

VISTA GARDENS BALLROOM

**APPLICATION FOR AMENDMENT TO THE
CITY OF COCONUT CREEK
LAND USE PLAN**

April 2019

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1. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan, including the date that the local governing body held the transmittal public hearing. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.**

Not applicable

- B. Name, title, address, telephone number and e-mail address of the local government contact person.**

Scott Stoudenmire
City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063
Telephone: (954) 973-6756
E-mail: SStoudenmire@coconutcreek.net

- C. Summary minutes from both the local planning agency and the local government public hearings of the transmittal of the Broward County Land Use Plan Amendment.**

Not applicable

- D. Description of public notification procedures followed for the amendment by the local government, including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.**

Notice of the public hearings for a land use plan amendment is provided in a local newspaper. A sign including the public hearing notice will be placed on the Subject Property and individual notice will be mailed to surrounding property owners.

E. Whether the amendment is one of the following:

***Development of Regional Impact**

***Small-scale development (per Chapter 163.3187 Florida Statutes)**

***Emergency (please describe on separate page)**

The amendment is not one of the developments described above.

2. APPLICANT INFORMATION

A. Name, title, address, telephone number and e-mail address of the applicant.

Jose A. Salcedo, Vista Gardens Ballroom, LLC
12800 SW 128th Street
Miami, FL. 33186
(305)220-3506
RAQUELSALCEDO@EPEVENT.COM

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

B. Name, title, address, telephone number and e-mail address of the agent.

Jose A. Salcedo
12800 SW 128th Street
Miami, FL. 33186
(305)220-3506
RAQUELSALCEDO@EPEVENT.COM

C. Name, title, address, telephone number and e-mail address of the property owner(s).

Vista Gardens Ballroom, LLC
12800 SW 128th Street
Miami, FL. 33186
(305)220-3506
RAQUELSALCEDO@EPEVENT.COM

- D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs).**

We are requesting to formally amend the current Land Use Designation for our property located at 5011 West Hillsboro Blvd Coconut Creek, FL, 33073 – folio – 4842-06-01-0060, folios 4842-06-01-0050, 4842-06-01-0051 from Office Professional (OP) to Commercial (COMM). By changing the Land Use Designation to Commercial (COMM), we will be able to build a catering/meeting hall as per the permitted uses in the Commercial Zoning District of B-3 Community Shopping Districts Master Business List. Our intention is to build a 6,000-8,000 square foot freestanding ballroom for private social events, such as weddings, bar-bat mitzvahs & corporate events. This type of facility is greatly needed in the community to replace the existing building and business that was previously located at this property. This new venue will provide a more family/community oriented environment to the area. This new venue will also provide jobs and opportunities for local business to provide their services and products.

3. AMENDMENT SITE DESCRIPTION

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.**

The Subject Property is located on the north side of Hillsboro Boulevard approximately 1800 feet west of Lyons Road in the City of Coconut Creek.

- B. Sealed survey, including legal description of the area proposed to be amended.**

Surveys of the Subject Property is provided as **Exhibit A**.

- C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses.**

A location map is provided as **Exhibit B**. The proposed use of the Subject Property is commercial.

4. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and non-residential uses must be included.**

	Broward County	City of Coconut Creek
Current	Commerce	Office Professional
Proposed	Commerce	Commercial

The current City land use plan designation for the Subject Property is depicted on **Exhibit C**. The proposed City land use plan designation is depicted on **Exhibit D**.

- B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for the amendment site or adjacent areas.**

The flexibility provisions of the Broward County Land Use Plan have not been used for areas adjacent to the Subject Property.

- C. Existing use of amendment site and adjacent areas.**

Amendment Site: Vacant/Abandoned Building

Adjacent Properties: North: Conservation

South: Church, Townhomes

East: Office

West: Conservation

See **Exhibit E**.

- D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide the existing square footage for each non-residential use and existing dwelling unit count within the amendment area.**

The proposed use of the Subject Property is approximately 7,200 square feet of ballroom use.

- E. Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/or dwelling unit count.**

The maximum allowable development on the Subject Property is 25,000 square feet of commercial use based on 10,000 square feet per gross acre.

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Potable Water Analysis

- 1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.**

The City adopted a ten-year water supply facilities work plan on May 26, 2016. The adopted level of service for potable water service as specified in the Infrastructure Element of the City of Coconut Creek Comprehensive Plan is provided below.

Retail - 0.2 gpd per square foot

2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.

PROJECTED PLANT CAPACITY & DEMAND – POTABLE WATER Broward County 2A Water Treatment Plant	
Current Plant Capacity	30.00 MGD
Current + Committed Plant Demand	15.925 MGD
Projected Plant Demand	13.92MGD
Capacity Remaining	16.08MGD
SFWMD Permitted Withdrawal	21.32 MGD
Expiration Date of SFWMD Permit	2028
Source: Broward County Water & Wastewater Engineering Division letter dated 11/26/14.	

3. Identify the net impact on potable water demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Current Land Use Plan Designation: Office Professional		
Development Intensity	Generation Rate	Demand
25,000 sq. ft.	.2 GPD/sq. ft.	.005MGD
Proposed Land Use Plan Designation: Commercial		
Development Intensity	Generation Rate	Demand
25,000 sq. ft.	.2 GPD/sq. ft.	.005MGD
		Net Change: 0.00MGD

Source: City of Coconut Creek Comprehensive Plan.

4. Correspondence from potable water provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

See Exhibit F.

B. Sanitary Sewer Analysis

- 1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.**

The adopted level of service for potable water service in the City as specified in the Infrastructure Element of the City of Coconut Creek Comprehensive Plan is provided below.

Retail Uses, per square foot 0.12 gpd

- 2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and fundingsources.**

PROJECTED PLANT CAPACITY & DEMAND – SANITARY SEWER Broward County North District Regional Wastewater Treatment		
	2010	2025
Projected Plant Capacity	95.00 MGD	95.00 MGD
Projected Plant Demand	92.75 MGD*	<u>93.4</u> MGD*
Planned Plant Expansions	None	
Funding Sources	None	
Source: Broward County Water and Wastewater Engineering Division		
*Source: Broward County Comprehensive Plan Appendix 5-D (2010/2015)		

- 3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.**

Current Land Use Plan Designation: Office		
Development Intensity	Generation Rate	Demand
25,000 sq. ft.	.14 GPD/sq. ft.	.0035 MGD
Proposed Land Use Plan Designation: Commercial		
Development Intensity	Generation Rate	Demand
25,000 sq. ft.	.12 GPD/sq.ft.	.003 MGD
Net Change: -0.0005 MGD		

Source: City of Coconut Creek Comprehensive Plan.

4. **Correspondence from sanitary sewer provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

See **Exhibit G.**

C. Solid Waste Analysis

1. **Provide the solid waste level of service per the adopted and certified local land use plan.**

Policy V-c-1.5

The following level of service standards for solid waste generation that have been developed and adopted by Broward County, the service provider, shall be the adopted level of service standards used to assess the adequacy of solid waste service in the City:

Residential: 8.9 lbs. per unit per day

Industrial & Commercial:

- Factory/Warehouse 2 lbs. per 100 sq. ft. per day
- Office Building 1 lb. per 100 sq. ft. per day
- Department Store 4 lbs. per 100 sq. ft. per day
- Supermarket 9 lbs. per 100 sq. ft. per day
- Restaurant 2 lbs. per meal per day
- Drug Store 5 lbs. per 100 sq. ft. per day

2. **Identify the solid waste facility serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.**

The City contracts with Republic Service for solid waste collection services within the City limits. The City doesn't own or operate any solid waste processing facilities.

SOLID WASTE FACILITIES	
Capacity	821,250 tons per year
Current Demand	500,000 tons per year
Committed Demand	500,000 tons per year
Planned Capacity	No planned expansions.

3. Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

Current Land Use Plan Designation: Office		
Development	Generation Rate	Demand
25,000 sq. ft.	1 lbs./100 sq.ft.	250 lbs /day
Proposed Land Use Plan Designation: Commercial		
Development	Generation Rate*	Demand
25,000	4 lbs./100 sq. ft.	1,000
		NET CHANGE: 750 lbs./day

* City of Coconut Creek Comprehensive Plan.

4. Correspondence from the solid waste provider verifying the information submitted as part of the application in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

See Exhibit H.

D. Drainage Analysis

1. Provide the drainage level of service per the adopted and certified local land use plan.

The adopted level of service standards for drainage facilities as contained in the City of Coconut Creek Comprehensive Plan are provided below.

Policy V-d-1.1

The City shall implement the following criteria as the adopted level of service standards for water management utilized to assess adequacy of service during the development review process.

- Storm sewer design flood frequency criteria to be the three-year rainfall
- intensity of the FOOT zone 10 rainfall curbs;
- Roads with rights-of-way less than sixty feet in width: crown elevation to be no lower than the elevation for the area depicted on the ten year "Flood Criteria Map;"
- Roads with rights-of-way greater than sixty feet in width: ultimate edge of pavement to be no lower than the elevation for the area depicted on the ten-year "Flood Criteria Map;"
- Buildings to have the lowest habitable finished floor elevation no lower than the elevation for the area depicted on the "100 Year Flood Elevation Map."

2. The elevation for the area depicted on the "100 Year Flood Elevation Map". Identify the drainage district and drainage systems serving the amendment area.

The project lies within the Cocomar Water Control District and is therefore subject to all of the requirements of the master Cocomar drainage permit criteria. Under the master permit, all proposed development must have 15% of the project area set aside for lake or storage.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

The existing drainage system has sufficient capacity to provide stormwater management for the service area. There are no planned drainage improvements for this area. Also, the Cocomar drainage district requires that all development projects provide 15% of development area for stormwater management. The project must also comply with the requirements of the South Florida Water Management District and the Broward County Environmental Planning Department. All improvements required to meet the adopted level of service will be installed by the applicant in conjunction with new development.

4. **Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.**

A new permit application will be submitted for the proposed commercial development to meet Cocomar drainage district criteria.

5. **If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.**

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

The proposed site design will meet the Cocomar Drainage District and SFWMD drainage criteria. This specific location requires a minimum of 15% lake area or retention area equivalent, a 100 year 3-day flood elevation and minimum finish floor of 12.50 NAVO or one foot above FEMA elevation. The 25-year, 3-day storm event must be contained on site at a maximum elevation of 10.80 NAVO. Based upon the conceptual design proposed, the Cocomar drainage criteria will be met by providing on site lakes, dry detention areas, exfiltration trench, and other approved methods.

6. **Correspondence from local drainage district verifying the information submitted in items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

See Exhibit I.

E. Recreation and Open Space Analysis

- 1. Provide the recreation and open space level of service per the adopted and certified local land use plan.**

The City of Coconut Creek has adopted a level of service for parks/open space of 3 acres per 1,000 population.

- 2. For amendments which will result in an increased demand for "Community Parks" acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.**

Not Applicable

- 3. Identify the net impact on demand for "community parks" acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.**

Not Applicable.

- 4. Identify the projected "community parks" acreage needs based on the local government's projected build-out population.**

Not Applicable.

- 5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.**

Not Applicable.

F. Traffic Circulation Analysis

- 1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.**

See Exhibit J.

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward Metropolitan Planning Organization (MPO) plans and projections.

See Exhibit J.

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant can provide a traffic impact analysis for the amendment - calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.

Not Applicable.

4. Provide any transportation studies relating to this amendment, as applicable.

See Exhibit J.

G. Mass Transit Analysis

1. **Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.**

According to the Broward County Transit Division, the current transit service provided within one-quarter mile of the amendment site includes BCT Route 31 and BCT Route 48. Please refer to the following table for detailed information:

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M.-P.M.	SERVICE FREQUENCY
BCT 31	Weekday	6:00a- 10:55p	30
	Saturday	6:10a - 9:51p	30
	Sunday	7:00a - 9:00p	50
BCT48	Weekday	5:40a - 8:30p	55
	Saturday	6:15a - 8:30p	55

2. **Describe how the proposed amendment furthers or supports mass transit use.**

The proposed land use designation will support the utilization of mass transit by developing along and near roadways which are currently served by mass transit services.

3. **Correspondence from transit provider verifying the information submitted in items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.**

See Exhibit K.

H. Public Education Analysis

1. **Public School Impact Application.**

Not Applicable.

2. The associated fee in the form of a check made payable to the SBBC.

Not Applicable.

3. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.

Not Applicable.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the City of Coconut Creek Comprehensive Plan indicates that no natural or historical resources are located on or adjacent to the site.

B. Archaeological sites listed on the Florida Master Site File.

A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the City of Coconut Creek Comprehensive Plan indicates that no archeological sites are located on or adjacent to the site.

C. Wetlands.

There are no known wetlands within the amendment site.

D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

A review of the Broward County Comprehensive Plan indicates there are no Local Areas of Particular Concern affecting the amendment site.

E. Priority Planning Area Map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

According to the map published by Broward County dated June 1, 2013, the Subject Property is not located in a Priority Planning Area.

- F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.**

The applicant is not aware of any listed species on the site.

- G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.**

The applicant is not aware of any listed species on the site. However, the site is adjacent to the Saw Palmetto Preserve and Addition, a Broward County preserve. Historical accounts of the region describe it as having primarily hydric vegetation, with dry pinelands scattered throughout. These sites all lie in the historic transition zone between the high-and-dry Atlantic Coastal Ridge of eastern Broward County and the now-drained Everglades of urbanized western Broward.

- H. Wellfields - Indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13, and "Wellfield Protection." If so, specify the affected zone and any provisions which will be made to protect the wellfield.**

The subject property is located within Wellfield Zone 3. Any development on the site will comply with the Broward County Wellfield Protection Ordinance.

- I. Soils - Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.**

Development resulting from this property will not require the alteration of soil conditions or topography other than typical construction activity.

- J. Beach Access - Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.**

Not Applicable

7. **AFFORDABLE HOUSING**

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5 of this Document.

Not Applicable.

8. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The proposed land use of Commercial will complement the Hillsboro Corridor. The adjacent properties and business have similar land uses, including Commercial, Office and Medium Density Residential. Additionally, the use is compatible with the adjacent Preservation Areas owned by Broward County and will actually serve as an enhancement to the immediate area with the demolition of non-conforming buildings and landscaping associated with the previous use of the subject property. New development that will occur will be subject to all City and County regulations which will further ensure land use compatibility.

9. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

The amendment site is not located within a hurricane evacuation zone.

10. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment area (i.e., Community Redevelopment Agency, Community Development Block Grant). If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The Subject Property is located within the Hillsboro Community Redevelopment Area, as identified by the City through the City's Broward Redevelopment Grant. As part of that process, the City Commission declared that the overall redevelopment area contains

blighting conditions (Resolution 2017-199), as described in Chapter 163, Florida Statutes. This amendment will facilitate redevelopment as the proposed redevelopment activity includes demolition of non-conforming and abandoned structures, providing for new commercial uses which will in turn create new jobs and a stronger tax base.

11. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

The amendment site is not located adjacent to any other municipality.

12. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN

List of goals, objectives and policies of the Broward County Land Use Plan which the proposed amendment furthers.

Not applicable.

13. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES WITH THE CITY OF COCONUT CREEK LAND USE PLAN

PUBLIC FACILITIES AND PHASED GROWTH

Goal II-5.0.0 Phase growth consistent with the provision of adequate regional and community services and facilities. (B.C.P.C. 8.00.00)

Objective II-5.1.0 Coordinate future land uses with the availability of regional and community facilities and services sufficient to meet the current and future needs of Coconut Creek's population and economy without endangering its environmental resources. (B.C.P.C. 8.01.00)

Policy II-5.1.1 Continue to maintain in the Land Development Code current adopted level of service standards and procedures to ensure that facilities and services meet established countywide and municipal level of service standards and are available consistent with concurrency requirements and Section 163.3180 Florida Statutes (1993), pursuant to Objective II-5.4.0. (B.C.P.C. 8.01.01)

Policy II-5.1.2 Retain and continue to implement Land Development Code provisions which require that development permits be consistent with the Development Review Requirements subsection of the Plan Implementation Requirements section of the Coconut Creek Comprehensive Plan. (B.C.P.C. 8.01.02)

Policy II-5.1.3 Retain and continue to implement growth management procedures established within the Land Development Code to identify and monitor the cumulative impacts of proposed development on public services and facilities. (B.C.P.C. 8.01.03)

Objective II-5.3.0 Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist. (B.C.P.C. 8.03.00)

Policy II-5.3.1

Maintain and continue to implement provisions in the Land Development Code designed to ensure that new development is directed to areas which have the land use, water resources, fiscal abilities and service capacity to accommodate growth in an environmentally acceptable manner. (B.C.P.C. 8.03.01)

Policy II-5.3.2 Promote infill development through the continued provision of adequate potable water and sanitary sewer service to developed portions of Coconut Creek. (B.C.P.C. 8.03.02)

URBAN SPRAWL

Goal II-8.0.0 Discourage urban sprawl and encourage infill development. (B.C.P.C. 8.03.00)

Objective II-8.1.0 Discourage urban sprawl by directing new development into areas where necessary public facilities and services exist. (B.C.P.C. 8.03.00)

LAND USE AND TRANSPORTATION

Goal II-11.0.0 Coordinate transportation and land use planning activities to ensure adequate facilities and services are available to meet the existing and future needs of Coconut Creek's population and economy. (B.C.P.C. 12.00.00)

14. PLAN AMENDMENT COPIES

- A. 3 hard copies and 10 digital copies (13 copies total) for the BCPC. (Please include additional copies, if Subject Property is adjacent to other municipalities and/or county jurisdictions). Additional copies June be requested by the Planning Council Executive Director after the initial application submittal.**

Not Applicable

- B. If requesting concurrent transmittal to DEO, 1 hard copy and 10 digital copies (11 copies total), as required by DEO, of the corresponding local land use plan amendment application, including transmittal letter from municipality including DEO.**

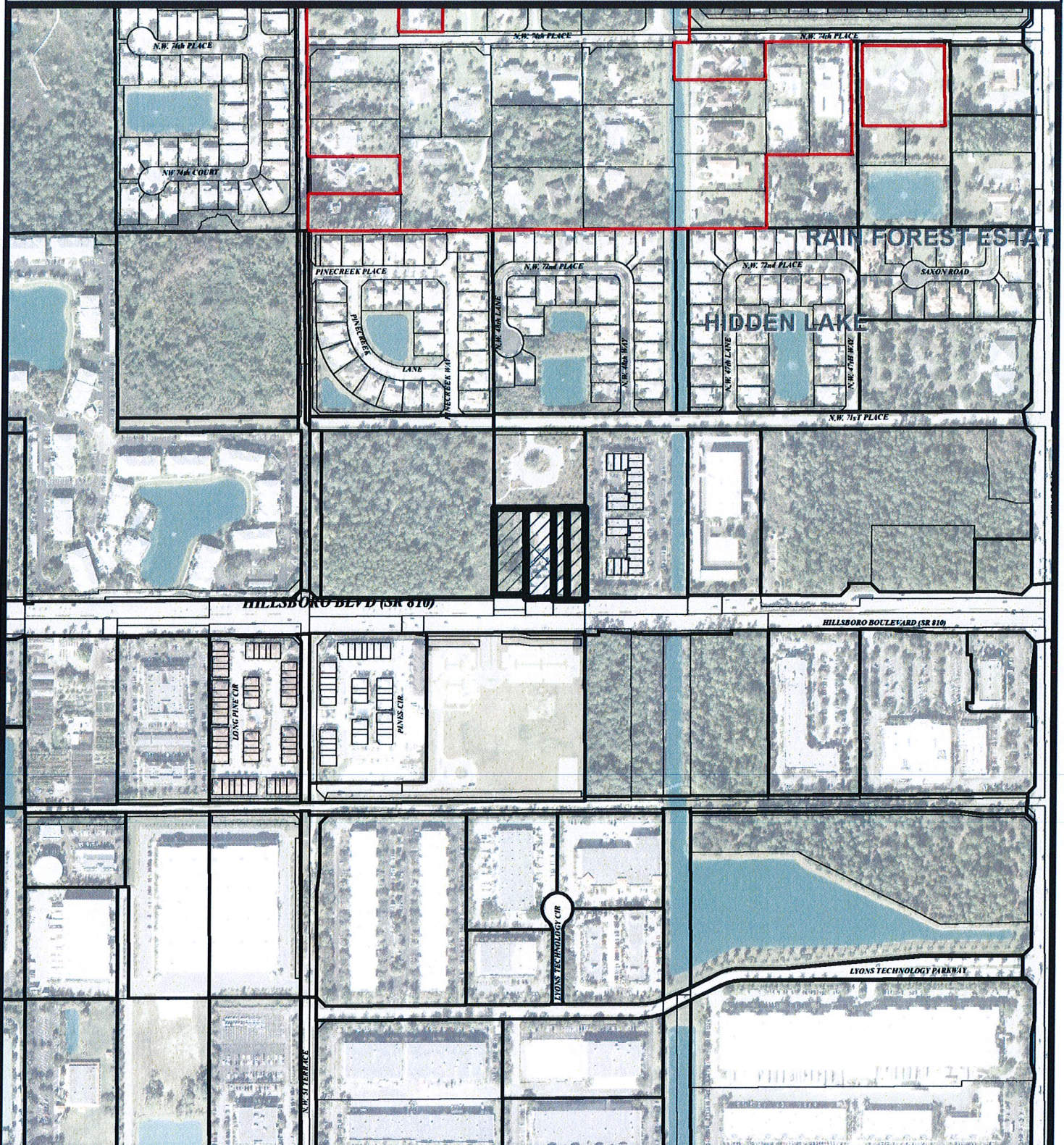
Not applicable

Exhibit A

Survey

Exhibit B
Location Map

VISTA GARDENS BALLROOM



City of Coconut Creek
August 21, 2019
Location Map



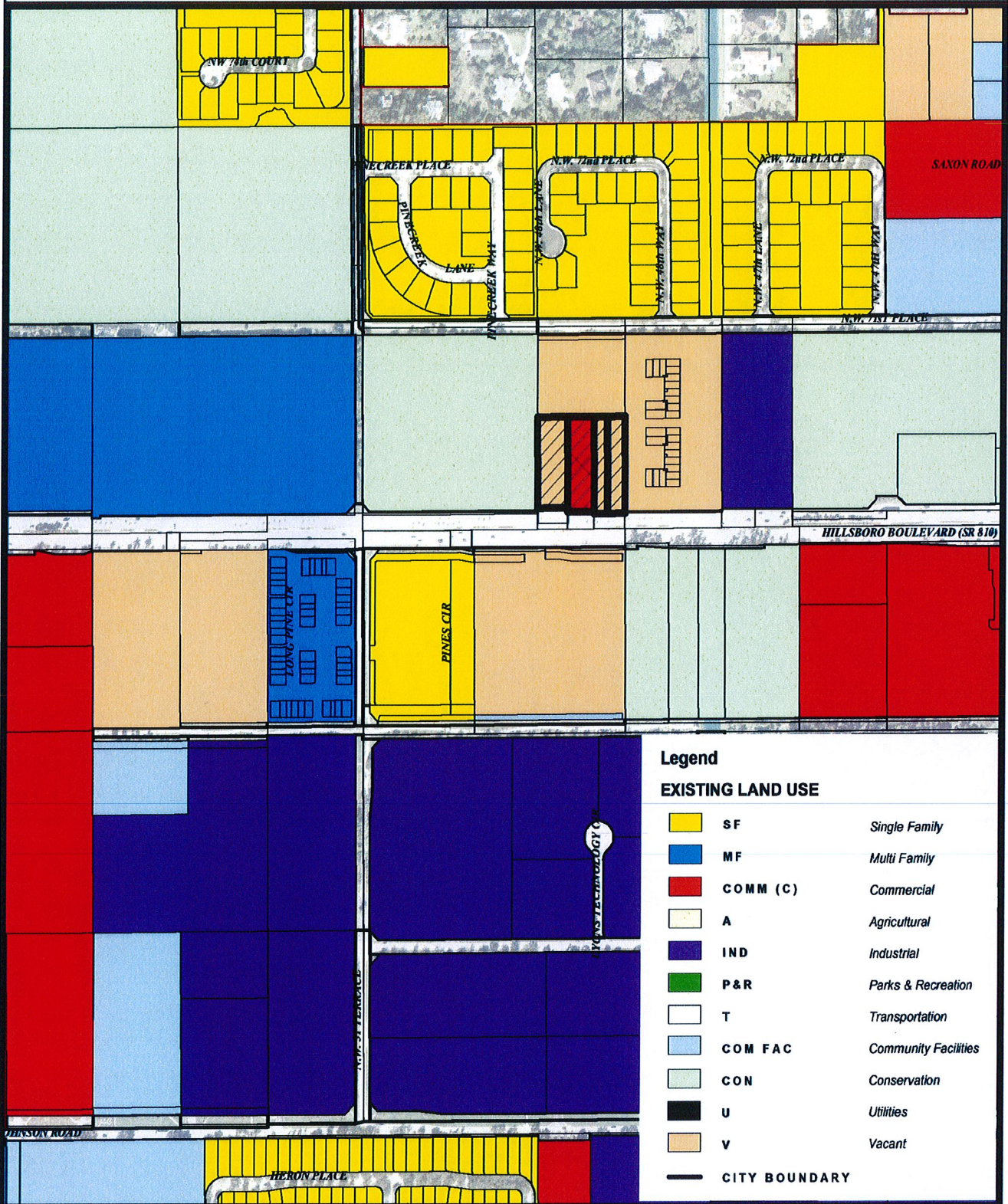
Map Scale = 1:6000 (1" = 500')



Coconut Creek GIS
IT Department

Exhibit C
Current Land Use Designation

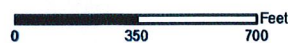
VISTA GARDENS BALLROOM



City of Coconut Creek

August 21, 2019

Existing Land Use Designation



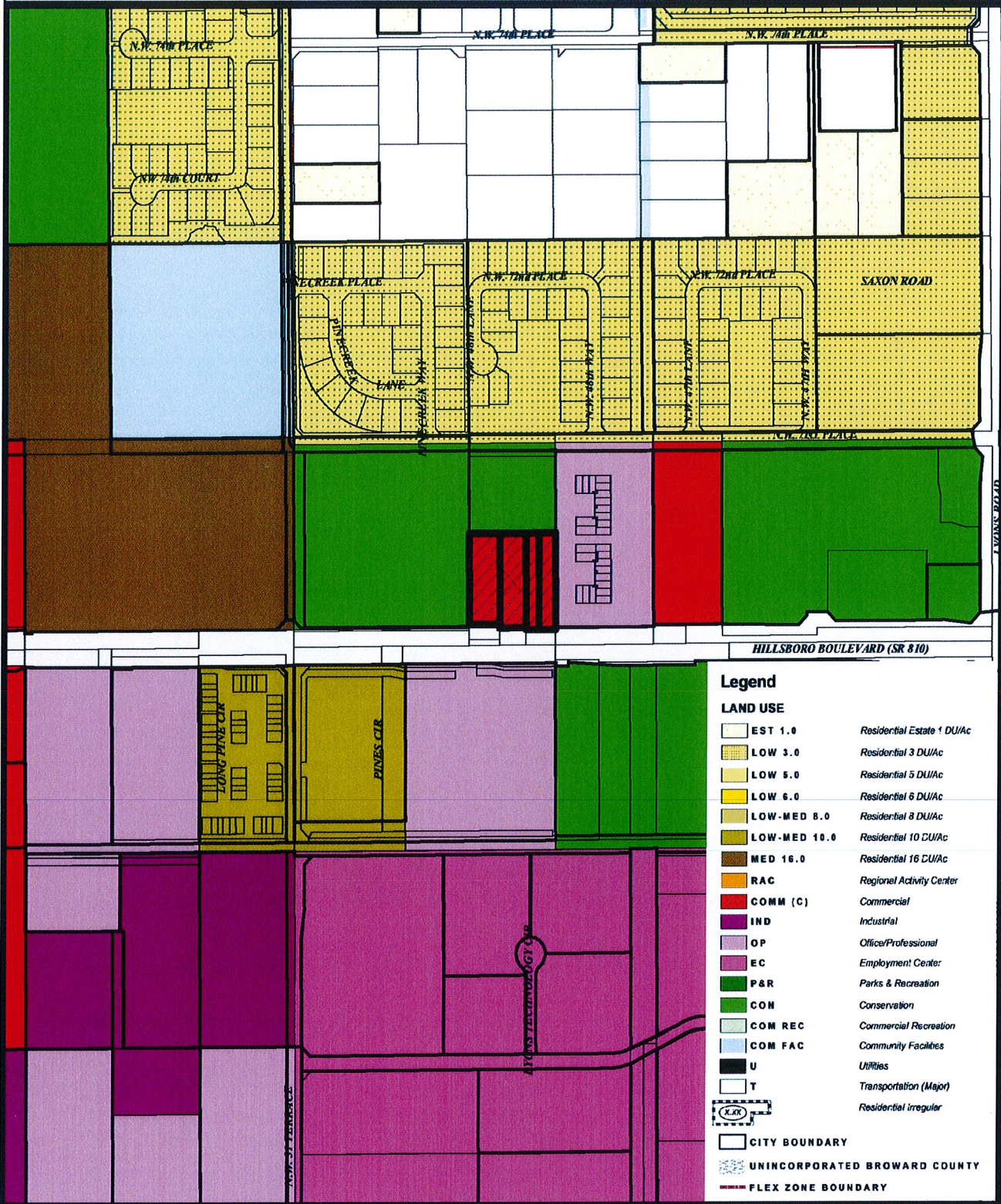
Map Scale = 1:6,000 (1" = 500')



Coconut Creek GLS
I.T. Department

Exhibit D
Proposed Land Use Designation

VISTA GARDENS BALLROOM



City of Coconut Creek

August 21, 2019

Proposed Land Use Designation



0 350 700 Feet

Map Scale = 1:6,000 (1" = 500')

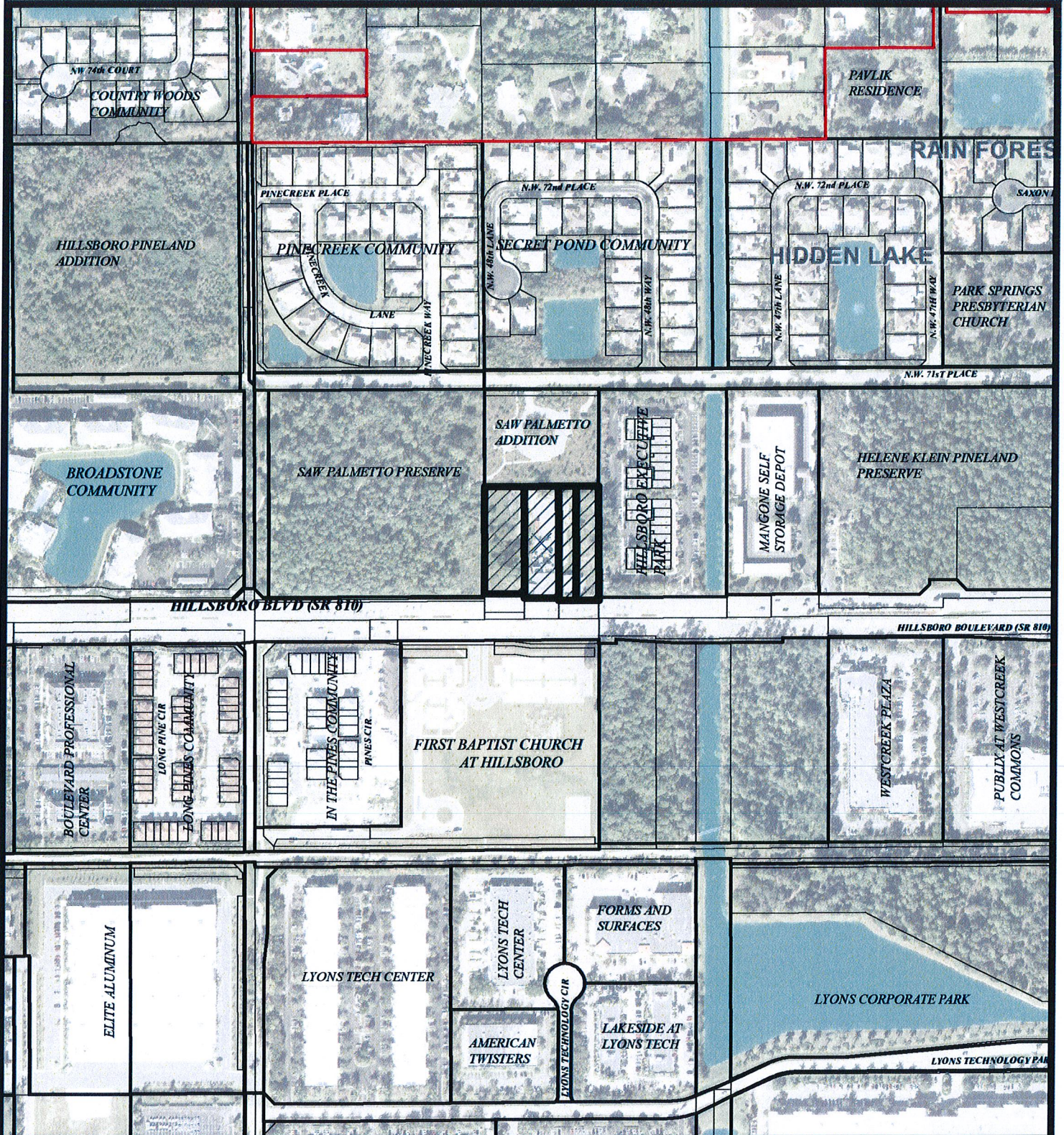


Coconut Creek GLS
I.T. Department

Exhibit E

Existing Uses

VISTA GARDENS BALLROOM



City of Coconut Creek
August 21, 2019

Existing & Surrounding Areas Map



Map Scale = 1:4800 (1" = 400')



Coconut Creek I.T. Department

Exhibit F
Water Provider Letter



SCOTT STOUDENMIRE
DEPARTMENT DIRECTOR

July 29, 2020

Eileen Cabrera
Senior Engineer
City of Coconut Creek
5295 Johnson Road
Coconut Creek, FL 33073

Re: Land Use Plan Amendment Verification of Potable Water Service

Dear Eileen,

Attached please find a location map for a parcel of land generally located on the north side of Hillsboro Boulevard in the City of Coconut Creek. We are requested a land use plan amendment from Office Professional to Commercial. The applicant proposes to develop a 7,750 square foot catering/ meeting hall on the property. As a part of the land use plan amendment process, we are required to obtain confirmation of our analysis of the proposed change which is attached for your review. Please provide me with written confirmation that the attached is correct or provide me with any necessary revisions.

Should you have any questions or require any additional information, please do not hesitate to contact me at 954-973-6756.

Sincerely,

W. SCOTT STOUDENMIRE, AICP
Deputy Director of Sustainable Development

WSS:ae

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E.Cabrera.docx

Enclosure

Exhibit G
Sewer Provider Letter



SCOTT STOUDENMIRE
DEPARTMENT DIRECTOR

July 29, 2020

Eileen Cabrera
Senior Engineer
City of Coconut Creek
5295 Johnson Road
Coconut Creek, FL 33073

Re: Land Use Plan Amendment Verification of Sanitary Sewer Service

Dear Eileen,

Attached please find a location map for a parcel of land generally located on the north side of Hillsboro Boulevard in the City of Coconut Creek. We are requested a land use plan amendment from Office Professional to Commercial. The applicant proposes to develop a 7,750 square foot catering/ meeting hall on the property. As a part of the land use plan amendment process, we are required to obtain confirmation of our analysis of the proposed change which is attached for your review. Please provide me with written confirmation that the attached is correct or provide me with any necessary revisions.

Should you have any questions or require any additional information, please do not hesitate to contact me at 954-973-6756.

Sincerely,

W. SCOTT STOUDENMIRE, AICP
Director of Sustainable Development

WSS:ae

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Enclosure

Exhibit H
Solid Waste Provider Letter



SCOTT STOUDENMIRE
DEPARTMENT DIRECTOR

July 29, 2020

Catherine A. Minnis
Municipal Services Manager
Republic Services
751 NW 31st Avenue
Lauderhill, FL 33311

Re: Land Use Plan Amendment Verification of Solid Waste Services

Dear Catherine,

Attached please find a location map for a parcel of land generally located on the north side of Hillsboro Boulevard in the City of Coconut Creek. We are requested a land use plan amendment from Office Professional to Commercial. The applicant proposes to develop a 7,750 square foot catering/ meeting hall on the property. As a part of the land use plan amendment process, we are required to obtain confirmation of our analysis of the proposed change which is attached for your review. Please provide me with written confirmation that the attached is correct or provide me with any necessary revisions.

Should you have any questions or require any additional information, please do not hesitate to contact me at 954-973-6756.

Sincerely,

W. SCOTT STOUDENMIRE, AICP
Director of Sustainable Development

WSS:ae

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Enclosure

Exhibit I
Drainage Provider Letter



SCOTT SToudenMIRE
DEPARTMENT DIRECTOR

July 29, 2020

Carlos Adorisio
Broward Environmental Licensing
& Building Permitting Division
One North University Drive, Suite 201A
Plantation, FL 33324

Re: Land Use Plan Amendment Verification of Drainage Services

Dear Carlos,

Attached please find a location map for a parcel of land generally located on the north side of Hillsboro Boulevard in the City of Coconut Creek. We are requested a land use plan amendment from Office Professional to Commercial. The applicant proposes to develop a 7,750 square foot catering/ meeting hall on the property. As a part of the land use plan amendment process, we are required to obtain confirmation of our analysis of the proposed change which is attached for your review. Please provide me with written confirmation that the attached is correct or provide me with any necessary revisions.

Should you have any questions or require any additional information, please do not hesitate to contact me at 954-973-6756.

Sincerely,

W. SCOTT SToudenMIRE, AICP
Director of Sustainable Development

WSS:ae

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Enclosure

Exhibit J

Traffic Study



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

Exhibit K
Transit Provider Letter



SHEILA N. ROSE
DEPARTMENT DIRECTOR

August 22, 2019

Tara T. Crawford, Senior Planner
Broward County Transit Division
1 North University Drive, Suite 3100A
Plantation, FL 33324

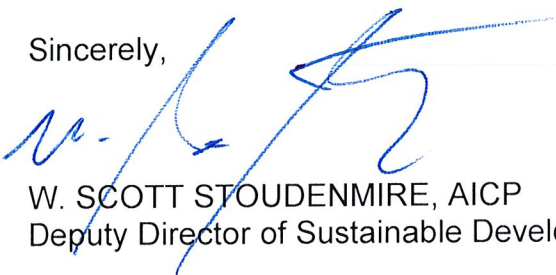
Re: Land Use Plan Amendment Verification of Transit Services

Dear Tara,

Attached please find a location map for a parcel of land generally located on the north side of Hillsboro Boulevard in the City of Coconut Creek. We are requested a land use plan amendment from Office Professional to Commercial. The applicant proposes to develop a 7,200 square foot catering/ meeting hall on the property. As a part of the land use plan amendment process, we are required to obtain confirmation of our analysis of the proposed change which is attached for your review. Please provide me with written confirmation that the attached is correct or provide me with any necessary revisions.

Should you have any questions or require any additional information, please do not hesitate to contact me at 954-973-6756.

Sincerely,



W. SCOTT STOUDENMIRE, AICP
Deputy Director of Sustainable Development

WSS:ae

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Enclosure