AI GENERATED IMAGE

- **INCENTIVES**
  - **RELIEF FROM FRONTAGE BUFFERING**
  - **PROMOTES VISIBILITY OF EQUESTRIAN ACTIVITIES FROM THE PUBLIC AREAS**
- **CODE ENFORCEMENT**
  - **PROMOTES SAFETY/AESTHETICS OF PUBLIC ROWS AND OPEN SPACE**
  - **MAINTAIN HIGH-STANDARDS FOR APPEARANCE/UNIQUE IDENTITY**

## City Staff Findings & Analysis

- Pursuant to Sec.13-36(c) of the Land Development Code (LDC), the Planning and Zoning Board shall consider certain standards when reviewing the proposed rezoning to amend the City's zoning map.
- Listed in the City Staff Memo are the standards and the staff analysis as to the zoning map amendment's (rezoning) compliance with these standards.
- The proposed overlay ordinance and zoning map amendment (rezoning) is consistent with Sec. 13-36(c) of the LDC and the goals, objectives, and policies of the City's Comprehensive Plan.

## City Staff Recommendation

Recommend to the City Commission approval of the following requests:

1. Adoption of the Vinkemulder Equestrian Neighborhood Master Plan;
2. Amendment of Section 13-319, Zoning Overlay Areas, of the City's Land Development Code to create the Vinkemulder Equestrian Neighborhood Overlay Area; and
3. Adoption of a zoning map amendment to delineate the Vinkemulder Equestrian Neighborhood Overlay Area, adding a supplemental zoning overlay designation in addition to the existing underlying zoning designations.



**THANK YOU**

## A-1 Permitted & Special Land Uses

1. Agriculture uses and buildings
2. Single-family detached dwellings
3. **Hunt clubs and riding stables**
4. **Plant and tree nurseries, excluding sales operations**
5. **Public and private schools and public utilities**
6. Public outdoor leisure facilities and recreation, park and conservation areas
7. Utility facilities
8. Accessory uses and structures
9. Family community residence
10. Assisted living facility
11. Family day care home
12. Family foster home
13. **Golf Course (special approval)**
14. Transitional Community Residence (special approval)

## Overlay Permitted & Special Land Uses

1. ~~Landscape and lawn maintenance as a principal or accessory use~~
2. ~~Places of assembly~~
3. Agriculture uses and buildings
4. Single-family detached dwellings
5. ~~Hunt clubs and riding stables~~
6. ~~Plant and tree nurseries, excluding sales operations~~
7. ~~Public and private schools and public utilities~~
8. Public outdoor leisure facilities and recreation, park and conservation areas
9. Utility facilities
10. Accessory uses and structures
11. Family community residence
12. Assisted living facility
13. Family day care home
14. Family foster home
15. ~~Golf Course (special approval)~~
16. Transitional Community Residence (special approval)



## RS-1 Permitted & Special Land Uses

1. Single-family detached dwellings
2. **Public and private schools and public utilities**
3. Public outdoor leisure facilities and recreation, park and conservation areas
4. Utility facilities
5. Accessory uses and structures
6. Family community residence
7. Assisted living facility
8. Family day care home
9. Family foster home
10. Transitional Community Residence (special approval)

## Overlay Permitted & Special Land Uses

1. ~~Places of assembly~~
2. Single-family detached dwellings
3. ~~Public and private schools and public utilities~~
4. Public outdoor leisure facilities and recreation, park and conservation areas
5. Utility facilities
6. Accessory uses and structures
7. Family community residence
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9. Family day care home
10. Family foster home
11. Transitional Community Residence (special approval)