

# Vista Gardens Ballroom, LLC.

5011 West Hillsboro Blvd Coconut Creek, FL 33073

305-220-3506

## Public Outreach Report

The following are the interactions between Jose & Raquel Salcedo owners of Vista Gardens Ballroom, LLC. located at 5011 West Hillsboro Blvd Coconut Creek, FL 33073 and the surrounding communities located in close vicinity to the property.

1. 10/23/2019- Jose & Raquel Salcedo owners of Vista Gardens Ballroom, LLC met with Mayor Welch, Commissioner Belvedere & Commissioner Toole. The town attorney was present. This meeting gave us a chance to explain the concept of Vista Gardens Ballroom, LLC. The meeting consisted of drawings, photos and renderings of the project. The meeting also gave the Mayor and Commissioners a chance to ask any questions and express any concerns about the project.
2. 10/28/2019—Community Outreach Meeting @ The Community Center @ 7pm-This meeting was a chance to inform the community on the new project of Vista Gardens Ballroom. This was a chance for us to introduce ourselves to the community as well. The community was able to express their concerns, comments and opinions.
3. 11/13/2019-PNZ Meeting for Plat & Rezoning- Standard meeting. Where the owners explained their concept for the property. At this meeting one of the residents was in attendance expressed his concern about noise. We did put him at ease with the description of the construction of the building.
4. 11/14/2019-City Commission Meeting to approve a representative to negotiate a contract for the adjacent land purchased by the city to Vista Gardens Ballroom, LLC. It was approved.
5. 11/15/2019-Vista Gardens Ballroom, LLC. reached out via email to Lauren Linville a member of the communities behind the property. A meeting at her home was scheduled for 12/8/2019 @ 11:30am. At this meeting representatives from the adjoining communities would be present.
6. 12/2/2019 @ 11am-The owners of Vista Gardens Ballroom, LLC Jose & Raquel Salcedo met with Commissioner Rydell at his office to discuss the

concept of Vista Gardens Ballroom, LLC. It also gave the commissioner a chance to express concerns and questions about the project.

7. 12/8/2019- The owners of Vista Gardens Ballroom, LLC met with Lauren Linville and other surrounding communities' representatives to discuss the Vista Gardens Ballroom project. This meeting was a chance for the owners to show the community representatives the concept of Vista Gardens Ballroom. It gave them a chance to answer any questions as well as address any common issues. Their concerns were positioning of the building, noise & time restrictions. These issues were addressed.
8. 1/9/2020-City Commission Meeting-Contract for the purchase for the City purchased lot is approved.
9. 3/9/2020-Community Representatives meet with Commissioner Belvedere- A consensus is that they would like certain items to be strike from the permitted uses in a B3 Zoning. Email was received by the owners with these items to be strike.
- 10.4/16/2020-Email submitted to Lauren Linville and Other Community Representatives with the submitted site plan, landscape plan, and elevations of the project.
- 11.4/20/2020-An email was received from Artur Amaral with noise, lighting & visual concerns. He requested that a 6ft wall be erected to provide a visual, sound & lighting buffer. Email was return to Mr. Amaral addressing his concerns.
- 12.Overall, at communications with the community have been of positive and constructive nature.
13. Email Communications are attached.

**raquelsalcedo@epevent.com**

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**From:** raquelsalcedo@epevent.com  
**Sent:** Tuesday, April 21, 2020 4:04 PM  
**To:** 'Artur Amaral'; 'Lauren Linville'; 'James Paugh'; 'mjs1076@gmail.com'; 'saladrigas@gmail.com'; 'alberto.j.flores@sprint.com'; 'rrbetten@gmail.com'  
**Cc:** 'Rose, Sheila'  
**Subject:** RE: Vista Gardens  
  
**Importance:** High

Good Afternoon,

Thank you for the positive comments on our site plan. It is not our intention to build a 6ft wall on the northside of the property. There is presently an 8ft fence that is wrapped with a privacy screen that helps to block audio and visual of the property. The plan is to plant the 5ft hedges and prior to the commencement of the construction of the building. This will give them time to grow to 8ft by the time we finish construction and receive our certificate of occupancy. If the city of Coconut Creek city ordinances allow us to for the north hedge to grow over 8ft we will do so. We will discuss your concerns and requests with our landscape architect and the City of Coconut Creek Landscape Department. All amplified music at Vista Gardens Ballroom will be restricted to indoors only. Therefore noise will not be an issue. We are in the process of creating a photometrics that is in compliance with the Coconut Creek City Code & Ordinances. Once this is available we will be more than happy to share it with you.

Stay Safe!

Thank you,

*Jose & Raquel Salcedo*  
*Vista Gardens Ballroom, LLC.*  
*305-220-3506*

**From:** Artur Amaral <arturamaral@hotmail.com>  
**Sent:** Monday, April 20, 2020 8:47 PM  
**To:** raquelsalcedo@epevent.com; 'Lauren Linville' <linvillelauren217@gmail.com>; 'James Paugh' <jhpaugh12@gmail.com>; mjs1076@gmail.com; saladrigas@gmail.com; alberto.j.flores@sprint.com; rrbetten@gmail.com  
**Cc:** 'Rose, Sheila' <SRose@coconutcreek.net>  
**Subject:** RE: Vista Gardens

Hi Raquel, Jose and Sheila,

I have reviewed the plans provided and want to thank you for the progress and willingness to work with us so far...

I have also reviewed the Minimum landscape requirements by the city as shown below and I am hoping that we could see some improvements made to the landscaping on the north side of the property.

The city requirements state that a 6-foot wall shall be provided where said commercial property abuts a residential district. I know that we have a preserve park to the north of the site (picture below) and I guess the 80 foot rule shown in the requirement below would no longer make the site have to comply but the park itself is

**From:** Artur Amaral <arturamaral@hotmail.com>  
**Sent:** Monday, April 20, 2020 8:47 PM  
**To:** raquelsalcedo@epevent.com; 'Lauren Linville'; 'James Paugh'; mjs1076@gmail.com; saladrigas@gmail.com; alberto.j.flores@sprint.com; rrbetten@gmail.com  
**Cc:** 'Rose, Sheila'  
**Subject:** RE: Vista Gardens

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I have also reviewed the Minimum landscape requirements by the city as shown below and I am hoping that we could see some improvements made to the landscaping on the north side of the property.

The city requirements state that a 6-foot wall shall be provided where said commercial property abuts a residential district. I know that we have a preserve park to the north of the site (picture below) and I guess the 80 foot rule shown in the requirement below would no longer make the site have to comply but the park itself is bare in landscaping with no hedges, berms or trees and would not provide enough of a visual, sound and light buffer from a 30-foot-plus building as the banquet hall.

**Could we discuss the addition of a 6-foot wall and/or a 15-foot landscape buffer within the Banquet Hall property that would include tall hedges, shrubs, and 15-foot canopy trees?** The plans only specify a 8-foot chain-link fence, 5-foot hedges and 12-foot high Oak Trees every 40 feet with a 5-foot canopy.

We would also like to be able to review the Lighting Site Plan and Photometric Study when they are available if feasible.

Thank you for all the hard work so far!





**Sec. 13-443. - Minimum landscape requirements for zoning districts.**

The minimum landscape requirements for zoning districts are as follows:

- (1)  
*RS-1 districts.* Each plot shall contain a minimum of six (6) trees per acre and a minimum of thirty (30) shrubs per acre. In addition, each plot shall contain a minimum of one (1) tree and five (5) shrubs for each seven thousand two hundred sixty (7,260) square feet of plot area over one (1) acre. No less than seventy-five (75) percent of the required landscaping shall be located in the front one-half of the plot.
- (2)  
*RS-3, RS-4, RC-5, RS-8, RM-10, RM-16, MH-1 (T-1A, B, C), and PUD districts.* Each plot shall contain in the landscaped open space a minimum of one (1) tree and six (6) shrubs per two thousand (2,000) square feet of plot area, or portion thereof. Not less than seventy-five (75) percent of the required landscaping shall be planted in the front of the plot, except odd-shaped plots that converge in the front, creating a lesser plot area in the front one-half of the plot may contain no less than fifty (50) percent of the required landscaping in the front one-half of the plot. MH-1 districts are permitted to plant twenty-five (25) percent of the landscape requirement in the front of the plot.
- (3)  
*RM districts abutting RS or RD districts including designated plots in PUD districts.* When any RM district is contiguous to or only separated by a right-of-way of eighty (80) feet or less from any RS or RC district, additional landscaping shall be required. For each one hundred (100) linear feet of abutting RM zoned property, the landscaping requirement shall be three (3) trees and a continuous hedge. Each tree shall be a minimum of fifteen (15) feet in height at planting and have a minimum eight-foot spread.
- (4)  
*B-2, B-3, B-4, O-2, O-3 districts and plots designated commercial in PUD districts.* Each plot shall contain one (1) tree and five (5) shrubs for every one thousand (1,000) square feet of plot area or portion thereof, not utilized for structures and parking.
- (5)  
*IM-1 and IO-1 districts.* Each plot shall contain two (2) trees and five (5) shrubs for every one thousand (1,000) square feet of plot area or portion thereof not utilized for structures and parking.



**Commercial and industrial districts abutting residential districts.** When any commercial or industrial district is contiguous to or only separated by a right-of-way of less than eighty (80) feet from any residential district, a six-foot high masonry wall shall be required along common property lines. When such districts are separated by a right-of-way of eighty (80) linear feet or less, additional landscaping will be required. For each one hundred (100) linear feet of abutting commercial or industrial zoned property, the landscaping requirement shall be three (3) trees and a continuous hedge. Each tree shall be a minimum of fifteen (15) feet in height at planting and have an eight-foot spread. The masonry wall requirement may be waived by the planning and zoning board if landscaping is substituted. Such landscaping shall consist of berms, canopy trees, hedges or a combination thereof, to provide an adequate buffer.

Best regards,

Artur Amaral

The information in this email and any attachments are confidential and may be legally privileged. It is intended solely for the addressee(s). Access to anyone else is unauthorized. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If this message has been sent to you in error, do not review, disseminate, distribute or copy it. If you are not the intended recipient, please delete this email.

**From:** raquelsalcedo@epevent.com  
**Sent:** Thursday, April 16, 2020 4:01 PM  
**To:** 'Lauren Linville' <linvillelauren217@gmail.com>; 'James Paugh' <jhpaugh12@gmail.com>; mjs1076@gmail.com; saladrigas@gmail.com; arturamaral@hotmail.com; alberto.j.flores@sprint.com; rrbetten@gmail.com  
**Cc:** 'Rose, Sheila' <SRose@coconutcreek.net>  
**Subject:** RE: Vista Gardens

Good afternoon to everyone,  
 We hope all of you and your families are doing well. As per your request we have attached the site plan and elevations that were submitted to the City of Coconut Creek. If you have any questions or concerns please feel free to contact Jose Salcedo at 305-220-3506.

**Best Regards & Stay Safe**

*Jose & Raquel Salcedo*

*Vista Gardens Ballroom, LLC.*

*305-220-3506*

**From:** Rose, Sheila <SRose@coconutcreek.net>  
**Sent:** Thursday, April 2, 2020 9:15 AM  
**To:** Cc: raquelsalcedo@epevent.com; Stoudenmire, Scott <SStoudenmire@coconutcreek.net>; Edwards, Amy <AEdwards@coconutcreek.net>  
**Subject:** Vista Gardens

Greetings,

Clearly we have all been pulled away to deal with pressing issue associated with the Covid-19 our break. I just wanted to reach out to you and have suggested that Jose reach out to you and give your group an overview of what was submitted to the city. The plans that were submitted would normally be presented to the Development Review Committee on April

9<sup>th</sup>, however, we have suspended public meetings. Our expectation is that we will soon get back on track using a virtual platform such as Zoom, but in the meantime, I thought it would be beneficial for you all to share the drawings. I provided the comments your group submitted to the DRC. The staff has not completed the review of the plans and should have comments available by April 9<sup>th</sup>, but things are changing day to day. The purchase and sale agreement provides for a due diligence period which is nearing expiration, and we just working to keep everyone informed. Please don't hesitate to share your thoughts or this message with any interested party.

Sheila N. Rose, AICP, Assistant City Manager  
Director, Department of Sustainable Development  
City of Coconut Creek  
*Butterfly Capital of the World*®  
4800 West Copans Road  
Coconut Creek, FL 33063  
954.973.6756  
954.956.1424 (fax)  
[www.coconutcreek.net](http://www.coconutcreek.net)

 ***Please consider the environment before printing this email. Thank you.***

Under Florida law, most e-mail messages to or from Coconut Creek employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the City, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

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**Cc:** 'Rose, Sheila'  
**Subject:** RE: Vista Gardens  
**Attachments:** Signed and sealed LP-1 (1).pdf; VG ELEVATIONS-A-4-2-24-20.pdf; VG ELEVATIONS-A-5-2-24-20.pdf

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Director, Department of Sustainable Development  
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4800 West Copans Road  
Coconut Creek, FL 33063  
954.973.6756  
954.956.1424 (fax)



**jorocky93@gmail.com**

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**From:** Lauren Linville <linvillelauren217@gmail.com>  
**Sent:** Monday, March 9, 2020 3:29 PM  
**To:** raquel salcedo  
**Cc:** Artur Amaral  
**Subject:** Re: Vista Gardens Ballroom  
**Attachments:** Zoning.pdf

Hi Jose,

As discussed. Here is a copy ..The red stars is what we're like to see gone.

Thank-you!  
Lauren

On Mon, Mar 9, 2020 at 11:35 AM raquel salcedo <[jorocky93@gmail.com](mailto:jorocky93@gmail.com)> wrote:

Good Morning Lauren,

I hope all is well. Please forward us the items you and the committee are requesting to strike from the B3 zoning list. This is our new email. The other email is having issues.

Thank you  
Jose & Raquel Salcedo  
Vista Gardens Ballroom LLC  
305-220-3506

**raquelsalcedo@epevent.com**

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**From:** raquelsalcedo <raquelsalcedo@epevent.com>  
**Sent:** Sunday, December 8, 2019 12:57 AM  
**To:** Lauren Linville  
**Subject:** Re: Coconut Creek/ Vista Gardens Ballroom  
**Attachments:** Untitled attachment 00109.txt; Untitled attachment 00112.txt; Untitled attachment 00115.html; Untitled attachment 00118.txt

Hi Lauren,  
Yes we will be there at 1130am. See you then.

Jose & Raquel Salcedo

Sent from my MetroPCS 4G LTE Android Device

**raquelsalcedo@epevent.com**

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**From:** Lauren Linville <linvillelauren217@gmail.com>  
**Sent:** Saturday, December 7, 2019 9:11 PM  
**To:** raquelsalcedo  
**Subject:** Re: Coconut Creek/ Vista Gardens Ballroom

Hi Raquel,

Just confirming our meeting for tomorrow for 1130?

Thanks!  
Lauren

Sent from my iPhone

On Nov 21, 2019, at 2:36 PM, raquelsalcedo <raquelsalcedo@epevent.com> wrote:

Good Afternoon Lauren,

Sunday Dec 8 at 1130am is fine with us we will be there. We look forward to meeting with all of you.

Jose & Raquel Salcedo  
Vista Gardens Ballroom LLC  
305 220 3506

Sent from my MetroPCS 4G LTE Android Device

----- Original message -----

**From:** Lauren Linville <linvillelauren217@gmail.com>  
**Date:** 11/21/19 2:29 PM (GMT-05:00)  
**To:** raquelsalcedo@epevent.com  
**Subject:** Re: Coconut Creek/ Vista Gardens Ballroom

Good Afternoon,

How is Sunday, Dec 8th at 11:30am? That's the only date/time we could all meet.

I'll be hosting at my home.

Address: 7124 NW 47th lane, coconut Creek, 33073

Thanks,  
Lauren

Sent from my iPhone



On Nov 15, 2019, at 11:41 AM, raquelsalcedo@eevent.com wrote:

Good Morning Lauren,

I hope your are having a great day! Jose & I would like to set-up a meeting with you and any members of the community to discuss and work out any concerns you have about our project. Jose & I are looking forward to creating a welcoming family oriented environment in the beautiful city of Coconut Creek.

Please let us know a date, time and venue that is convenient for you. Your also welcome to call us on our cell phone listed below at any point and time.

We look forward to hearing back from you soon!

Thank you,

*Jose & Raquel Salcedo*

*Vista Gardens Ballroom, LLC.*

*305-220-3506*

**From:** raquelsalcedo@epevent.com  
**Sent:** Friday, November 15, 2019 12:31 PM  
**To:** 'Lauren Linville'  
**Subject:** RE: Coconut Creek/ Vista Gardens Ballroom

Sounds Great! We look forward to hearing back from you soon!

Thank you,  
*Raquel Salcedo*  
*Event Coordinator*

Exquisite Productions & Vista Lago Ballroom  
12800 SW 128 Street Miami, Florida 33186  
Office – 786-458-4426 Fax – 305.238.6800

**Mobile – 305-254-3189**

Email [raquelsalcedo@epevent.com](mailto:raquelsalcedo@epevent.com)

Instagram – VistaLagoBallroom

Facebook – [www.facebook.com/VistaLagoBallroom](http://www.facebook.com/VistaLagoBallroom)

[www.epevent.com](http://www.epevent.com)

Like us on Facebook!



**From:** Lauren Linville <linvillelauren217@gmail.com>  
**Sent:** Friday, November 15, 2019 11:51 AM  
**To:** raquelsalcedo@epevent.com  
**Subject:** Re: Coconut Creek/ Vista Gardens Ballroom

Good Day Mr./Ms. Salcedo,

Thank-you for reaching out, we would welcome that.

Let me reach out to the committee to arrange a date/time and get back to you.

Thank-you!  
Lauren Linville

On Fri, Nov 15, 2019 at 11:41 AM <[raquelsalcedo@epevent.com](mailto:raquelsalcedo@epevent.com)> wrote:

Good Morning Lauren,

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Thank you,

*Jose & Raquel Salcedo*

*Vista Gardens Ballroom, LLC.*

*305-220-3506*



**From:** Lauren Linville <linvillelauren217@gmail.com>  
**Sent:** Friday, November 15, 2019 11:51 AM  
**To:** raquelsalcedo@eevent.com  
**Subject:** Re: Coconut Creek/ Vista Gardens Ballroom

**Flag Status:** Flagged

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