

3. Will not substantially impact public facilities such as schools, utilities and streets?

The proposed project will not substantially impact public facilities. The proposed project will provide no increase to any school facilities and only minor increases to public utilities and streets as the nature of the proposed business is primarily for weekend use (Fridays, Saturdays and Sundays) for an average of an average of 5 hours per function. On Monday thru Thursdays primarily only the office will be open with 3 to 4 employees. As opposed to the previous business and building that was open 7 days a week for up to 10 to 12 hours per day.

4. Will be justified by external land use conditions?

The proposed use of Vista Gardens Ballroom is of minimal impact use in the Hillsboro Corridor and all surrounding properties. The project consists of an 8,000 sqft 1 story building with a small upstairs office loft and lush tropical landscaping. It will be located in the center rear of the property. The project will help enhance the area by removing the existing undesirable business and building and poses no adverse visual effects. It will also compliment the Nature preserve park to our North. As well as the Office Complex to our East. The external land use conditions will be justified as per the Commercial Zoning District of B-3 Community Shopping Districts Master Business List that permits catering/meeting hall in its permitted uses.

5. Will not increase or excessively increase automobile and vehicular traffic congestion? The Vista Gardens Ballroom Project will not increase or excessively increase automobile and vehicular traffic congestion. Current traffic conditions in the vicinity of the site indicated that ample roadway capacity is available near the future project site. An access driveway will be operated as a right turn in/right turn out driveway which will provide a safe access. The project's nature of the proposed business is primarily for weekend use (Fridays, Saturdays and Sundays). A Traffic Statement has been provided.

6. Will not create a storm drainage problem for other properties?

The project will not create a storm drainage problem for other or adjacent properties as it will maintain all of its stormwater on site in proposed swales, a pond and an exfiltration system.

7. Will not adversely affect surrounding living conditions? The Vista Gardens Ballroom project will not adversely affect the surrounding living conditions. It will improve the surrounding areas by providing a working brand new business in the area. It will be a family oriented business for celebrations and social gatherings. The environmental quality will be increased with the planting of Canopy Trees, water features and lush tropical landscaping.

8. Will not adversely affect environmental quality?

The project will not adversely affect environmental quality as it will produce no pollutants which would reduce the current air, water or sound quality. The environmental quality will actually be enhanced with the aesthetic appeal of the proposed structure and site landscaping.

9. Will not adversely affect other property values?

The Vista Gardens Ballroom project will not adversely affect the other property values. The proposed use as a beautiful ballroom for social occasions that members of the community can have close is a positive effect. It will complement the Hillsboro Corridor with its traditional architectural style and enhanced natural landscaping will add to the environmentally friendly community..

10. Will not be a deterrent to improvement or development of other property? The Vista Gardens Ballroom project will not deter improvements or development of other properties. The proposed project will in fact enhance and encourage other business to build and become a member of the Hillsboro Corridor. The proposed project will offer opportunities to other local business within the special events industry. The brand new building will also make it more enticing for business to want to be in an area that is up and coming.

11. Will not constitute a special privilege to an individual owner?

The Rezoning from A1 to B3 is compatible with the comprehensive plan. The Hillsboro Corridor is a commercial district. The Vista Gardens Ballroom project is compatible with its surrounding businesses and is consistent with the general purpose of the City's policies. The owners and operators of the proposed project will not constitute any special privileges to the individual owners of Vista Gardens Ballroom...



Vista Gardens Ballroom

5011 West Hillsboro Boulevard

Coconut Creek, Florida 33073

prepared for:

Vista Gardens Ballroom, LLC

traffic statement

TRAFTECH
ENGINEERING, INC.

April 2019

April 22, 2019

Mr. Jose Salcedo
Vista Gardens Ballroom, LLC
5011 West Hillsboro Boulevard
Coconut Creek, Florida 33073

**Re: Vista Gardens Ballroom - Traffic Statement
Coconut Creek, Florida**

Dear Jose:

Per your request, Traf Tech Engineering, Inc. conducted a traffic statement associated with the proposed rezoning of 3 parcels located on the north side of West Hillsboro Boulevard approximately 1,800 feet west of Lyons Road in the City of Coconut Creek in Broward County, Florida. Figure 1 on the following page depicts the location of the three parcels and the adjacent transportation network near the project site. The westmost parcel is developed with a small vacant building (approximately 3,845 square feet). The two east parcels are vacant. A ballroom is proposed for this 3-parcel site.

A trip generation analysis was performed using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (10th Edition). The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. The analysis was based on the following assumptions:

EXISTING USE

- o Vacant building

PROPOSED Use

- o Ballroom (7,200 sq. ft.) – Refer to site plan contained in Attachment A

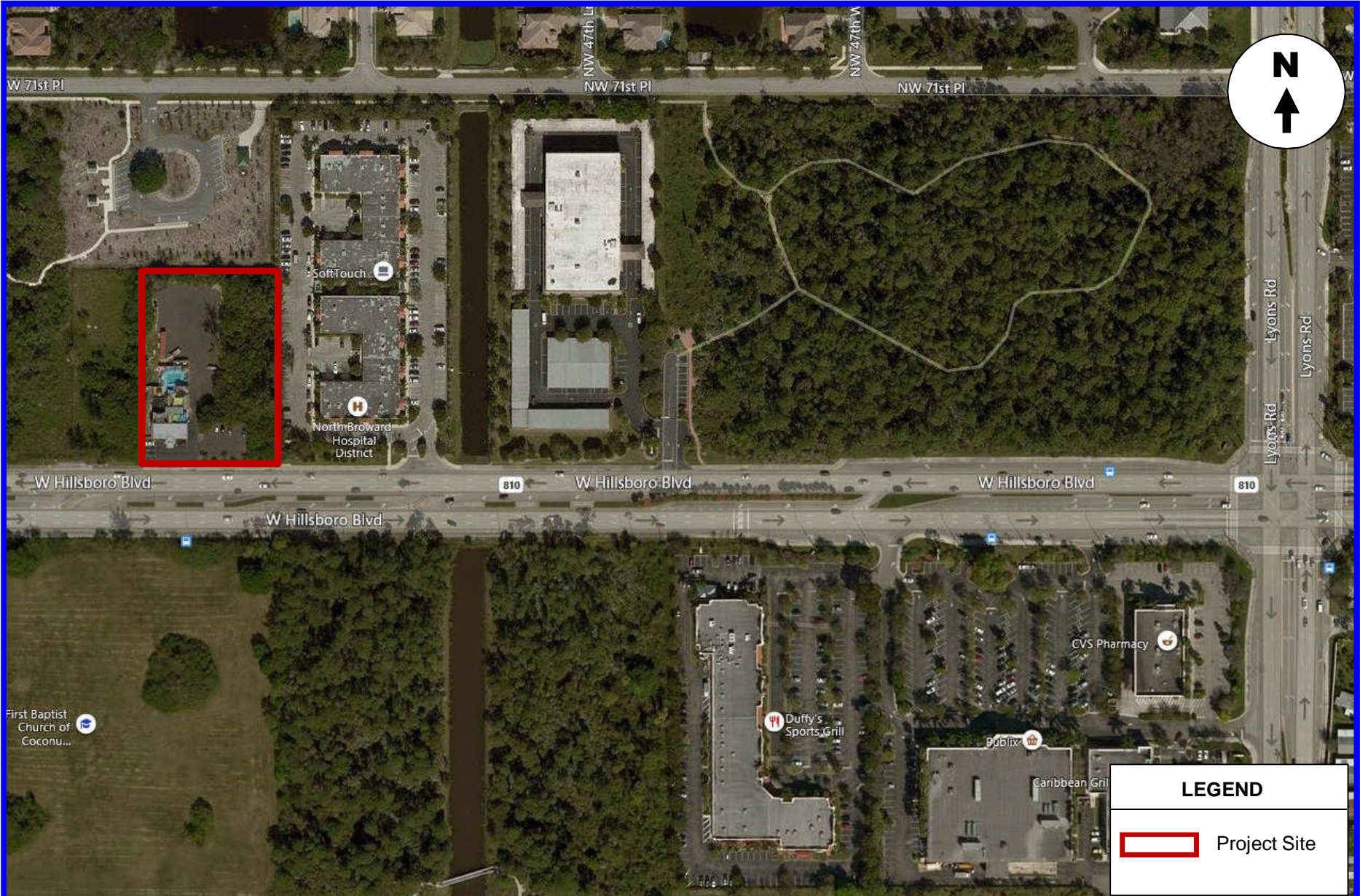
According to ITE's *Trip Generation Manual* (10th Edition), the trip generation equations used for the proposed ballroom are:

RECREATIONAL COMMUNITY FACILITY (ITE Land Use 495)

Daily Trip Generation

$T = 28.82 (X)$

Where T = daily trips and X = 1,000 square feet of gross floor area



Traf Tech
ENGINEERING, INC.

PROJECT LOCATION MAP

FIGURE 1
Vista Gardens Ballroom
Coconut Creek, Florida

AM Peak Hour

$T = 1.76 (X)$ (66% inbound and 34% outbound)

Where T = AM peak hour trips and X = 1,000 square feet of gross floor area

PM Peak Hour

$T = 2.31 (X)$ (47% inbound and 53% outbound)

Where T = PM peak hour trips and X = 1,000 square feet of gross floor area

Using the above-listed equations from the ITE document, a trip generation analysis was undertaken for the future ballroom. The results of this effort are documented in Table 1.

TABLE 1 Trip Generation Analysis Vista Gardens Ballroom				
Land Use	Size	Number of Trips		
		Daily	AM Peak	PM Peak
Banquet Hall	7,200 sf	208	13	17

Source: *ITE Trip Generation Manual (10th Edition)*

As indicated in Table 1, a future 7,200 square-foot ballroom at this location is projected to generate approximately 202 new daily trips, approximately 13 new AM peak hour trips, and approximately 17 new trips during the typical afternoon peak hour. Hence, the proposed use is anticipated to have a minimal effect to the surrounding street system (one new peak-hour trip every three and one-half minutes).

As shown in the site plan contained in Attachment A, one ingress/egress driveway is proposed near the eastern property line. The access driveway will operate as a right-turn in/right-turn out driveway, which is restrictive and provides safe access.

Additionally, a review of current traffic conditions in the vicinity of the site indicates that ample roadway capacity is available near the future ballroom site. Table 2 on the following page presents the current traffic conditions of the adjacent street system. As indicated in the table, Hillsboro Boulevard is currently operating at level of service "C" and has well over 1,000 peak hour trips of reserved capacity.

TABLE 2 Current Peak Hour Traffic Conditions Hillsboro Boulevard				
ID	Location	Current Peak Hour Capacity	Existing Peak Hour Trips	Current LOS & (Available Trips)
944	Hillsboro – S of Loxahatchee	2,628	969	"C" (1,659)
946	Hillsboro – E of SR 7	5,390	2,423	"C" (2,967)
948	Hillsboro – E of Lyons Rd	5,390	4,323	"C" (1,067)

Source: *Broward County Roadway Capacity and Level of Service Analysis*

In summary, the future Vista Gardens Ballroom project is anticipated to have a minimum effect to the surrounding street system (one new peak hour trips every three and one-half minutes). Additionally, ample roadway capacity is available near the future ballroom site in order to absorb the minimal traffic impacts generated by the Vista Gardens facility.

It has been a pleasure working with Vista Gardens Ballroom on this project.

Sincerely,

TRAFTECH ENGINEERING, INC.

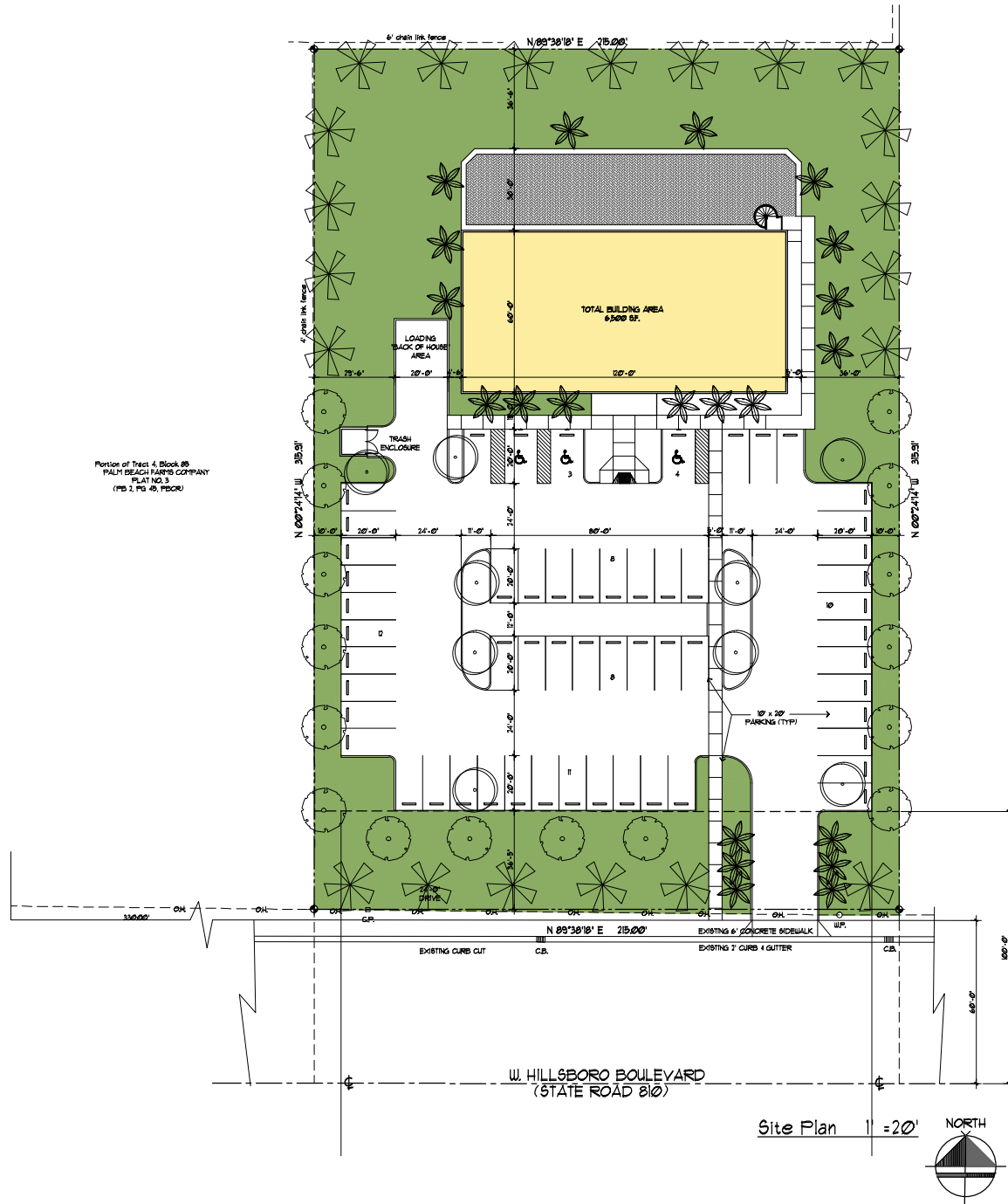


Joaquin E. Vargas, P.E.
Senior Transportation Engineer

ATTACHMENT A

Site Plan – Vista Gardens Ballroom

Portion of Tract 4, Block 89
PALM BEACH FARMS COMPANY
PLAT NO. 3
(P.B. 2, P.O. 49, P.B.C.R.)



SITE GENERAL INFORMATION	
ZONING	A-1
LAND AREA	6,120 SF 136.42 ACRES
TOTAL BUILDING AREA	15,000 SF
TOTAL PARKING REQUIRED	33 SPACES
TOTAL PARKING PROVIDED	36 SPACES
TOTAL LANDSCAPE PROVIDED	21,262 SF

- NOTES:**
1. SITE PLAN HAS BEEN PREPARED WITHOUT 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 ARCHITECT STUDIO. ANY USE OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF ARCHITECT STUDIO IS STRICTLY PROHIBITED.
 4. SITE PLAN REQUIRES THE REVIEW AND APPROVAL FROM BROWARD COUNTY AND COCONUT CREEK ZONING, PUBLIC WORKS & FIRE DEPARTMENT.



REVISIONS

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

JOSE SALCEDO

Corporation License
#AL0000589
Architectural Seal

JOSE SALCEDO, ARCHITECT
NO. 140021118

VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
7344 SW 48 STREET SUITE 201 MIAMI, FLORIDA 33155
TEL: 305-666-48181 FAX: 305-661-82710 E-Mail: villaarchitects@att.net
CONSULTANT ARCHIT-TEK STUDIO CORP.
TEL: 305-759-9018 E-Mail: magullar@architekstudio.com



DATE: 03-14-19 SCALE:
PROJECT NO.:

DRAWING NO.:
A-1 OF