



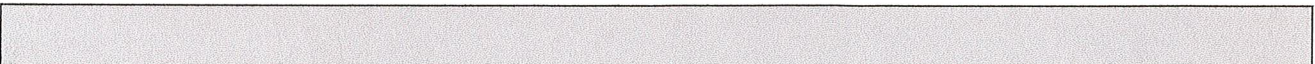
Plat/Site Plan Number 020-MP-19

Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-8695 F: 954-357-6521 · Broward.org/Planning

### Plat/Site Plan Application

<b>I. Project Information</b>			
Plat/Site Plan Name <b>Vista Gardens Ballroom</b>			
Owner/Applicant Name <b>Vista Gardens Ballroom, LLC</b>			
Address <b>12800 SW 128th Street</b>		City <b>Miami</b>	State <b>FL</b>
		Zip <b>33186</b>	
Phone <b>(305) 220-3506</b>	Email <b>raquelsalcedo@epevent.com</b>	FAX	
Agent <b>Deni Land Surveyors</b>		Contact Person <b>Mikki Ulrich</b>	
Address <b>1991 NW 35th Avenue</b>		City <b>Coconut Creek</b>	State <b>FL</b>
		Zip <b>33066</b>	
Phone <b>(954) 973-7966</b>	Email <b>mikki1@bellsouth.net</b>	FAX	
Location  <b>North</b> side of <b>Hillsboro Blvd.</b> at/between/and <b>Lyons Road</b> and/of <b>NW 51st Terrace</b> <small>north side/corner north street name street name / side/corner street name</small>			

<b>II. Application Status</b>			
Has this project been previously submitted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know			
This is a resubmittal of: <input type="checkbox"/> Entire Project <input type="checkbox"/> Portion of Project <input checked="" type="checkbox"/> N/A			
What was the project number assigned by the Planning and Development Division?		Project Number	<input type="checkbox"/> N/A <input type="checkbox"/> Don't Know
Project Name			<input type="checkbox"/> N/A <input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know			
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know			
<b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>			

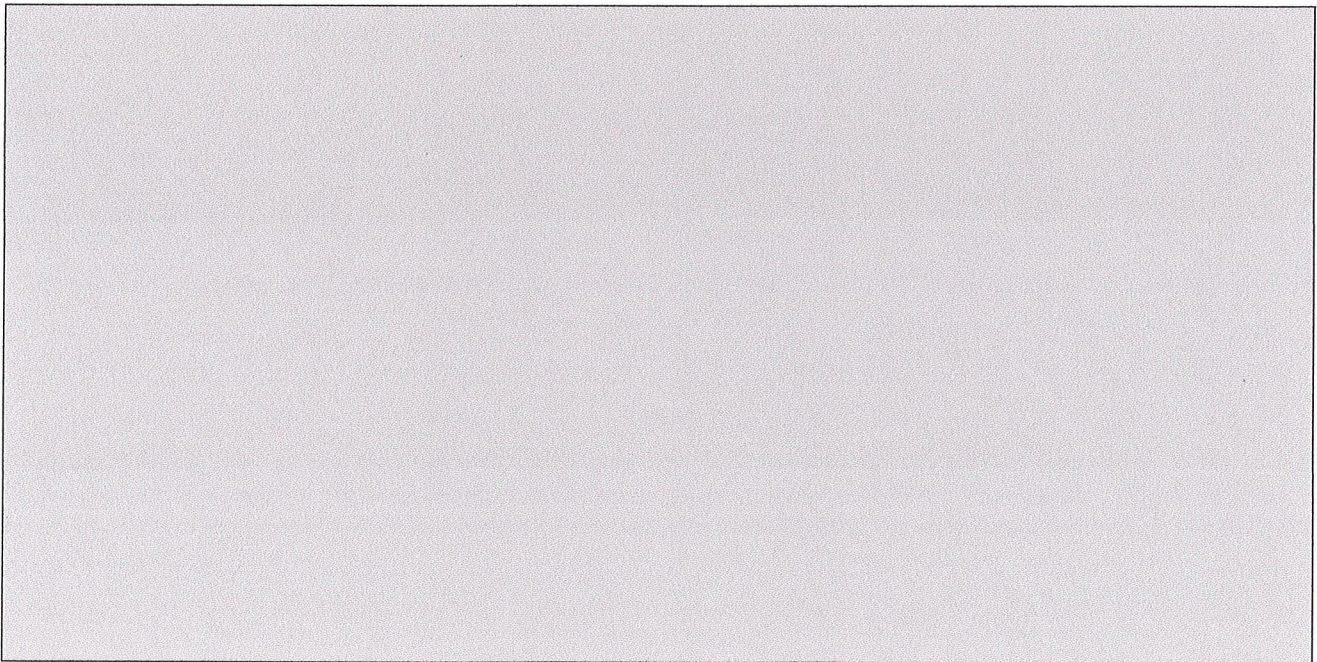


SEC/TWN/PNG: 6/48/AZ



III. Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat N/A	Project Number N/A
Is the underlying plat all or partially residential? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat. N/A	
Number and type of units proposed to be deleted by this replat. N/A	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat. N/A	

IV. School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If the answer is "Yes" to questions 1-4, please see the "Required Documentation" for "School Concurrency Submission Requirements."	



V. Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Commercial	Land Use Plan Designation(s) Commercial
Zoning District(s) B-3	Zoning District(s) B-3

**VI. Existing Land Use**

A credit against impact fees may be given for the site's current or previous use. No credit will be granted for any demolition occurring more than eighteen (18) months and/or sixty (60) months for mobile homes of Environmental Review of construction plans. To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within eighteen (18) months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site?  Yes  No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
two story commercial building	2297 SF		YES   <del>NO</del>	YES   NO	HAS   <del>WILL</del>   NO
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO

\*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building id defined by the definition in the Land Development Code.

**VII. Proposed Use**

RESIDENTIAL USES <input type="checkbox"/> N/A		NON-RESIDENTIAL USES <input type="checkbox"/> N/A	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		commercial	8,000 SF

--

<b>VIII. Project Questionnaire</b>					
<p>1. Why is this property being platted? Attach an additional sheet(s) if necessary. To allow development of a banquet hall.</p>					
<p>2. Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number or Official Record Book and Page Number. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">DRI Name N/A</td> <td style="padding: 2px;">FQD Name N/A</td> </tr> <tr> <td style="padding: 2px;">Latest Ordinance Number N/A</td> <td style="padding: 2px;">Official Record Book and Page Number N/A</td> </tr> </table>	DRI Name N/A	FQD Name N/A	Latest Ordinance Number N/A	Official Record Book and Page Number N/A	
DRI Name N/A	FQD Name N/A				
Latest Ordinance Number N/A	Official Record Book and Page Number N/A				
<p>3. Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s). <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>					
<p>4. Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>					
<p>5. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>					
<p>6. Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>					
<p>7. Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT). <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p>					
<p>8. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>					
<p>9. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat). <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>					
<p>10. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.) <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>					
<p>11. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Name/Title N/A</td> </tr> </table>		Name/Title N/A			
Name/Title N/A					
<p>12. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>					
<p>13. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environ. Licensing &amp; Bldg. Permitting (ELBP) Division. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>					
<p>14. Does the property contain any portion of lands identified as "Natural Resource Areas?" If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (ELBP Division). <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>					
<p>15. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (ELBP Division). <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>					

<p>16. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>17. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (ELBP Division).</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>18. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Facility Name</td> <td>City of Coconut Creek</td> </tr> <tr> <td style="padding: 2px;">Address</td> <td>4800 W. Copans Road, Coconut Creek, FL 33063</td> </tr> </table>		Facility Name	City of Coconut Creek	Address	4800 W. Copans Road, Coconut Creek, FL 33063
Facility Name	City of Coconut Creek				
Address	4800 W. Copans Road, Coconut Creek, FL 33063				
<p>19. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>20. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Facility Name</td> <td>City of Coconut Creek</td> </tr> <tr> <td style="padding: 2px;">Address</td> <td>4800 W. Copans Road, Coconut Creek, FL 33063</td> </tr> </table>		Facility Name	City of Coconut Creek	Address	4800 W. Copans Road, Coconut Creek, FL 33063
Facility Name	City of Coconut Creek				
Address	4800 W. Copans Road, Coconut Creek, FL 33063				
<p>21. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>22. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Solid Waste Collector</td> <td>N/A</td> </tr> </table>		Solid Waste Collector	N/A		
Solid Waste Collector	N/A				
<p>23. Has any contact been made with FPL and AT&amp;T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">FPL - Name/Title</td> <td>N/A</td> </tr> <tr> <td style="padding: 2px;">AT&amp;T - Name/Title</td> <td>N/A</td> </tr> </table>		FPL - Name/Title	N/A	AT&T - Name/Title	N/A
FPL - Name/Title	N/A				
AT&T - Name/Title	N/A				
<p>24. Estimate or state the total number of on-site parking spaces to be provided.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Spaces</td> <td style="text-align: center; font-size: 1.2em;">59</td> </tr> </table>	Spaces	59		
Spaces	59				
<p>25. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including places of worship.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Seating</td> <td></td> </tr> </table>	Seating			
Seating					



**IX. NOTARY PUBLIC: Owner/Agent Certification**

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

M. Decker  
Owner/Agent Signature

6/3/19  
Date

**NOTARY PUBLIC  
STATE OF FLORIDA, COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 3rd day of June, 2019

By Mikhi H. Ulrich

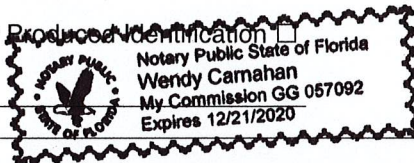
(NOTARY SEAL)

Wendy Camahan  
Signature of Notary Public - State of Florida

Name of Notary Typed, Printed or Stamped

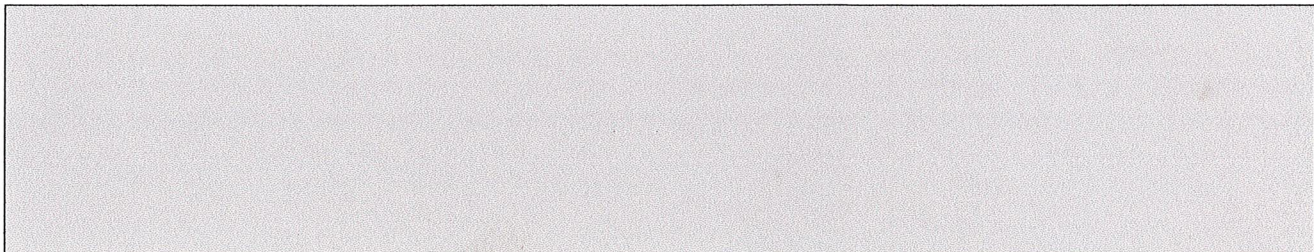
Personally Known  or Produced Identification

ID Type: \_\_\_\_\_



**For Planning and Development Management Use Only**

Application Type <u>MUNI PLAT</u>	Time	Application Date <u>6/10/19</u>
Acceptance Date <u>6/20/19</u>	Fee <u>\$4,780</u>	Comments Due <u>7/19/19</u>
Report Due <u>8/2/19</u>	Adjacent City	
<input checked="" type="checkbox"/> Plats	<input checked="" type="checkbox"/> Surveys	<input checked="" type="checkbox"/> <sup>ACCESS</sup> Site Plans
		<input type="checkbox"/> Landscaping Plans
		<input type="checkbox"/> Lighting Plans
<input type="checkbox"/> Other:	Describe <u>TITLE WORK, CITY RECEIPT, FOOTING</u>	Received By <u>HIV CLORKE I</u>
Comments		



**Project Update Sheet**

Plat/Site Plan Number 020-MP-14

**INSTRUCTIONS**

Use this update form in lieu of filling out a new plat/site plan application form whenever a project goes from one review to another or whenever new information is submitted. Complete the applicable sections of this form only if the information has changed from the previous submittal. If you do not have a copy of your previous application forms, obtain a copy from this office. Any section left blank indicates that the information on the original (previous) application has not changed. Supplemental documentation requirements are listed on the reverse side of the "Project Questionnaire" form, page 3, available from this office. Please type this application or print legibly in **black ink**.

**PROJECT REVISIONS**

Plat/Site Plan Name Vista Gardens Ballroom Plat

Owner's Name Vista Gardens Ballroom LLC Phone 305-220-3506

Address 12800 SW 128th Street City Miami State FL Zip Code 33186

Owner's E-mail Address raquelsalcedo@apevent.com Fax # \_\_\_\_\_

Agent Deni Land Surveyors Phone 954-973-7966

Contact Person Mikki Ulrich

Address 1991 NW 35th Avenue City Coconut Creek State FL Zip Code 33066

Agent's E-mail Address mikkiulrich93@gmail.com Fax # \_\_\_\_\_

<b>EXISTING</b>	<b>PROPOSED</b>
Land use plan designation(s) <u>Office/Professional</u>	Land use plan designation(s) <u>Commercial</u>
Zoning District(s) <u>B-3</u>	Zoning District(s) <u>B-3</u>

A credit against impact fees may be given for the site's present or previous use if there are existing buildings on the property and/or if buildings were demolished within eighteen (18) months of this application. To receive a credit, complete the following table (attach an additional sheet if necessary). (Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within 18 months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
existing commercial building	2297 SF				will be demolished

\*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

Please specify the proposed use in accordance with the land use categories listed on the reverse side of the "Project Characteristics form, page 2, available from this office. Please Note: Residential uses must be expressed based upon DWELLING UNIT TYPES listed on the reverse side of page 2. COMMERCIAL, OFFICE, and CHURCH USES must be expressed in terms of gross building square footage. If there are any unique factors which may affect traffic generation, attach a separate sheet and describe fully.

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?  
 Yes  No  Don't Know

If Yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

RESIDENTIAL UNITS		NON-RESIDENTIAL UNITS	
Type of Unit	Number of Units	Land Use	Net Acreage or Gross Floor Area
		Commercial	15,000 SF

**SCHOOL CONCURRENCY (Residential Submissions Only)**

Does the change to the application generate less than one (1) student?  Yes  No

Is this application exempt or vested pursuant to criteria in the Land Development Code?  Yes  No

If the answers to both questions are "No," please see reverse side of Page 3, Required Documentation section of the Plat/Site Plan application for submittal requirements.

Is this application subject to an approved Declaration of Restrictive Covenant or tri-party agreement?  Yes  No

If "Yes," please see reverse side of Page 3, Required Documentation section of the Plat/Site Plan application for submittal requirements.

**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Application Type PROJECT UPDATE Time \_\_\_\_\_ Application Date 10/17/19

Acceptance Date 10/21/19 Fee \$1,620 Comments Due 11/19/19

Report Due 12/5/19 Adjacent City NONE

Plats  Surveys  Site Plans  Landscaping Plans  Lighting Plans

Other (Describe) TITLE WORK Received By \_\_\_\_\_

Comments \_\_\_\_\_

NOTE: CHANGING PLAT BOUNDARY & REVISION PLAT NOTE

**Questionnaire Changes**

Please review all questions on the "Project Questionnaire" form, Page 3, and indicate any revisions.	
Question Number	Revised information or Attachments Supplied

**Comments and Additional Information**

We have added a parcel of land to the West owned by the City of Coconut Creek.  
We have increased the square footage from 8,000 SF to 15,000 SF of commercial use.

REVISING AND EXPANDING PLOT BOUNDARY

REVISING PLOT NOTE FROM 8,000 SF OF COMMERCIAL TO 15,000 SF OF COMMERCIAL

**Owner/Agent Certification**

State of \_\_\_\_\_  
County of \_\_\_\_\_

This is to certify that I am the owner/agent of the property described in this application and that all changes to the original application and supplemental documents supplied herein are true and correct to the best of my knowledge. If no changes are indicated on this update sheet or in the attached supplemental documentation, then this certifies that the information supplied on the original application is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent Mikki H. Ulrich

Sworn and subscribed to before me this 30<sup>th</sup> day of October, 2019  
by Mikki H. Ulrich  He/she is personally known to me or  
 Has presented \_\_\_\_\_ as identification.

Signature of Notary Public Wendy Carnehan  
Type or Print Name \_\_\_\_\_

Notary Public State of Florida  
Wendy Carnehan  
My Commission GG 057092  
Expires 12/21/2020