

Vista Gardens Ballroom, LLC.

5011 West Hillsboro Blvd Coconut Creek, FL 33073

305-220-3506

August 13, 2020

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

**RE: Vista Gardens Ballroom
Land Use Plan Amendment, Rezoning, Plat, Special Land Use and Site Plan Applications**

Dear members of the City Commission,

As you are aware, Vista Gardens Ballroom LLC ("Vista Gardens") has been working to process a Land Use Plan Amendment ("LUPA"), Rezoning, Plat, Special Land Use ("SLU") and Site Plan applications ("collectively referred to as "Applications") in order to allow for the development of a +/- 7,743 square foot catering and banquet facility ("Project") on the property located at 5011 West Hillsboro Boulevard, which is generally located on the north side of Hillsboro Boulevard, between State Road 441 and Lyons Road, and just east of the Saw Palmetto Preserve Area ("Property"). Over the past several months, we have been working closely with the residential communities to the north of the Property, which include the Pinecreek, Secret Pond and Hidden Lakes neighborhood. We have hosted several meetings with members of the community and have continued our outreach efforts through phone calls and correspondence with community members in light of COVID-19. We appreciate the community's interest in this Project and have enjoyed working closely with them to ensure their concerns are also addressed.

Pursuant to the discussions with the neighboring communities, we have revised the plans associated with the Project to provide for the following:

- 8' high fence with privacy screening is provided on the north side of the Property; existing 6' high fencing is also provided on the east and a 8' high fence on the west property lines; decorative aluminum fence and gates to be provided along Hillsboro Boulevard.
- No pedestrian access from subject property to surrounding preserve (fencing and landscaping provide barrier along entire property line, with the exception of access points along Hillsboro Boulevard).
- 5' hedge (Cocoplum) to be planted along north property line (hedge also continues along east and west property lines). Landscaping has been provided above code requirements and includes a variety of attractive materials including canopy trees (Live Oak & Green Buttonwood), understory trees (Plumeria), Palms (Sabal) and other attractive landscape materials (Variegated and Green

Exhibit "B"

Ginger, Downy Jasmine, White Bird of Paradise). Landscape buffers along north property line exceed 18' to ceremony space and 32' to parking areas.

- Building has been situated as far from north property line as possible, which still providing for required parking and circulation for emergency vehicles (B-3 zoning district allows for a 25' setback, while a 143' setback is proposed).

As the proposed rezoning to the B-3 (Community Business) district, would allow for numerous new uses that might cause concern to the community, should the rezoning be approved, we are also offering to voluntarily restrict certain uses that are otherwise permitted in the B-3 zoning district through a Declaration of Restrictive Covenants (a copy of which has been provided). The proposed use restrictions include: ambulatory surgical centers, auto dealerships, auto parts sales, auto and truck rentals, coin operated laundromats, hotels/motels, liquor stores, medical marijuana dispensaries, motorcycle/recreation vehicle sales/service, private clubs/lodges, retail of electronic cigarette/vaporizer stores and video stores.

Finally, there are several conditions we have agreed to with the neighboring residents noted below. We would be amenable to including as conditions of approval for the proposed SLU:

- Security cameras to be installed on premises;
- Off-Duty Police Officer to be hired for events with more than 75 guests;
- No amplified music outdoors (ceremony/instrumental music permitted; DJs/Bands requiring amplifiers will only be permitted to play indoors);
- Limitation on Hours of Operation:
 - Sunday evening through Thursday evening: events must end by 11pm;
 - Friday evening: events must end no later than 2am on Saturday;
 - Saturday evening: events must end no later than 2am Sunday.

Vista Gardens has truly appreciated the assistance of the City Commission and City staff as we have continued forward through the entitlement process for this Project. We also appreciate all the feedback, cooperation, and support from the neighboring residents in ensuring we are bringing forward a quality development to the community. We hope to continue to partner with the City and community as we move forward.

Sincerely,

Jose Salcedo a managing member

Raquel Salcedo a managing member

Jose ad Raquel Salcedo

Vista Gardens Ballroom LLC