



DEPARTMENT OF SUSTAINABLE DEVELOPMENT
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

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	☐ Pre-DRC meeting <i>prior</i> to submittal	
	☐ Gather Application information (Property info, agent info, etc.)	
SUPPORTING DOCUMENTS PART 2	☐ Letter of transmittal (list docs submitted) INCLUDE detail summary of request	Transmittal.pdf
	☐ Legal description (if current survey is not provided)	Legal Description.pdf
	☐ Proof of Ownership (BCPA, Bill of Sale, Warranty Deed)	Ownership.pdf
	☐ Agent authorization from property owner	Authorization.pdf
	☐ Description of developer interest, if different than owner	Developer Interest.pdf
	☐ 2 sets of mailing labels (hard copy to be delivered to City)	
	☐ Certified list & map of property owners within 500 feet of Boundary Lines	Label List.pdf & Label Map.pdf
	☐ 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	☐ Signed and sealed survey	SQ#-SURV-Project Name.pdf
	☐ 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_ARTIIIZORE_DIV3ZODIRETA.html#PTIICOOR_CH13LADECO_ARTIIIZORE_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_ARTIIIZORE_DIV3ZODIRETA.html#PTIICOOR_CH13LADECO_ARTIIIZORE_DIV3ZODIRETA_S13-355PCPLCODIEN	Project Name PUD.pdf OR Project Name PCD.pdf
	☐ Sustainable Building requirements to https://www.municode.com/library/FL/coconut_creek/codes/code_of_ordinances?nodeId=PTIICOOR_CH13LADECO_ARTIIIZORE_DIV2ZOCLGERE_S13-320GRBUCO	To be included in the above rezoning document
	☐ An analysis of traffic impact – <i>if applicable</i>	Traffic Analysis.pdf
	☐ 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		



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	9515-7385	JPASTURA@YAHOO
2	KAMRAN AJAMI	3900 NW 43ST	9-8733999	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	Bassap@Yahoo.com
5	MATT KEPLER	41200 Vinle. Rd	75224098	Kep.Keepus@yahoo.com
6	Giselle Iorio	4534 San Pelling Dr	6464135573	TISEEUT@Yahoo.com
7	FRED IORIO	4534 San Pelling Dr	718-594-5010	TOKENIOOFRED@aol.com
8	Leah Clauslin	4341 NW 39th Ave	954-254-6521	abbey@tomorrowrainbow.org
9	Lobby Mosher			
10	Maritsa Yzaguirre	3920 NW 43rd	561-7580574	maritsa@obtainimgmastery.com
11	Ejahn Cook	4201 Vinkemulder Rd	561-301-8672	Ejahn@spiritualm.com
12	Deann Bland	4100 Vinkemulder Rd	254-614-7130	DBASTITCH@Gmail.com
13	DREW PHILLIPS	4320 VINKEMULDER	954-6860137	HosePitt4320@gmail.com
14	Dawn West	4000 NW 43rd St	954-5205901	Dawn West
15	LISA BOLSKY	4250 NW 43rd St	710-5334624	LISA BOLSKY LISA@bolsky.com
16	Isabelle Kelley	4599 San Pelling Dr	954-3360050	IsabelleKelley@yahoo.com
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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	completoproperty@gmail.com
4	McKenzie Watt	4000 NW 43rd St.	954-914-8916	mwattperformance@gmail.com
5	Bryant Mays	4360 Vinkemulder	754-366-0994	pompanoexp@gmail.com
6	Blair Barone	4250 NW 43rd St	561-860-1401	DR BLAIR BARONE
7	Jeff Barker	4575 San Mellin	561-445-3362	@gmail.com
8	Dana Ventrice	4350 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 Quintin	4000 NW 43rd St	954-468-8828	Peacefulhills7@gmail.com
15	Elaine Vinkemulder	2601 Vinkemulder		
16	Jeff Hurler	4000 NW 43rd St	561-573-6001	JeffH@KaniMac.com
17	Larry Agatstein	4509 San Mellin	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@cpmlawn.com
Ejok Cook	4201 Vinkemulder Rd	954-903-1772	ejok@spitfire.com
Jessica Simpson	4550 San Melina 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	Bassapay@yahoo
DREW Phillips	4326 VINK.	954 654 0137	duphillips111@gmail
MATT KRIPLEAN	4200	754 224 0968	
John Tight	4101 Vinkemulder	954 675-5054	JohnTight@comcast.net
Dawn Watt	4000 NW 43 ST	954-520-5501	wattsknowhows@gmail
JOE PASTURA	4060 VINK.	9-515-7385	JPastura@YAHOO
Abby Mosher	4341 NW 39 Ave	954-254-6521	abby@TomorrowsRainbow.org
Kamron Ajami	354-873889	3900 NW 47 ST	Ajamik@gmail.com
Bryant Moyer	754-366-0994	4360 Vinkemulder	
Shyan Soogra	954-234-6597		SOOGRA@Live.com
Jeff & Maria Huntley	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
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Baran Kerposka	4250 NW 43rd St Coconut Creek	(754) 757-4503	
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