

# Vista Gardens Ballroom

Land Use Plan Amendment, Rezoning, Plat,  
Special Land Use & Site Plan

City of Coconut Creek  
City Commission Meeting

# Property Aerial

## Property Information:

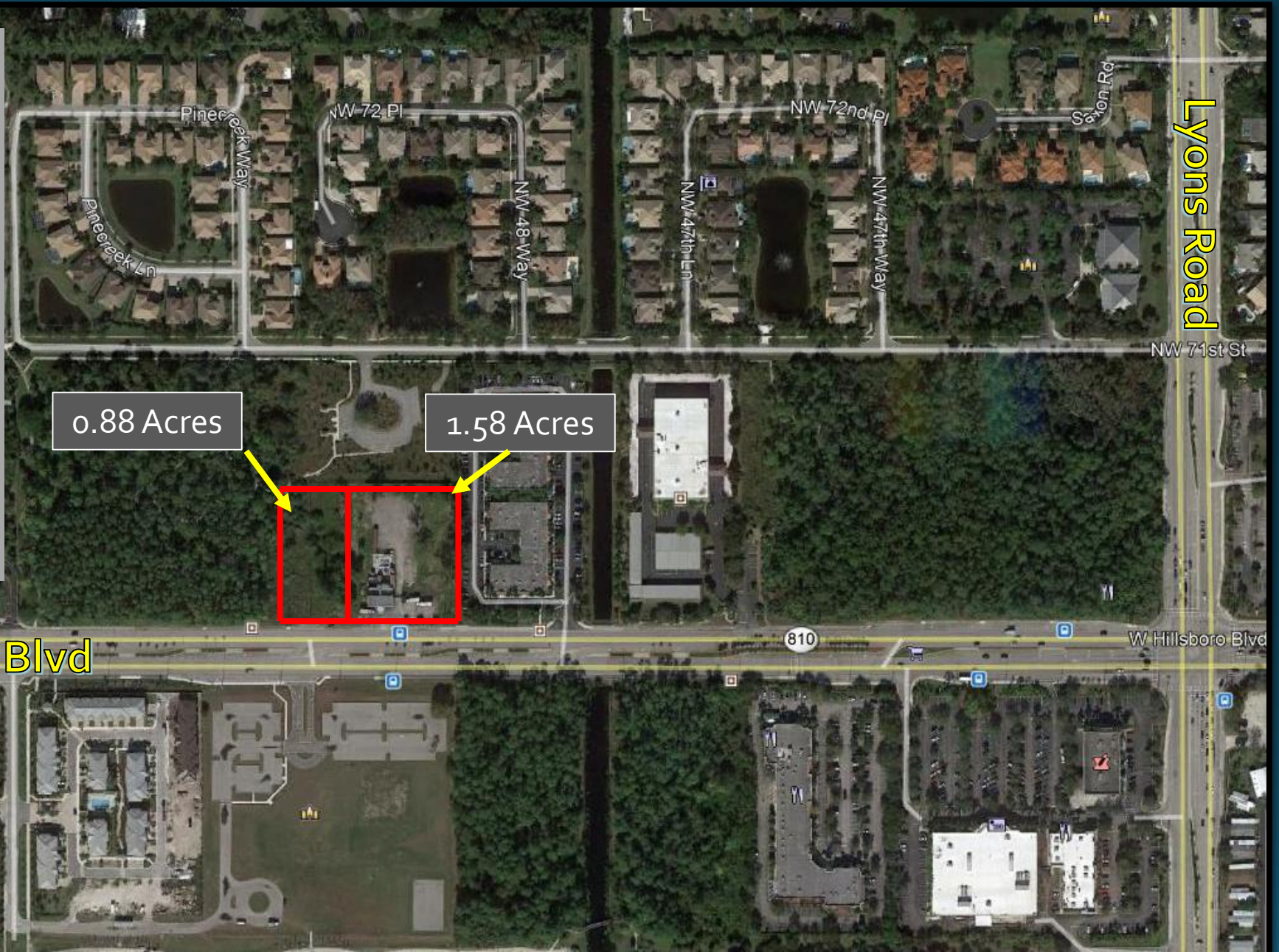
Parcel Size: +/- 2.47 Acres

Current Future Land Use:  
Office/Professional (OP)

Proposed Future Land Use:  
Commercial (C)

Current Zoning: A-1, Agricultural  
District & O-2, Office (City Parcel)

Proposed Zoning: B-3  
(Community Business)



# Existing Conditions

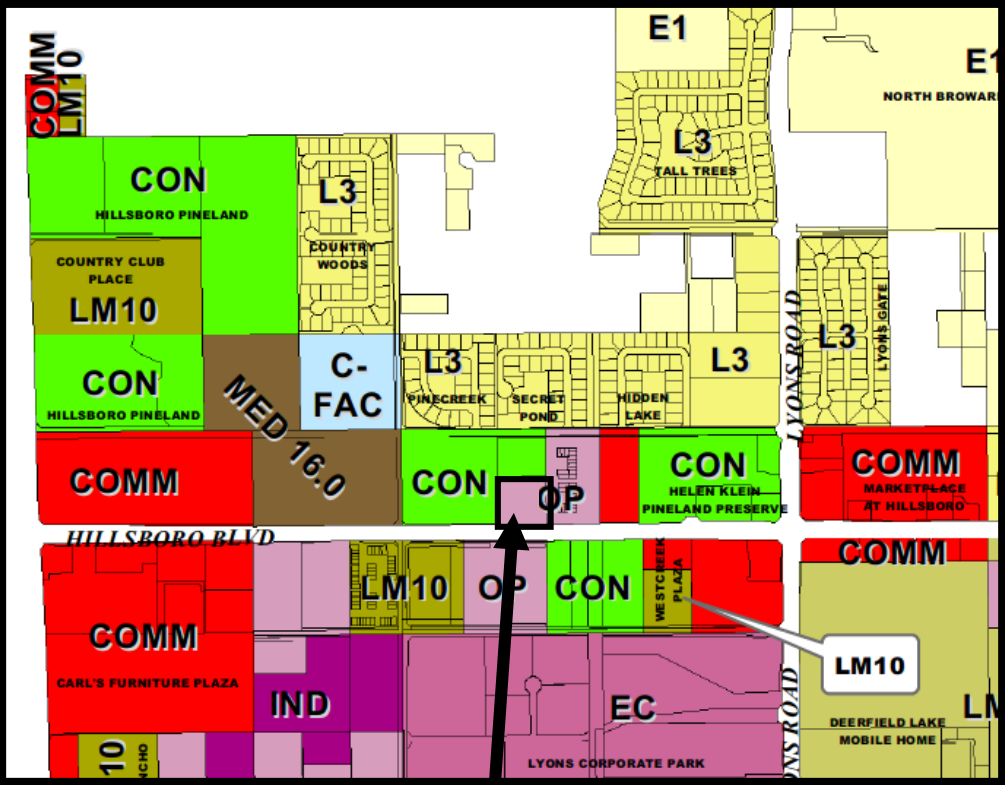


# Requests:

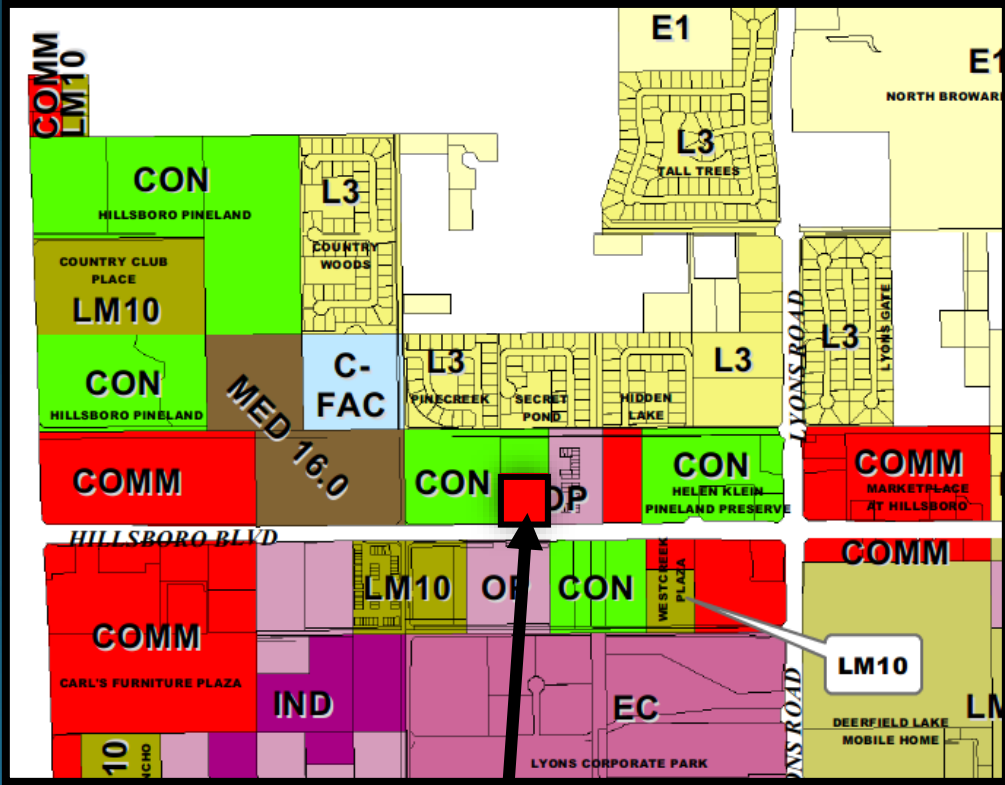
- **Land Use Plan Amendment**: Approval of a Land Use Plan Amendment to amend the future land use designation for the property from the OP (Office Professional) to C (Commercial) designation.
- **Rezoning**: Approval to rezone the property from A-1 (Agricultural) and O-2 (Local Office) to B-3 (Community Shopping) for the +/- 2.47 acre parcel located at 5011 West Hillsboro Boulevard.
- **Special Land Use** : Approval of a Special Land Use to permit a +/- 7,734 square foot catering and meeting hall.
- **Site Plan** : Approval to construct a +/- 7,743 square foot catering and meeting hall.
- **Plat** : Approval of a +/- 2.47 gross acre plat located at 5011 West Hillsboro Boulevard with a restrictive note allowing for 15,000 square feet of commercial use.

# Land Use Plan Amendment Request:

Request to amend the future land use designation for the Property from OP, Office Professional, to the C, Commercial, future land use designation.



Current Future Land Use Designation:  
OP, Office Park



Proposed Future Land Use Designation:  
C, Commercial

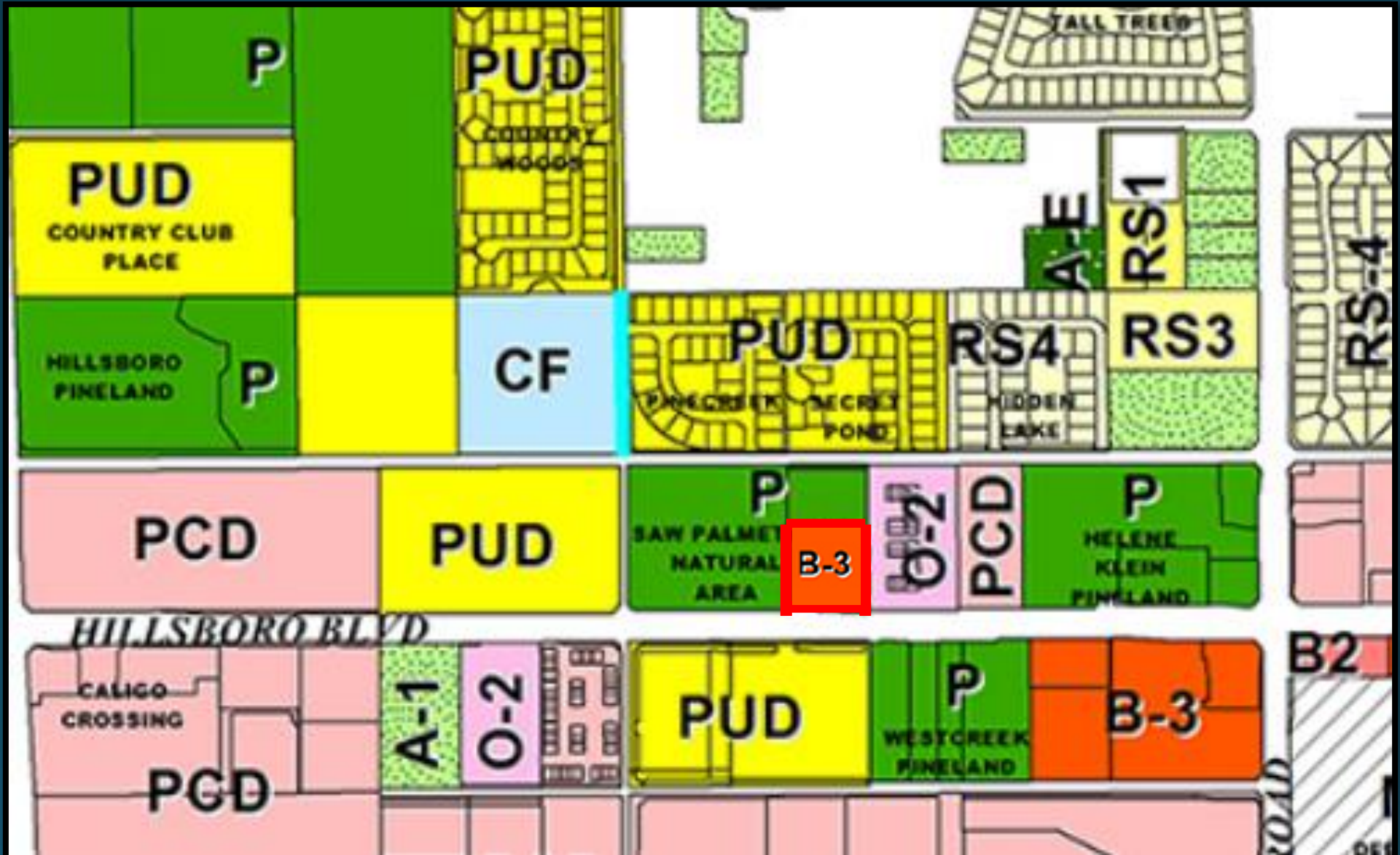
# Land Use Plan Amendment Request:

- ✓ Consistent with Broward County's Commercial Future Land Use Designation assigned to this parcel.
  - ✓ Compatible/Consistent with other Commercial Uses along Hillsboro Boulevard Corridor.
  - ✓ Reviewed for Concurrency with the City's Comprehensive Plan.
  - ✓ Adequate Capacity Confirmed for Proposed Change in Future Land Use Designation (Water, Sewer, Solid Waste, etc.)
  - ✓ Will not significantly impact adjacent roadways.
- Staff finds that the land use plan amendment is in compliance with the administrative requirements specified by the City's Comprehensive Plan & Code of Ordinances, Florida Statutes, Chapter 163, and the Florida Administrative Code Section 9J-5.

# Rezoning Request:

- Request to rezone the property from A-1 (Agricultural) and O-2 (Local Office) to B-3 (Community Shopping) for the +/- 2.47 acre parcel located at 5011 West Hillsboro Boulevard.
  - ✓ Consistent with Comprehensive Plan.
  - ✓ Compatible/Consistent with other Commercial Uses along Hillsboro Boulevard Corridor.
  - ✓ Will not impact public facilities.
  - ✓ Will not create or excessively impact automobile & vehicular traffic congestion.
  - ✓ Will not adversely affect neighboring properties.
- Staff finds the Rezoning request consistent with Section 13-36 rezoning criteria of the City of Coconut Creek Land Development Code.

# Rezoning Request:

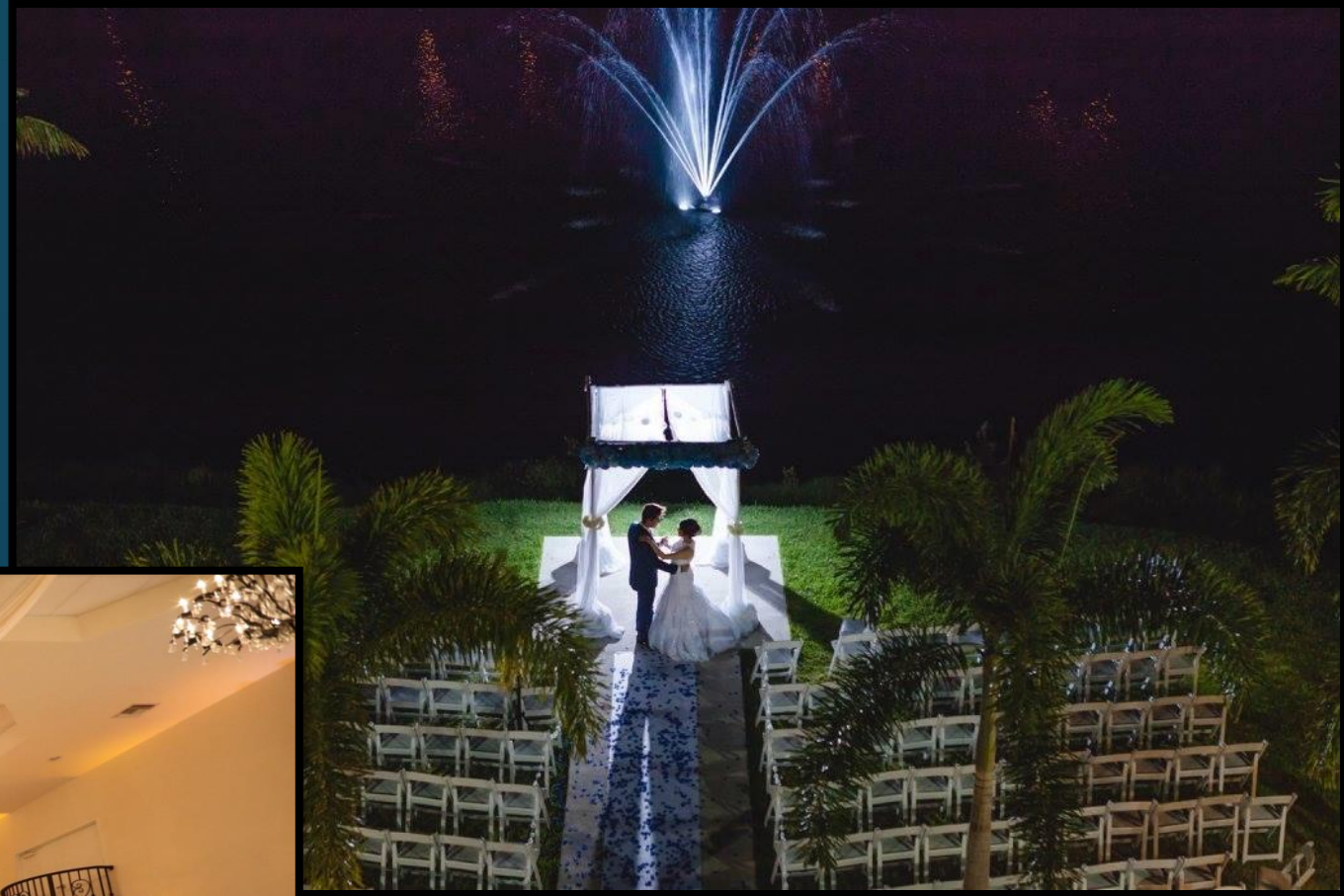




# Special Land Use Request:

- Request for approval of a Special Land Use to permit a +/- 7,734 square foot catering and meeting hall.
- Events: Weddings, Bar/Bat Mitzvahs, Corporate & Other Social Events;
- 1 Event per Day (similar to Community Clubhouses);
- Max capacity will be around 200 – 250 people (indoors)
- Average Event Duration : 5 Hours
- Typical Event Day: Friday & Saturday evenings; Sundays
- Administrative Functions: Monday – Thursday (3-4 employees)

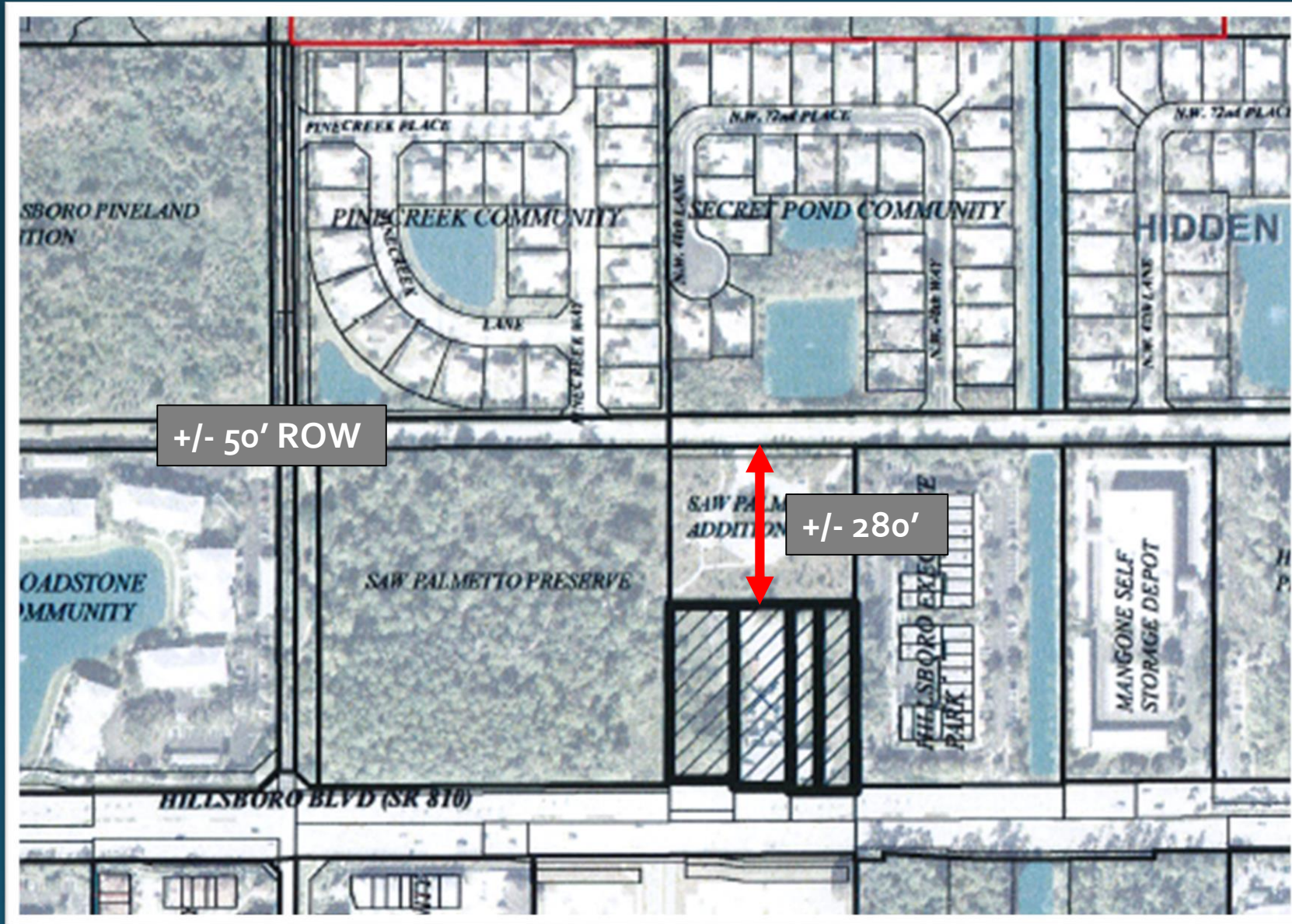
# Weddings



# Corporate/Social Events



# Special Land Use Request:



# Special Land Use Request:

- Added Protections for Proposed Use:
  - Restrictions in Perpetuity for Certain Undesirable Uses on the Property;
  - Additional landscaping (above code requirements) to be installed along the north property line;
  - Fence with privacy screening along north property line;
  - Chain link fence along the west and east property lines;
  - Aluminum decorative fence with security gates along front property line;
  - Security cameras to be installed;
  - No pedestrian access from subject property to surrounding preserve;
  - No amplified music outdoors.
- Staff finds the Special Land Use request consistent with Section 13-35 “Special Land Use” of the City of Coconut Creek Land Development Code.

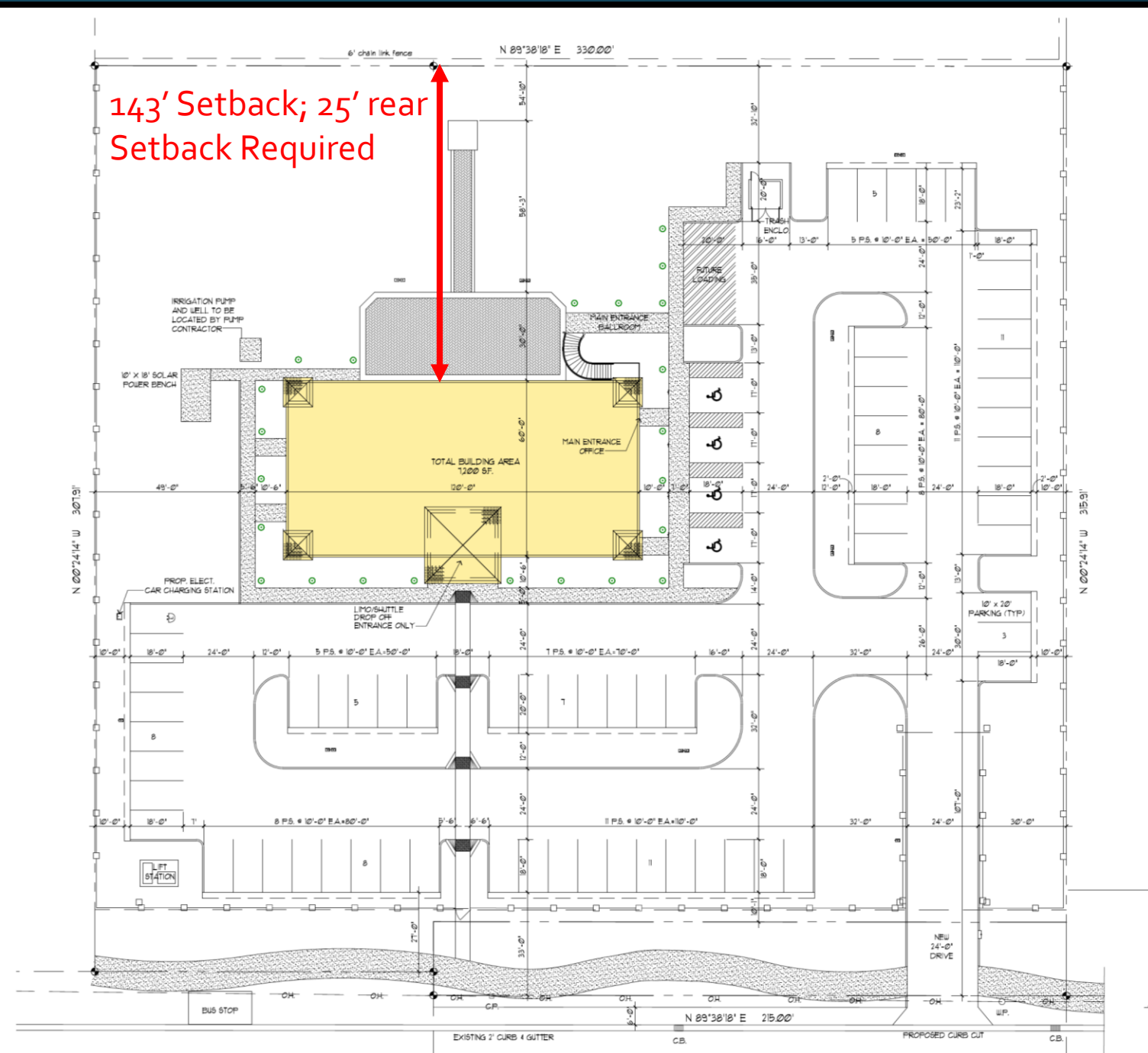
# Proposed Site Plan

## SITE GENERAL INFORMATION

ZONING	B-3
LAND AREA	130,330 SF. 2.31 ACRES
BUILDING COVERAGE/GROUND FLOOR AREA	1,200 SF.
MEZZANINE (EQUIPMENT CONTROL ROOM /STORAGE)	543 SF.
TOTAL BUILDING AREA	1,743 SF.
TOTAL PARKING REQUIRED 1,143/200 SF. = P.S. REQ'	38.1 SPACES
TOTAL PARKING PROVIDED	10 SPACES
LANDSCAPE BUFFER INFORMATION	18,853 SF.
OPEN SPACE	47,173 SF.

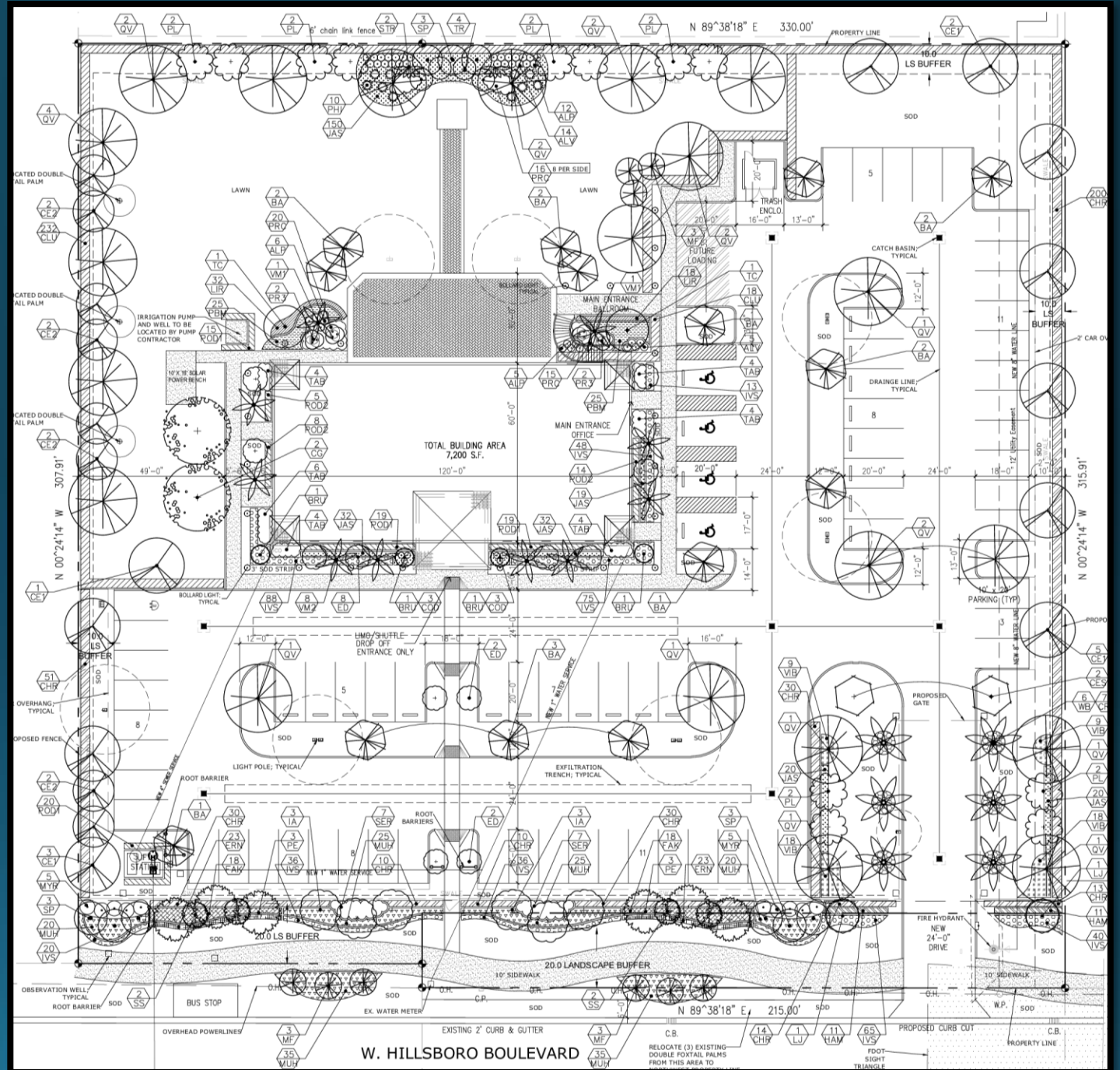
### NOTES:

1. SITE PLAN HAS BEEN PREPARED WITH THE USE OF A CERTIFIED LAND SURVEY.
2. ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE.
3. THE DESIGN/LAYOUT OF SITE PLAN IS THE PROPERTY OF ARCHITEK STUDIO ANY USE OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF ARCHITEK STUDIO IS STRICTLY PROHIBITED.
4. SITE PLAN REQUIRES THE REVIEW AND APPROVAL FROM BROWARD COUNTY AND COCONUT CREEK ZONING, PUBLIC WORKS & FIRE DEPARTMENT.
5. PROPOSED SIGNAGE TO BE DONE UNDER A SEPARATE PERMIT.
6. MECHANICAL EQUIPMENT OR OTHER UTILITY HARDWARE ON THE ROOF, GROUND OR BUILDING SHALL BE SCREENED FROM PUBLIC VIEW WITH MATERIALS HARMONIOUS WITH THE BUILDING.
7. MECHANICAL EQUIPMENT ON THE ROOF SHALL BE SCREENED BY PARAPET

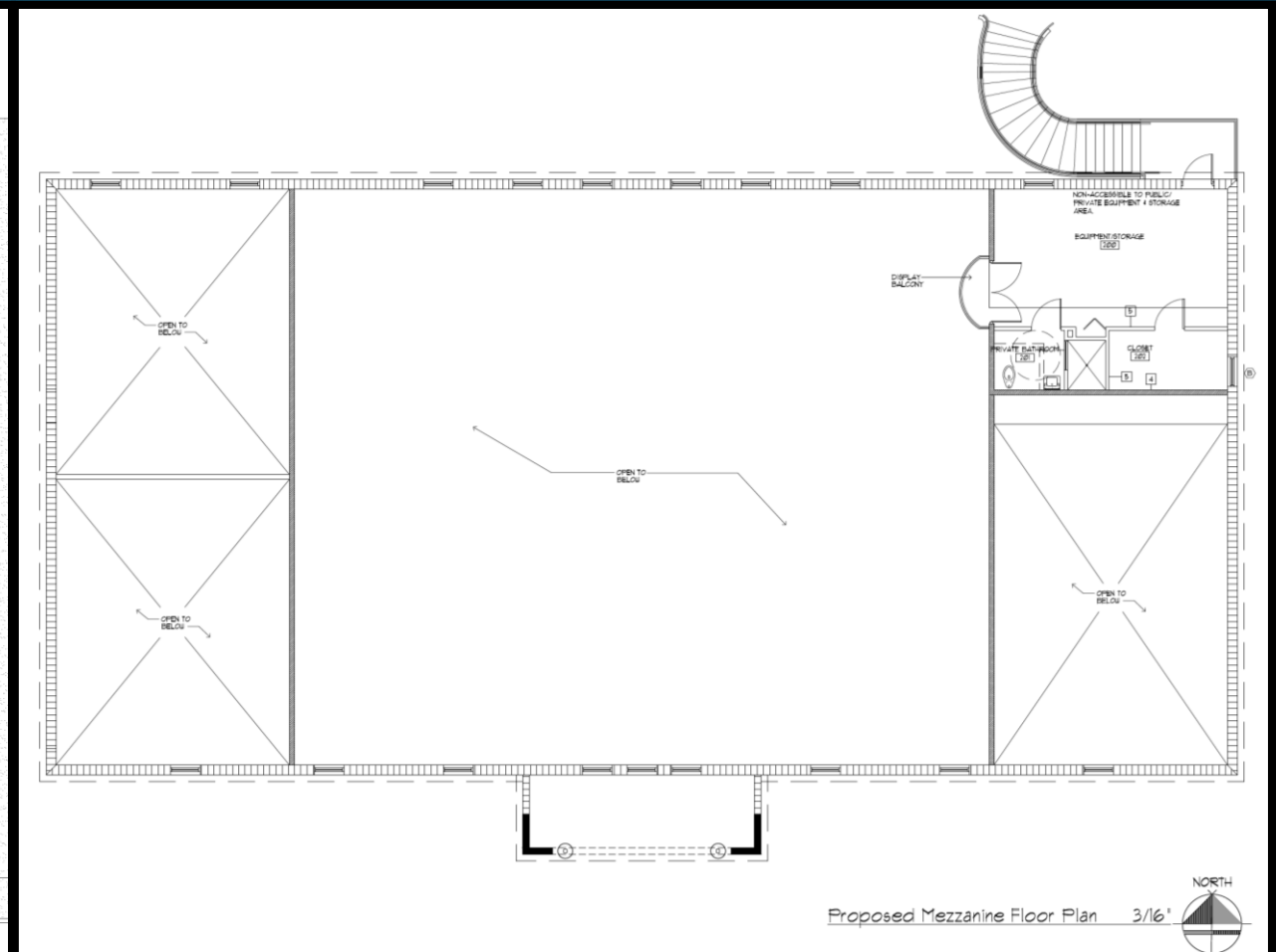
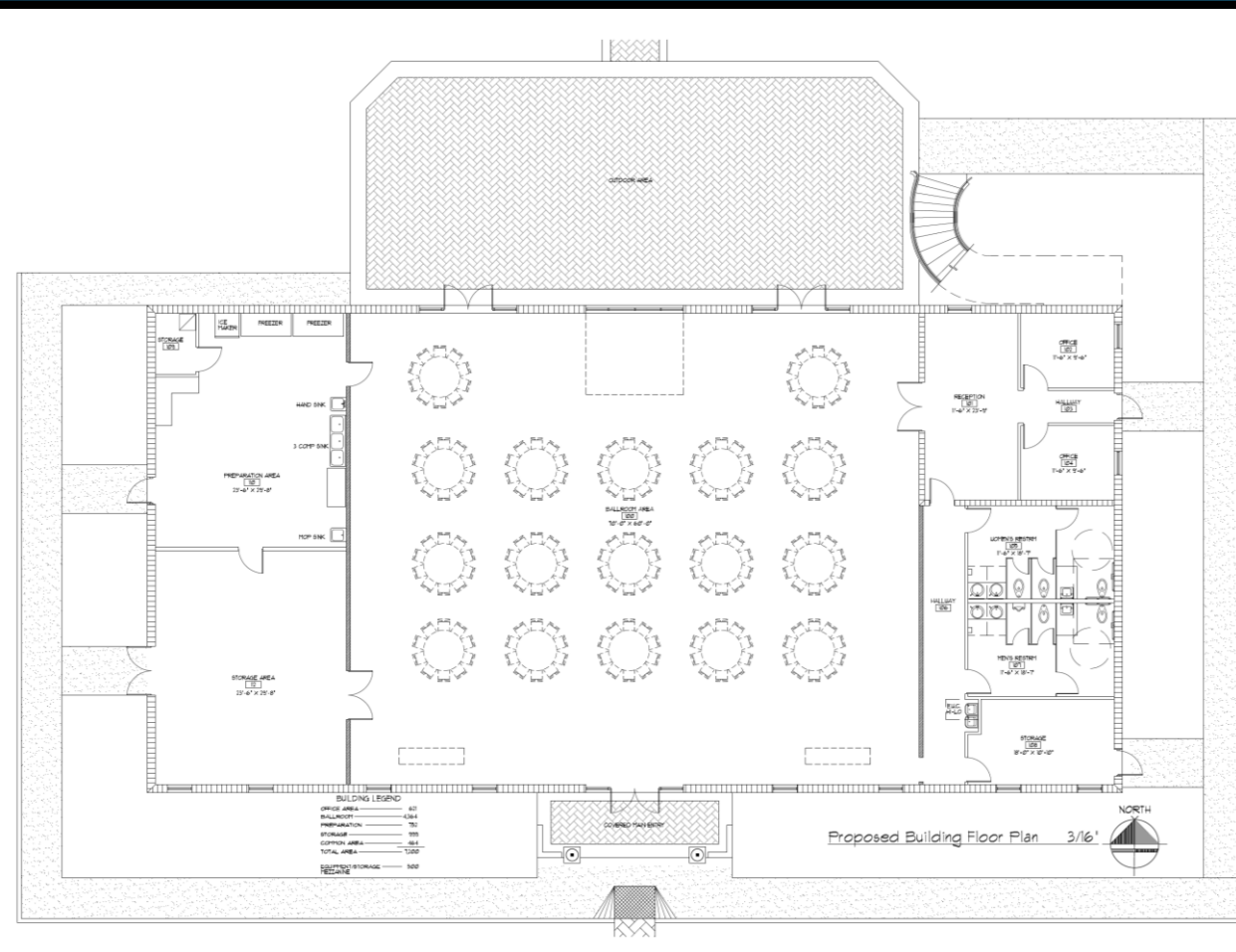


# Proposed Landscape Plan

- New lush & attractive landscaping throughout site.
- Buffer along North property line:
  - Fence with Privacy Screening;
  - Continuous Cocoplum Hedge (5' at install; anticipated growth to 8').
  - Canopy Trees, including Live Oaks & Green Buttonwood.
  - Attractive Backdrop for Ceremony Space, including Plumeria, Sabal Palms, Variegated & Green Ginger, Downy Jasmine, White Bird of Paradise.
- Attractive landscaping along Hillsboro Boulevard with meandering walkway

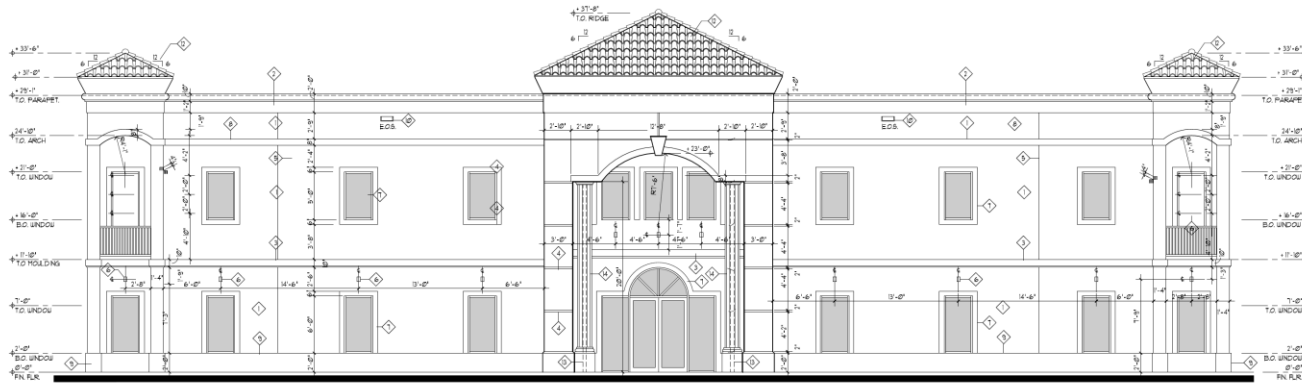


# Floor Plans

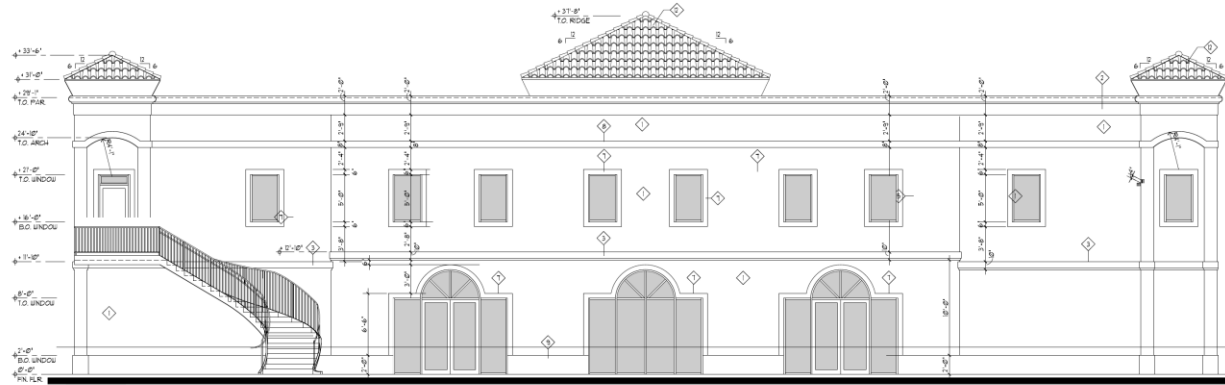




# Project Elevations



Proposed Front Elevation 3/16'



Proposed Rear Elevation 3/16'

### KEYED CONSTRUCTION NOTES

- ◇ MEDIUM TEXTURE STUCCO FINISH (TYPICAL)
- ◇ PREFAB STYROFOAM DECORATIVE MOLDING
- ◇ 2" X 12" PREFAB STYROFOAM DECORATIVE MOLDING
- ◇ 2" PVC REVEAL
- ◇ 7" PVC REVEAL
- ◇ 4" X 6" DECORATIVE RECESSED STUCCO
- ◇ 6" X 3/4" RAISED STUCCO BAND
- ◇ 8" X 3/4" RAISED STUCCO BAND
- ◇ 24" X 7" RAISED STUCCO BAND
- ◇ ETERNITY OVERFLOW SCUPPER
- ◇ STEEL GAGE ROOF LADDER
- ◇ SPANISH TILED BARREL TILE ROOF AS SELECTED BY OWNER OVER BULK-UP ROOF OVER SLEE EXTERIOR GRADE WITH 5/8" THICK STUCCO OVER PREFER-AD WOOD TRUSSES & 3/4" O.G.
- ◇ STEEL COLLUMS NICHE DECORATIVE COLLUMS
- ◇ CITATION KEYSTONE DECORATIVE COLLUMS CONSISTING OF METAL BASE SHEET AND CAPITAL COORDINATE BY OWNER

### GLAZING AND STOREFRONT NOTES:

1. ALL EXTERIOR GLASS PANELS (WINDOWS AND DOORS FOR ENTRY BUILDING) SHALL BE SHET-TINTED IMPACT RESISTANT GLASS (IMPACT RESISTANT) WITH 1/2" LEAD GLASS FRAMES (GREEN TINT) AS PER BY ARCH. ALPHABET OR APPROVED EQUAL. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL. ASSEMBLY TO COMPLY W/ PRODUCT APPROVAL.
2. CONTRACTOR SHALL TAKE EXTREME CARE NOT TO SCRATCH OR DAMAGE GLASS OR FRAMES.
3. CONTRACTOR SHALL PROPERLY CALK PERIMETER OF ALL STOREFRONT PANELS WITH WHITE ACRYLIC CALK.
4. ALL STOREFRONT FRAMES AND GLASS SHALL COMPLY WITH PRODUCT CONTROL REQUIREMENTS AND APPROVALS. SUBMIT SHOP DRAWINGS FOR REVIEW.
5. ALL STOREFRONT FRAMES SHALL BE SECURED TO THE STRUCTURE WITH 1/4" CORROSION RESISTANT APPROVED CONCRETE SCREWS AND LOBS WITH A MINIMUM SPACING OF 16" AT 14" O.C. (4" FROM THE EDGES ON UPPER FLOOR CONCRETE AND AT 8" O.C. (4" FROM THE EDGES ON 1ST FLOOR CONCRETE BLOCK, A NORMAL 1/4" FT SPOCC BRACKERS SHALL BE USED BETWEEN THE FRAMES AND THE STRUCTURE BUT THE SPOCC BRACKERS INTO THE CONCRETE OR BLOCK SHALL BE SPACED AT 16" MIN PROPERLY CALK 1 X 3 BRACKER SHAPING SHALL BE KEPT TO A MAXIMUM OF 1/4"

### PANT NOTE:

EXTERIOR MASONRY AND CONCRETE BUILDING SURFACES SHALL RECEIVE ONE COAT OF PRIMER SEALER AND TWO FINISH COATS OF EXTERIOR FLAT ACRYLIC LATEX PAINT, AS MANUFACTURED BY SQUINY TOURE & COMPANY OR APPROVED EQUAL COLOR SELECTION BY OWNER.

### MOLDING NOTES

1. CONTRACTOR SHALL STUCCO MASONRY WALL FRONT TOP & BACK PRIOR TO INSTALLATION OF PREFAB MOLDING.
2. ALL EXTERIOR STYROFOAM MOLDINGS SHALL RECEIVE PAINT OVER STUCCO FINISH COAT.
3. ALL PREFAB STYROFOAM MOLDINGS SHALL BE FABRICATED TO BE 4 ONE PIECE PROFILE AS PER

REVISIONS:

PROPOSED BALLROOM FOR:  
**VISTA GARDENS**  
5011 W. HILLSBORO BLVD  
COCONUT CREEK, FL  
**JOSE SALCEDO**

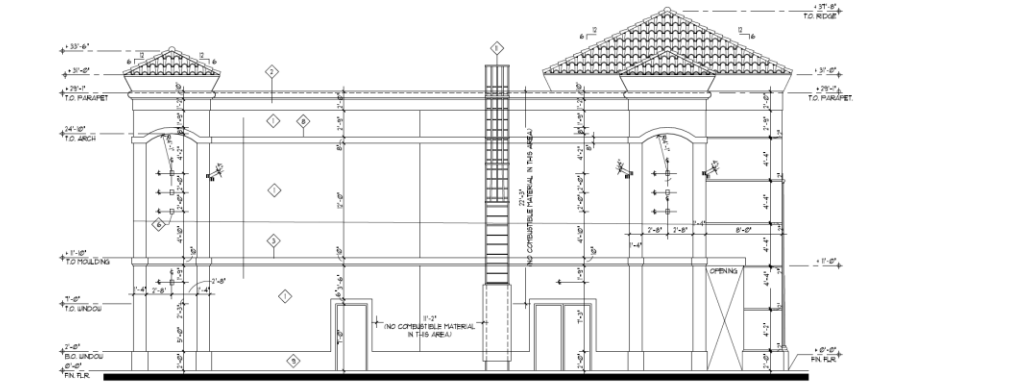
Corporation License  
No. 00000000  
Architectural Seal  
**JORGE A. SALCEDO**  
REGISTERED ARCHITECT  
NO. 000001171

**VILLA & ASSOCIATES INC.**  
ARCHITECTURAL DESIGN  
INTERIOR DESIGN  
PLANNING  
ARCHITECTURE  
MIAMI, FL  
TEL: 305-661-8181 E-MAIL: [Vilarchitect@villanet.net](mailto:Vilarchitect@villanet.net)  
CONSULTANT: **ARCHI-TEK STUDIO CORP.**  
TEL: 305-799-8016 E-MAIL: [mpajuh@architekstudio.com](mailto:mpajuh@architekstudio.com)

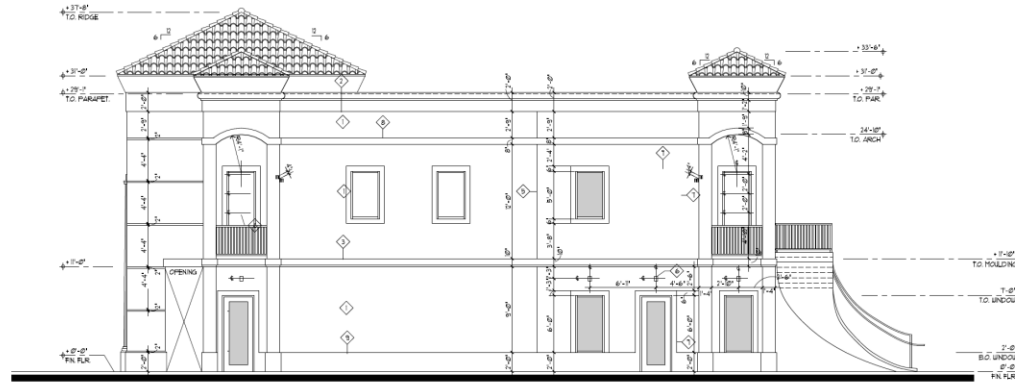


DATE:	SCALE:
03-14-19	
PROJECT NO.:	
DRAWING NO.:	
<b>A-4</b>	OF

# Project Elevations



Proposed Right Elevation 3/16"



Proposed Left Elevation 3/16"

### KEYED CONSTRUCTION NOTES

- ◇ MEDIUM TEXTURE STUCCO FINISH (TYPICAL)
- ◇ PREFAB STYROPORAN DECORATIVE HOLDING. SEE DETAIL 12 ON SHEET A-6. SEE NOTE 5-A3 SHEET
- ◇ 2" X 8" PREFAB STYROPORAN DECORATIVE HOLDING. SEE DETAILS ON SHEET A-6
- ◇ 7" PVC REVEAL. SEE DETAIL 8 ON SHEET A-6
- ◇ 7" PVC REVEAL. SEE DETAIL 3 ON SHEET A-6
- ◇ 4" X 8" DECORATIVE RECESSED STUCCO REVEAL. SEE DETAIL 4 ON SHEET A-6
- ◇ 8" X 3/4" RAISED STUCCO BAND. SEE DETAIL 3 ON SHEET A-6
- ◇ 8" X 3/4" RAISED STUCCO BAND. SEE DETAIL 3 ON SHEET A-6
- ◇ 24" X 2" RAISED STUCCO BAND
- ◇ EMERGENCY OVERFLOW SCOPPER. SEE SHEET A-3
- ◇ STEEL CASE ROOF LADDER. SEE DETAILS ON SHEET A-3
- ◇ SPANISH TILE PANEL. TILE ROOF (AS SELECTED BY OWNER) OVER BUILT UP ROOF OVER SHIP EXTERIOR GRADE SHEATHING PLUS WOOD OVER PREFAB WOOD TRUSSES 24" O.C.
- ◇ STEEL COLUMN INSIDE DECORATIVE COLUMN. SEE SHEET A-6
- ◇ IMITATION KEYSTONE DECORATIVE COLUMN CONSISTING OF PIEDestal, BASE, SHAFT AND CAPITAL. SEE DETAIL 6, SHEET A-6) COORDINATE W/ OWNER.

### GLAZING AND STOREFRONT NOTES:

1. ALL EXTERIOR GLASS PANELS (WINDOWS AND DOORS FOR ENTRY BUILDING) SHALL BE GLAZED WITH IMPACT RESISTANT GLASS ON IMPACT RESISTANT SHIP SHIP FRAMES (GENERAL) AS PER SET ARCH. ALIGNMENT OR APPROVED EQUAL. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL. SUBMIT TO COMPLY W/ PRODUCT APPROVAL.
2. CONTRACTOR SHALL TAKE EXTREME CARE NOT TO SCRATCH OR DAMAGE GLASS ON PROFILES.
3. CONTRACTOR SHALL PROPERLY GASKET PERIPHERY OF ALL STOREFRONT PANELS WITH SILICONE GASKET.
4. ALL STOREFRONT PROFILES AND GLASS SHALL COMPLY WITH PRODUCT CONTROL REQUIREMENTS AND APPROVALS. SUBMIT SHOP DRAWINGS FOR REVIEW.
5. ALL STOREFRONT PROFILES SHALL BE SECURED TO THE STRUCTURE WITH 1/4" CORROSION RESISTANT APPROVED CONCRETE BOLTS. ANCHORED WITH A MINIMUM EMBEDMENT OF 1" AT 24" O.C. 16" FROM THE ENDS ON 3000 PSI CONCRETE AND AT 18" O.C. 14" FROM THE ENDS ON 4000 PSI CONCRETE BLOCK. A NORMAL 1" X 3" PT WOOD BRACER SHALL BE USED BETWEEN THE PROFILE AND THE STRUCTURE BUT THE BOLTS EMBEDMENT INTO THE CONCRETE ON BLOCK SHALL BE EQUAL TO THE PROFILES CALLS. 1/3 BRACER BRACING SHALL BE KEPT TO A MAXIMUM OF 14"

### PAINT NOTE

EXTERIOR MASONRY AND CONCRETE BUILDING SURFACES SHALL RECEIVE ONE COAT OF PRIMER SEALER AND TWO FINISH COATS OF EXTERIOR FLAT ACRYLIC LATEX PAINT AS MANUFACTURED BY BERNARDI TOOKER 4 COMPANY OR APPROVED EQUAL. COLOR SELECTION BY OWNER.

### MOLDING NOTES

1. CONTRACTOR SHALL STUCCO MASONRY SHALL RECEIVE TOP & BACK PRIOR TO INSTALLATION OF PRE-CAST HOLDINGS.
2. ALL EXTERIOR STYROPORAN HOLDINGS SHALL RECEIVE PAINT OVER STUCCO BACK COAT.
3. ALL PRE-CAST STYROPORAN HOLDINGS SHALL BE FABRICATED TO BE A ONE PIECE PROFILE AS PER DETAILS ON SHEET A-6.

REVISIONS:

PROPOSED BUILDING FOR:  
**VISTA GARDENS**  
 5011 W. HILLSBORO BLVD  
 COCONUT CREEK, FL

JOSE SALCEDO

Consulting License  
 #A0000389  
 Architectural Staff  
 JOSE E. VILLAVIEJA  
 REG. #20071710

**VILLA & ASSOCIATES INC.**  
 ARCHITECTURE PLANNING INTERIOR DESIGN  
 10000 W. BOCA RATON BLVD. SUITE 100  
 BOCA RATON, FLORIDA 33433  
 TEL: 561-993-8811 FAX: 561-993-8812  
 E-MAIL: info@villaandassociates.com  
 CONSULTANT: ARCHITTEK STUDIO CORP.  
 TEL: 305-728-2010 - E-MAIL: info@architekstudio.com

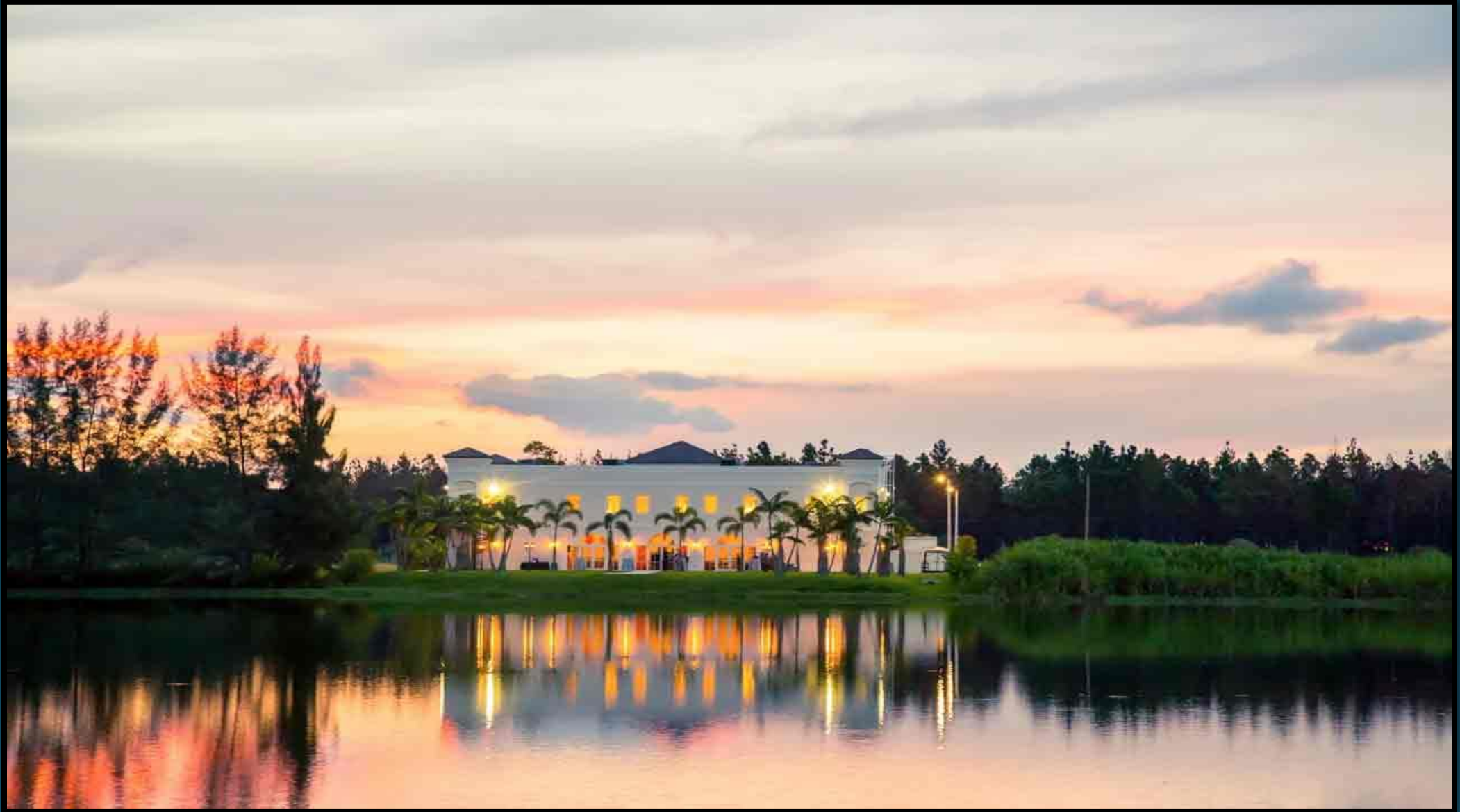


DATE:	SCALE:
03-14-19	
PROJECT NO.:	
DRAWING NO.:	
<b>A-4.1</b>	

# Miami Location (Vista Lago)



# Miami Location (Vista Lago)



# Miami Location (Vista Lago)



# Proposed Plat:

## VISTA GARDENS BALLROOM™

A REPLAT OF A PORTION OF TRACT 3, BLOCK 85, PALM BEACH FARMS COMPANY'S PLAT NO. 3 (PB 2, PG 45, PBCR), AND A REPLAT OF TRACT A-1 BUFFER AND PORTION OF TRACT A, JANIS PLAT (PB 174, PG 18, BCR), CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

PLAT BOOK ----- PAGE -----  
SHEET 2 of 2

### NOTES:

1. All show indicates Permanent Reference monument (or "Nails or" iron concrete monument) in accordance with Broward P.M.C. LB #7281), unless otherwise noted.

2. Bearings shown herein are based on the Eastern Line Tract A, JANIS PLAT, (PB 174, PG 18, BCR). Solid lines bear north 00°24'14" West (Lesser meridian).

3. NOTICE: This plat, as recorded in its plastic form, if the official adoption of the subdivided lands described herein and will in no circumstances be supported in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

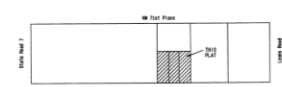
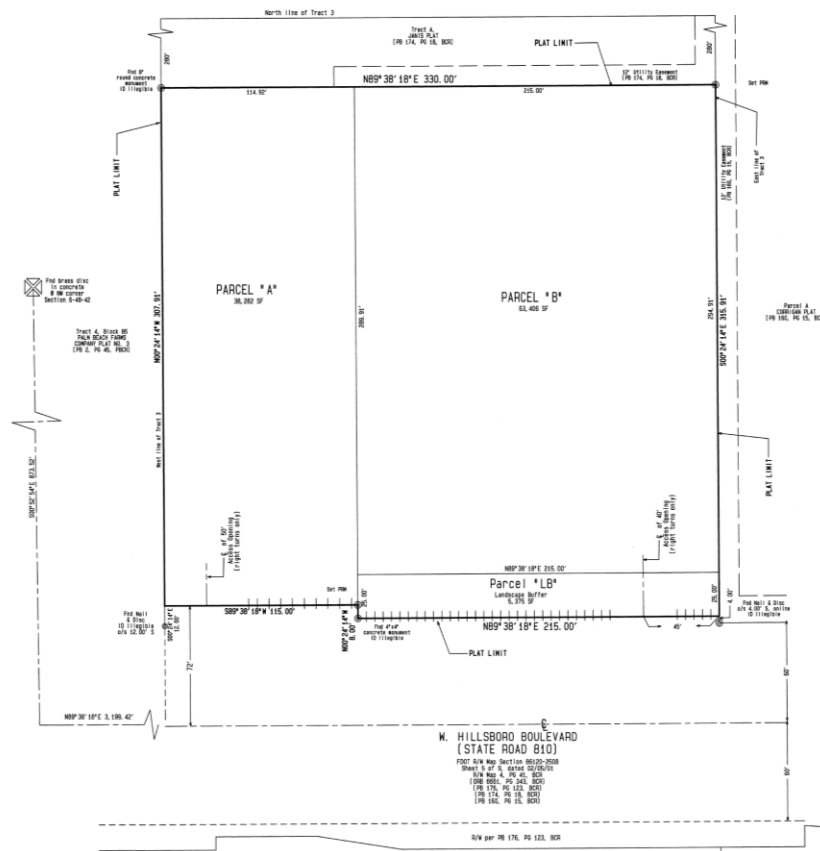
4. This plat is restricted to square feet of 10,000 square feet or commercial use.

This note is required by Chapter 5, Article 10, Broward County Code of Ordinances and may be amended by approval of the Broward County Board of County Commissioners. The relation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat. Any structure within this plat must comply with Section 201.1, Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

5. a) If a building permit for a principal building (excluding dry docks, sales and construction offices) and first inspection approval are not issued by County's finding of adequacy shall expire and no additional building permits shall be issued until such time as the Broward County makes a subsequent finding that the application satisfies the adequate requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame, and/or

b) If construction of project water lines, sewer lines, drainage and the rock base for internal roads have not been substantially completed by February 28, 2004, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequate requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

6. The following note is required by the Broward County Surveyors Chapter to Chapter 177.001, Subsection 177.001, Florida Statutes. Platting utility assessments are also for the construction, installation, maintenance and operation of cable television services. Provided, however, no such construction shall be undertaken until the appropriate cable television services shall interfere with the facilities and service of electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be responsible for the damage and shall apply to private assessments granted to or obtained by a governmental entity, telephone, gas or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.



Prepared By:  
**DENI LAND SURVEYORS, INC.**  
1991 N.W. 35TH AVENUE, COCONUT CREEK, FLORIDA 33066  
PHONE (954) 973-7966 FAX (954) 973-0343



- 1 - Central Angle
- 2 - Curve Distance
- 3 - Curve Length
- 4 - Curve Area
- 5 - Curve Stationing
- 6 - Curve Stationing
- 7 - Curve Stationing
- 8 - Curve Stationing
- 9 - Curve Stationing
- 10 - Curve Stationing
- 11 - Curve Stationing
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- 17 - Curve Stationing
- 18 - Curve Stationing
- 19 - Curve Stationing
- 20 - Curve Stationing

# Community Outreach

- Revisions to Plans/Applications Based on Discussions with Adjacent Community:
  - Fence with privacy screening along North side of the Property; existing fence along west and east property lines.
  - 5' Hedge to be planted along North side (intent to plant this portion of hedge prior to building construction so that they grow to +/- 8' prior to CO).
  - No pedestrian access from subject property to surrounding preserve.
  - Security cameras to be installed.
  - Limitation on Hours of Operation: 11pm Sundays through Thursdays; events on Fridays and Saturdays will terminate by 2am.
  - Off-Duty Police Officer to be hired for events with more than 75 guests.
  - No amplified music outdoors (ceremony/instrumental music permitted; DJ/Band requiring amplifiers to play indoors only).
  - Declaration of Restrictive Covenants: Restriction on certain uses otherwise permitted in B-3 zoning district (ambulatory surgical center, auto dealership, auto parts sales, auto and truck rentals, coin operated laundromats, hotels/motels, liquor store, medical marijuana dispensary, motorcycle/recreation vehicle sales/service; private clubs/lodges, retail of electronic cigarette/vaporizer stores; video stores).

# Summary of Requests:

- **Land Use Plan Amendment:** Approval of a Land Use Plan Amendment to amend the future land use designation for the property from the OP (Office Professional) to C (Commercial) designation.
  - **Staff finds the Land Use Plan Amendment is consistent with the City's Comprehensive Plan, the City's Code of Ordinances, Florida Statutes, Chapter 163, and the Florida Administrative Code.**
- **Rezoning:** Approval to rezone the property from A-1 (Agricultural) and O-2 (Local Office) to B-3 (Community Shopping) for the +/- 2.47 acre parcel located at 5011 West Hillsboro Boulevard.
  - **Staff finds the Rezoning request consistent with Section 13-36 rezoning criteria of the City of Coconut Creek Land Development Code.**
- **Special Land Use :** Approval of a Special Land Use to permit a +/- 7,734 square foot catering and meeting hall.
  - **Staff finds the Special Land Use request consistent with Section 13-35 "Special Land Use" of the City of Coconut Creek Land Development Code.**
- **Site Plan :** Approval to construct a +/- 7,743 square foot catering and meeting hall.
  - **Staff finds the propose site plan, subject to conditions notes, to be in compliance with Section 13-548 of the City of Coconut Creek Land Development Code and recommends approval.**
- **Plat :** Approval of a +/- 2.47 gross acre plat located at 5011 West Hillsboro Boulevard with a restrictive note.
  - **Staff finds the proposed plat application to be in compliance with Section 13-165 of the City of Coconut Creek Land Development Code, and is recommending approval as proposed.**



Questions?