



CITY OF COCONUT CREEK CITY COMMISSION MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: July 13, 2023
Time: 7:00 p.m.
Meeting No. 2023-0713R

CALL TO ORDER

Mayor Joshua Rydell called the meeting to order at 7:08 p.m.

PRESENT UPON ROLL CALL:

Mayor Joshua Rydell
Vice Mayor Sandra L. Welch
Commissioner Jacqueline Railey
Commissioner John A. Brodie
Commissioner Jeffrey R. Wasserman
City Manager Karen M. Brooks
City Attorney Terrill C. Pyburn
City Clerk Joseph J. Kavanagh

Mayor Rydell asked all to rise for the Pledge of Allegiance led by resident Morris "Chick" Chase.

Mayor Rydell noted that the meeting was being conducted live with a quorum physically present, and City Attorney Terrill C. Pyburn explained the procedures for public participation and comment for the meeting.

PRESENTATIONS

1. **23-135** A PRESENTATION HONORING MORRIS "CHICK" CHASE ON HIS 100TH BIRTHDAY.

Commissioner Railey read the proclamation into the record and presented it to Mr. Chase. She shared brief personal remarks regarding his hard work and service as an inspiration to others. Mayor Rydell commented that Mr. Chase had a servant heart, serving both the country and community throughout his life. Mr. Chase spoke briefly regarding the heroes who gave their lives during the war and expressed his appreciation for the recognition.

INPUT FROM THE PUBLIC

Susan Steinhauser, 5842 Eagle Cay Circle, Coconut Creek, thanked Mr. Chase for his service. She discussed Plastic Free July, an initiative of the Plastic Free Foundation, and shared that Hollywood was hosting a Sustainable Product Expo on Monday, July 24. She addressed the Broward County Solid Waste Interlocal Agreement and commented that waste-to-energy was included in the agreement, but there remained an opportunity to fight against incineration. She noted other communities considered resolutions against incineration. Continuing, she discussed the reduction of plastic waste at the start of the consumer process.

CONSENT AGENDA (Items 2 through 6)

Mayor Rydell read each of the titles of the Consent Agenda Items into the record.

2. **23-125** A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2023-0608R)

3. **RES**
 2023-121 A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AMENDMENT NO. 2 TO THE AGREEMENT WITH DRC EMERGENCY SERVICES, LLC TO PROVIDE EMERGENCY FOOD SERVICES FOR AN EXTENDED NINETY (90) DAY PERIOD PURSUANT TO RFP NO. 06-10-15-11.

4. **RES**
 2023-124 A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A WORK AUTHORIZATION WITH R.J. BEHAR & COMPANY, INC., A CONSULTING COMPANY FROM THE CITY'S POOL OF CONSULTANTS SELECTED THROUGH THE CONSULTANTS COMPETITIVE NEGOTIATION ACT (CCNA) RFQ NO. 03-25-20-02, FOR PROFESSIONAL SERVICES TO PROVIDE AS-BUILT DRAWINGS FOR THE EXISTING WASTEWATER TRANSMISSION LINE ON COPANS ROAD FOR INVESTIGATION PURPOSES.

5. **RES**
 2023-126 A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH WEEKLEY ASPHALT PAVING, INC. FOR THE RELOCATION AND REPLACEMENT OF CITY HYDRANTS AND VALVES ON COPANS ROAD.

6. **RES**
 2023-125 A RESOLUTION EXPRESSING OPPOSITION TO THE FLORIDA DEPARTMENT OF TRANSPORTATION'S EXPANSION PLAN TO ADD FOUR (4) NEW LANES TO THE WEST OF THE CENTER LINE OF THE ROAD OVER A 5.5 MILE SEGMENT OF FLORIDA'S TURNPIKE/STATE ROAD 91 FROM ATLANTIC BOULEVARD TO WILES ROAD UNDER PROJECT NO. 442212-1.

MOTION: Welch/Wasserman – To approve Consent Agenda Items 2, 3, 4, 5, and 6.

Upon roll call, the Motion passed by a 5-0 vote.

REGULAR AGENDA

Public Works Department

7. **RES**
 2023-120 A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH VISUALSCAPE, INC. FOR LYONS ROAD MEDIAN IMPROVEMENTS PURSUANT TO IFB NO. 05-16-23-11.

Mayor Rydell read the Resolution title into the record.

MOTION: Welch/Railey – To approve Resolution No. 2023-120.

Public Works Director Harry Mautte presented the item, explaining the project would enhance the Lyons Road median from Coconut Creek Parkway to Atlantic Boulevard. He noted it was the last remaining median section which had not been improved in the past 20 years. He discussed

consideration of project development on the design and noted past work with the vendor. Vice Mayor Welch thanked staff for including color in the design, and Mayor Rydell highlighted the advanced planning which had gone into the item.

Upon roll call, the Resolution passed by a 5-0 vote.

Finance and Administrative Services

8. **RES 2023-127** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH QUANTA TECHNOLOGY, LLC TO PROVIDE CONSULTING SERVICES RELATED TO AUTOMATED METER READING (AMR) AND ADVANCED METERING INFRASTRUCTURE (AMI) ENHANCEMENTS AND DEPLOYMENT PURSUANT TO RFP NO. 09-19-22-11.

Mayor Rydell read the Resolution title into the record.

MOTION: Welch/Railey – To approve Resolution No. 2023-127.

Finance and Administrative Services Director Peta-Gay Lake presented the item, noting the City currently had more than 12,000 water meters, which were read manually. She commented that the automation conversion would be more cost-effective and provide resources to identify leaks earlier and assist customers with proactively managing their water consumption. She briefly explained the process the consultant would follow.

Commissioner Wasserman asked whether some residents would be facing price hikes as it was possible water had been metered incorrectly. Ms. Lake stated this was correct and the new system would be more accurate as it would address the issue of older meters being slower. She explained the plan was to work with the consultant to also update the water rate study so that customers would not feel the effect of that change.

Commissioner Brodie asked whether the update took the employee that reads meters out of the equation. Ms. Lake stated the automated system would reduce the need to have meter readers, but staff would look at changing the roles of the existing employees.

Vice Mayor Welch noted this project had been pending for a number of years, and this step was just the beginning of getting to the end result of automated meters. She asked whether an employee or contractor was used to read the meters. City Manager Karen Brooks explained a contractor had been used for many years, but there were no longer companies that offered the service, so employees had been brought in to read meters part-time.

Mayor Rydell stated the existing system identifies high water usage weeks later, but the new system would provide a more real-time service to residents.

Upon roll call, the Resolution passed by a 5-0 vote.

Sustainable Development

9. **RES 2023-118** A RESOLUTION APPROVING THE ARUBA CONDOMINIUM ASSOCIATION, INC. APPLICATION FOR MATCHING GRANT FUNDS FROM THE NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM FOR SECURITY ENHANCEMENTS.

Mayor Rydell read the Resolution title into the record.

MOTION: Welch/Brodie – To approve Resolution No. 2023-118.

Commissioner Railey recused herself from the item and abstained from the vote due to a conflict as President of the Wynmoor Community Council.

Sustainable Development Director Scott Stoudenmire presented the item, stating the matching funds were requested in the amount of \$10,000 for security enhancements, and this was the fifth grant request for the program during this fiscal year. He noted staff recommended approval.

Mayor Rydell asked that staff outline the details of the program for the benefit of the public in attendance, and Mr. Stoudenmire summarized the grant program and eligible projects.

Upon roll call, the Resolution passed by a 4-0 vote, with Commissioner Railey abstaining, a copy of which Form 8B is attached hereto and incorporated herein.

10. **RES 2023-119** A RESOLUTION APPROVING THE ANTIGUA II NEIGHBORHOOD ASSOCIATION APPLICATION FOR MATCHING GRANT FUNDS FROM THE NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM FOR SECURITY ENHANCEMENTS.

Mayor Rydell read the Resolution title into the record.

MOTION: Brodie/Wasserman – To approve Resolution No. 2023-119.

Commissioner Railey recused herself for the item and abstained from the vote due to a conflict as President of the Wynmoor Community Council.

Mr. Stoudenmire stated the request was also for security enhancements in the amount of \$8,757.09 in matching funds from the grant program and staff recommended approval. Discussion ensued regarding the remaining budget available and efforts to promote the program in the community.

Upon roll call, the Resolution passed by a 4-0 vote, with Commissioner Railey abstaining, a copy of which Form 8B is attached hereto and incorporated herein.

City Attorney Pyburn explained the City's quasi-judicial procedures that would be applied to Agenda Items 11, 12, and 13. City Clerk Kavanagh confirmed that the public notice requirements had been met for Agenda Items 11, 12, and 13 and swore in the witnesses.

Mayor Rydell asked if there were any objections from the applicant, staff, Commission, or the public to hear Agenda Items 11, 12, and 13 together, as they were related, and there were no objections.

11. **ORD 2023-012** AN ORDINANCE APPROVING THE REZONING REQUEST MADE BY COOLIDGE, INC. TO AMEND AND RENAME THE EXISTING COCOMAR PLAZA PLANNED COMMERCE DISTRICT (PCD) TO THE GREYSTAR COCOMAR PCD AND TO REVISE DEVELOPMENT STANDARDS AND THE LIST OF PERMITTED AND SPECIAL LAND USES IN ORDER TO CONSTRUCT A LIGHT INDUSTRIAL, FLEX SPACE, AND WAREHOUSE DEVELOPMENT FOR THE PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF ATLANTIC BOULEVARD AND LYONS ROAD, LEGALLY

DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART
HEREOF. (QUASI-JUDICIAL)(FIRST READING)(FIRST PUBLIC HEARING)

12. **ORD
2023-013** AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE III, "ZONING REGULATIONS," DIVISION 8, "MASTER BUSINESS LIST," TO AMEND SECTION 13-624, "MASTER BUSINESS LIST - PLANNED COMMERCE DISTRICT" TO ADOPT THE PERMITTED AND SPECIAL LAND USES FOR THE GREYSTAR COCOMAR PLANNED COMMERCE DISTRICT. (QUASI-JUDICIAL)(FIRST READING)(FIRST PUBLIC HEARING)
13. **RES
2023-097** A RESOLUTION APPROVING THE SITE PLAN REQUEST OF COOLIDGE, COOLIDGE, INC. FOR THE PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF ATLANTIC BOULEVARD AND LYONS ROAD, LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(PUBLIC HEARING)(TO BE CONSIDERED ON SECOND READING OF REZONING ORDINANCE NO. 2023-012)

City Attorney Pyburn read the Ordinance titles into the record, and Mayor Rydell read the Resolution title into the record.

Vice Mayor Welch made a motion to move Item 11 for discussion, seconded by Commissioner Brodie.

Vice Mayor Welch made a motion to move Item 12 for discussion, seconded by Commissioner Wasserman.

Commissioner Railey made a motion to move Item 13 for discussion, seconded by Commissioner Brodie.

Mayor Rydell asked Dennis Mele, Greenspoon Marder LLP, attorney for the applicant, Coolidge, Inc., to confirm that he was waiving the right to cross-examine witnesses who had submitted written comments and had submitted a written statement confirming this fact, and Mr. Mele confirmed, a copy of which is attached hereto and made a part hereof as Exhibit "1."

City Attorney Pyburn asked if there were any applicable ex-parte communications or disclosures from the Commission for Items 11, 12, or 13, and the following disclosures were made:

- Commissioner Wasserman stated he had met with Jon Ahlbum and neighbors in February during his Commission campaign, residents Mark Martone and Henri Hage in July, and with the developer and their attorney.
- Commissioner Brodie stated he had met with the developer at City Hall, attended a community outreach meeting between the developer and the community, and had spoken briefly with Attorney Mele earlier in the day.
- Commissioner Railey stated she also spoke with the developer and their attorney and had attended the community outreach meeting. She noted she had met with a group of residents at the beginning of the week and had also had a discussion earlier in the day with Henri Hage. City Attorney Pyburn clarified the group of residents had included Mark Martone, Henri Hage, Stephen Goldrick, and Marianly Primmer.
- Vice Mayor Welch stated she had also met with the group of residents that City Attorney Pyburn had listed, as well as with Attorney Mele, project developer Herbie Klotz, and

property owner Rodrigo Diaz.

- Mayor Rydell stated he had met and spoken with Attorney Mele and his client several times on Zoom and each call was logged with the City. He noted he had met with a group of residents in April that included Mr. Hallman, Ms. Allam, and Mr. Tavares, and had met with Mr. Martone, Mr. Hage, and Ms. Primmer on July 11. He stated he had been to the site and also received an email from Margate City Commissioner Antonio Arserio.

Sustainable Development Director Scott Stoudenmire presented the item and introduced Sustainable Development Assistant Director Justin Proffitt and Senior Project Manager Michael Righetti. He submitted resumes for himself, Mr. Proffitt, and Mr. Righetti, as well as the Goals, Objectives, and Policies of the City's Comprehensive Plan, as amended since 2007, for the record. He noted the City's Code of Ordinances, including the Land Development Code (LDC), was codified on Municode. City Clerk Kavanagh confirmed receipt of the items into the record.

Mr. Stoudenmire summarized the three (3) applications before the City Commission, explaining the applicant was seeking a rezoning and site plan approval to construct a light industrial flex space warehouse development, consisting of three (3) separate buildings totaling 383,905 square feet to be known as the Cocomar Logistics Business Park. He stated the 36-acre property was currently vacant and located at the northwest corner of the intersection of Lyons Road and Atlantic Boulevard. He explained the parcel had a Future Land Use designation of Commercial, and a current zoning of Planned Commerce District (PCD).

Mr. Stoudenmire provided a brief history of the property, noting the City Commission had approved what was then known as the Cocomar PCD in 2008. He stated that approval included a PCD and a site plan to include a Lowe's home improvement store with outdoor garden center, a two (2) story Kohl's department store, and up to an additional 68,351 square foot outparcel development near the intersection. He stated the site plan and PCD zoning were still in effect and had not expired.

Mr. Stoudenmire explained the new applications proposed to rezone the property to provide new development regulations, a new list of permitted uses, an amendment to the LDC to allow the new uses in the City Code, and site plan approval for the proposed development. He clarified that the proposal did not include the approximately 10 acres at the west end of the site under the jurisdiction of the City of Margate. He noted this area was included in the previous applications from 2008.

Mr. Stoudenmire stated that prior to the meeting, multiple meetings and reviews by the City's Development Review Committee (DRC) were held to review and discuss comments on all of the applications. He noted the applications went through five (5) rounds of DRC reviews over a period of 13 months; and in April 2023, the applications went before the Planning and Zoning Board. He stated that the Planning and Zoning Board had recommended approval, subject to conditions. Mr. Stoudenmire explained the applicant had also held public outreach meetings in September 2022, May 2023, and on July 12, 2023. He noted a summary of the first two (2) meetings was included in the backup materials, and the applicant would provide additional detail on the July 12 public outreach meeting during their presentation.

Mr. Stoudenmire summarized that staff had reviewed the applications pursuant to the City's LDC and Comprehensive Plan and recommended approval subject to the Commission finding that the proposed business uses were deemed appropriate and subject to the conditions listed in the Rezoning Ordinance and Site Plan Resolution. He clarified that the findings of the Commission as to the uses being deemed appropriate was a requirement of the City's Comprehensive Plan. He reviewed the 2014 Ordinance, which amended the permitted uses in a Commercial Land Use

Category to include wholesale, storage, light fabricating, and warehouse uses if deemed appropriate by the City. He discussed efforts that could be taken to make a particular use appropriate for a site.

Mr. Mele presented on behalf of the applicant, and began a *PowerPoint* presentation, showing images of the design masterplan consistent with the PCD approved in 2008 and the proposed site plan for the new warehouse development.

Herbie Klotz, Development Director, Greystar, provided a brief overview of the three (3) public outreach meetings hosted by the developer. He asserted the team had taken the input of the residents very seriously and stated it had been crystal clear that the proposal needed to be adjusted according to the feedback received. He discussed ways in which the project was amended as a result, including landscaping considerations, and options that were shared with the residents regarding the location of the buffer wall, including keeping it on the north property line or pulling it south. Mr. Klotz stated additional meetings were planned to further discuss the wall to screen residential properties from the traffic on Lyons Road. He noted the potential for an additional wall west to Banks Road for consistency along the property line. He reviewed plans for landscaping prior to the start of construction and shared commitments to support and partner with several Coconut Creek non-profit organizations. He closed by thanking the neighbors for their feedback, comments, and directions to fundamentally transform the proposal.

Mr. Mele explained the site had existing zoning and a site plan in place, and as a result, the presentation was a comparison between the zoning that the applicant already had, and what was proposed. He noted the intent was to show the current proposal had far less impact than what was already approved.

Mr. Mele referenced the recently adopted Senate Bill 102, known as the “Live Local Act,” and explained the provisions of the law for affordable residential development without any public hearings. He stated the property owner, Rodrigo Diaz, would be discussing a proposal he received to purchase the property for a development under that act. He briefly pointed out the property tax reductions which came with this type of development. Mr. Mele stated as a result of the legislation, there were three (3) options available on the property at this time, including the proposed project, the previously-approved project, and an affordable housing residential development under the “Live Local Act.” He continued with a review of the proposed green space and landscaping. Mr. Mele commented that, based on the discussion and feedback received at the third community outreach meeting, a proposal to move the buffer wall 12 feet south could be integrated between first and second reading.

Mayor Rydell asked for clarification on what was being offered, and Mr. Mele stated an easement or fee simple title could be conveyed as long as it did not adversely affect the plan. He noted his experience with similar conveyances in other projects he had worked on. He added that the idea had not been reviewed by staff, as it had come out of a public meeting the previous evening.

Mr. Mele reviewed line-of-sight renderings from each angle, discussed buffers and landscaping planned for each area, as well as the buffer wall, a meandering walking trail in addition to the existing sidewalks, public art piece, and a solar tree.

Mr. Mele reviewed the traffic study briefly. He discussed the property rights element required by State law and noted a reduction in total trips with the proposed plan as compared to the previously approved project. He explained that with the “Live Local Act,” more than 800 residential units could be placed on the property. Continuing, Mr. Mele discussed the fiscal impact of each proposal, including property taxes to the City, County, and School Board, one-

time revenues, and creation of jobs. He addressed the homeless encampment on the site and noted ongoing issues as a result. He stated with the construction concentrated next to the canal, that encampment would no longer be on the site.

Mr. Mele provided for the record a list of 85 emails, letters, and petitions in support of the project, accompanied by copies of the documents. Mr. Mele stated the Diaz family had purchased the property in 1983 and noted they previously owned what is now Coco Palms (sold in 1991), Vista Verde apartments (sold in 2001), and had dedicated the southern part of Windmill Park to the City in 1985. He briefly discussed past Coconut Creek developments that had resulted in large community response and which were now positive additions to the City.

Mayor Rydell opened the public hearing on Items 11, 12, and 13 together.

Jamie Redmond, 4320 NW 12 Street, Coconut Creek, commented that projects were being built and may remain unoccupied. She commented on potential issues with traffic, including how tractor trailers would access the site during morning hours. She commented that the developer kept talking about what they were allowed to do and asked why they had not done it.

Resident Jorge Mederos commented on “jake brakes,” and shared two (2) audio clips of the brakes used to slow tractor trailers while minimizing the use of their brakes. He stated 18-wheelers would be arriving on site at night and asserted that he questioned the idling rules being imposed as part of the development.

Resident Angelina Mederos yielded her time to Mr. Mederos. Mr. Mederos stated he had originally supported the project due to the tax revenue but found a disproportionate number of residents would be adversely impacted.

Mark Martone, 4770 NW 9 Street, Coconut Creek, requested 15 minutes to speak to share a *PowerPoint* presentation, outlining his concerns with the project. Mayor Rydell explained the time provisions for public comments during quasi-judicial proceedings, and the following residents yielded their time to Mr. Martone:

Wanda Calix, 850 Banks Road, Coconut Creek;
Ariel White, 670 NW 49 Avenue, Coconut Creek;
Perry Egelsky, 4958 NW 6 Street, Coconut Creek; and
Carlos Silva, 680 NW 49 Avenue, Coconut Creek.

Mr. Martone commented that concerns related to the elementary school and church nearby had not been addressed and noted that six (6) residential communities surrounding the project would be impacted. He discussed projected ingress and egress of truck traffic. He commented the perspectives shown in Mr. Mele’s presentation were not accurate and landscaping would take 100 years to grow to match what was shown. He commented that a gas station could not be placed in the center of residential communities, no matter the buffer. He asserted added buffers did not answer the questions from residents and staff. Mr. Martone’s presentation was submitted into the record.

City Attorney Pyburn confirmed that Mr. Mederos’ presentation was also made a part of the record. City Attorney Pyburn stated that Rachel Tabacnic had submitted a written comment and also signed in to speak. She gave the option to speak publicly or have her written comment read into the record. Ms. Tabacnic chose to speak, and City Attorney Pyburn noted the written comment would be made a part of the record.

Rachel Tabacnic, 3830 Lyons Road, #203, Coconut Creek, commented that she loved to see Coconut Creek growing. She commented that what Greystar had planned would benefit the community and bring in additional employment opportunities.

Roni Saiegh, 1130 Coconut Creek Boulevard, Coconut Creek, stated he had been part of Junior Achievement for two (2) years, and through that program had been connected with Greystar and their summer internship program. He discussed the experience he had gained through his internship and asked the Commission to vote in favor of the project.

Yuri Quispe, 9092 Kings Moor Way, Lake Worth, sought additional time, and Peter Sheridan, 759 NE 4 Avenue, Fort Lauderdale, yielded his time to Mr. Quispe. Mr. Quispe discussed his experience facilitating communication between developers and residents on other projects. He addressed concerns related to property values and empty buildings in other locations, noting strategic efforts took place behind the scenes to have the most financial benefit to the community. He commented on concerns with truck noises and pointed out that the next generation of electric vehicles was coming to commercial trucks. He stated Greystar had a track record of caring about the community. Mr. Quispe shared three (3) posters depicting similar projects in the area, which were submitted into the record.

Austin Judd, 405 NE 2 Street, Fort Lauderdale, spoke representing Greystar. He stated that as a result of community input this project had been evolving constantly since it was first proposed. He noted the "Live Local Act" removed the voice of the people, and he was not a fan of that process. He pointed out that if the project was not approved, something else would likely be built on the site.

Stephen Goldrick, 685 NW 49 Avenue, Coconut Creek, stated he had not received notice of the public meeting by mail. He commented that he had been a professional truck driver for 25 years, and traffic was already a nightmare on Lyons Road. He commented that the project would add more trucks to an already busy road. He questioned how trucks would navigate the proposed ingress and egress, expressed concern with the safety of local children, and discussed facilities for parked trucks.

Henri Hage, 671 NW 48 Avenue, Coconut Creek, commented that the moment you enter Coconut Creek you see a sign that reads, "Butterfly Capital of the World;" but if the project moved forward, a massive industrial structure would be the first thing seen. He commented that the project did not belong near the main entrance to the City or in a residential neighborhood. He added that it was speculative, so it would result in an empty building.

Roberto Pesant, 1111 Brickell Avenue, Miami, spoke representing the land owner. He stated the property was under contract and was not being advertised, but they were receiving a large number of unsolicited calls from residential developers interested in building a high-density residential project on the site under the "Live Local Act." He noted the density was highly desirable for developers in the area.

Julie Price, 4784 NW 5 Court, Coconut Creek, shared that she had long built up the landscaping on her property to protect herself from a potential neighboring development. She commented that as a homeowner on the property line, she had experiences that left her feeling the property behind her was unsafe due to the homeless population. She noted that she was most interested in the proposed project and thanked Greystar for having the neighborhood's concerns in mind.

Rodrigo Diaz, 1425 Brickell Avenue, Miami, stated he and his family had owned the property since 1983. He explained the wide number of proposals received for the property over the years,

and that they had filtered through and determined that Greystar was the best to work with. He discussed their portfolio briefly and stated why Greystar would be best for the community.

Marianly Primmer, 4785 NW 7 Manor, Coconut Creek, stated she lived in Coco Palms with her children. She commented that she understood the property owner had a right to develop the property, but amending the zoning would bring traffic, endanger lives, and essentially turn their backyards into a truck stop. She commented that the entrance and exit were among the most concerning points of the development, due to school traffic and the school bus stop. She commented the site was an accident waiting to happen.

Jon Ahlbum, 660 NW 49 Avenue, Coconut Creek, yielded his time to Ms. Primmer. Ms. Primmer stated stipulations on the lease agreement not allowing trucks to idle did not mean anything. She noted Mr. Mele had said 85 people supported the project, but there were more than 700 people who had signed a petition against it. She stated the residents wanted more tax revenue for the City but thought there were better ways to do it.

Lewis Stoneburner, 788 East Las Olas Boulevard, Suite 201, Fort Lauderdale, spoke representing Greystar. He thanked the neighbors for their time and stated the company did not take these projects lightly. He asserted they took a collaborative approach and empathized with those who do not support it. He noted that feedback helps to build a better project for everyone as they integrate the feedback into an economically viable project that would stand the test of time. He discussed the project's compatibility and benefits to the community.

Melissa Castaneda, 620 NW 43 Avenue, Coconut Creek, commented that residents had previously brought up their concerns on the project, but the Commission voted to proceed. She expressed concern with developing an open space that served as a water reservoir for rain. She commented that they did not know if homes would be flooded if the property was developed. She discussed the homeless encampment briefly and commented that the residents had been failed.

Mayor Rydell invited comments from any members of the public who had not signed in to speak.

Cathy Green, 4767 NW 5 Court, Coconut Creek, commented her house would look at the buildings, and she had no problem with that, considering the alternatives. She added that she approved of the proposed development.

Lorena Castaneda, 1060 NW 45 Avenue, Coconut Creek, commented that there was blatant disrespect demonstrated by the development team at this and previous meetings and that most of those who spoke in support of the project did not live in the area. She asserted the residents want a better study of the potential impacts before allowing any development to move forward.

Mayor Rydell clarified that this was the first time this issue had come before the Commission.

Sharon Stennett, 554 NW 47 Lane, Coconut Creek, commented that she loved the community of Coconut Creek and felt they do a phenomenal job; but with all the industrial development, she was getting a little disenchanted. She asked what the community should expect during the construction phase and pointed out it was difficult to get out of the neighborhood because of traffic. She stated she would have preferred to see a residential development.

With no further live public comment, City Clerk Kavanagh read the following advanced written comments submitted via email into the record, attached hereto and made a part hereof as Exhibit "2."

Grace Allen, on behalf of the Cocopalms Homeowners Association Board of Directors, wrote in objection to the proposed project, stating a logistics park adjacent to residential properties did not fit with the goals and priorities of the City of Coconut Creek. The Board wrote regarding concerns with trucks, traffic, property values, pollution, and noise, as well as with the image of the property as the first thing seen when entering Coconut Creek. Attached to Ms. Allen's email, City Clerk Kavanagh read a petition in opposition to the project and stated it was signed by 66 individuals.

Ana Arestegui wrote in objection to the proposed project, expressing concern about an industrial use adjacent to residential, traffic, and safety.

Diane Banni wrote in objection to the proposed project, asking that the Commission protect Cocomar and not give any more of the City to developers.

Mildred Coyne, Broward College, wrote in support of the proposed project. She stated Broward College cultivates partnerships with industry leaders that focus on education, community involvement, and sustainable development, and noted that Greystar had been unwavering in its commitment to these shared values. She explained a Memorandum of Understanding had been created, and students would benefit widely.

Kathleen Crotty wrote asking that the Commission vote no. She stated she had watched the growth of the City and enjoyed seeing it continue as a family-oriented community. She asked that a better use of the land be sought.

Briana Drabik, 3773 Woodfield Drive, Coconut Creek, wrote in support of the proposed project. She stated the land had long been empty and the project was overdue, as it was a win-win for the community.

Joan French forwarded a link to an article on the Community & Environmental Defense Services website regarding warehouses.

Max Gordon wrote in objection to the proposed project, following the Planning and Zoning Board meeting on the proposed development. He noted Coconut Creek was the "*Butterfly Capital of the World*" and a well-planned City with a focus on unique environmental consciousness. He commented that the City was a top place to live because of its green spaces and upscale neighborhoods. He detailed the history of the site and commented the project was not compatible with the City's vision.

Sonia Grunbaum, 4384 NW 41 Place, Coconut Creek, wrote in support of the project. She stated it was important to consider the entire constituency, and that Cocomar Industrial Park was the right choice for Coconut Creek.

Dawn Hanna wrote in opposition to the project. She asked that development not be allowed on the property.

Linda Barrio wrote in objection to the proposed project, commenting that residents and environmentalists had fought hard to prevent Kohl's and Lowe's going into one of the last remaining hardwood hammocks in Broward County. She stated the project would impact an important site, and the addition of a solar tree would hardly make up for the loss of so much nature.

Dan and Joanne Laak, 3601 Cocoplum Circle, Coconut Creek, wrote in support of the project. They wrote that the revenue from development of the valuable property would be beneficial to

the community and would be more aesthetically pleasing.

Kerri Lichty, 3205 Portofino Point, C2, Coconut Creek, wrote in support of developing the vacant site. She stated some neighbors would prefer nothing was built on the site, but that was not a realistic option.

Fernando Mazaira, 4910 NW 55 Court, Coconut Creek, wrote in opposition to having an industrial use adjacent to the residential neighborhood and stated he hoped it was not approved. He stated it was not responsible urban planning and highlighted potential adverse effects. He asked that the Commission consider alternative solutions that would maintain the residential area.

Ryan Meldrum, 641 NW 48 Avenue, Coconut Creek, wrote in opposition to the Greystar development. He asked that the Commission vote no, as he did not believe it was in the best interest of the residents. He asserted traffic was being underestimated and expressed concern for trees, drainage, and property values.

Jorge and Gloria Mera, 540 NW 47 Avenue, Coconut Creek wrote in objection to the rezoning, stating the plan was contrary to the Future Land Use map published in Vision 2030 and mixed land use would be more appropriate. They expressed concern with industrial traffic.

Roody Numa, 514 NW 47 Avenue, Coconut Creek, wrote in support of the proposed project. He urged approval of the project, noting he was opposed until he saw the efforts Greystar was making to meet the needs of the residents. He stated numerous concessions had been made, and the homeless encampment was unsafe.

Mariane DiPierro Pavelic, 4501 Glenwood Drive, Coconut Creek, wrote in opposition to the proposed project. She wrote that the development would be 1,100 feet away from her home, and noted the noise of the truck traffic and commercial nature of the site.

Gail Sinclair Rogers, 661 NW 48 Avenue, Coconut Creek, wrote in opposition to the proposed development. She stated anyone visiting the area would see that traffic was already an issue, and warehouses would make it unsafe.

Jennifer Sabo wrote in opposition to the proposed project. She commented that approval of the development would contradict everything the City of Coconut Creek preaches. She expressed sadness Coconut Creek had lost its focus if they allowed the development.

Sharon Smith wrote to ask the Commission to vote no on the project.

Claudio Soares, 4101 Coral Tree Circle, Apartment 317, Coconut Creek, wrote in support for the proposed project, noting there would be additional jobs and tax revenue. He stated the site was zoned commercial and was not a City park for residents to enjoy. He urged the Commission to support the project.

Joseph Tavares, 4775 NW 5 Place, Coconut Creek, wrote in opposition to the rezoning, noting the impacts to surrounding neighborhoods related to quality of life, property values, and safety.

Scott Thomas wrote in opposition to additional development in the City due to strain on infrastructure and increased traffic and crime.

Margaret Trimino wrote in opposition to the proposed project. She commented that the area was

residential and a change would cause extreme safety issues, as well as additional traffic, noise, and damage to wildlife.

Helen Weissman wrote in support of the proposed project, noting her expertise in Broward County-based commercial real estate. She shared regarding the unprecedented demand for this type of development throughout south Florida and urged approval of the project as a benefit to the market in the City and Broward County.

Emily Wirley, 3150 NW 42 Avenue, Apartment E406, Coconut Creek, wrote in support of the proposed project. She stated it had been vacant for a long time and attracted the homeless population, and noted the project was attractive and would create revenue growth for the City without an increased traffic burden.

Brian D. Albaum, Esq., Law Offices of Tucker & Lokeinsky, representing Cocopalms Homeowners Association, Inc., wrote in opposition to the development citing the concerns of the HOA.

City Clerk Kavanagh read a petition in support of the development project into the record, attached hereto and made a part hereof as Exhibit "3," signed by Matthew Cutler, Maria Florez, Jarrett Hasannah, Amalia Irizarry, Maria Isaza, Savannah Jessler, Alana Lewis, Nicole Ortega, Katherine Owens, Alana Pearlman, Ricardo Pena, Gladys Rodriguez, Jennifer Rollins, John Seminario, David Stephens, Monica Trepiccione, and Morgan Welker.

City Clerk Kavanagh read a second petition in support of the development project into the record, attached hereto and made a part hereof as Exhibit "4," signed by Krystina Annis, Sophie Berger, Ian Brundrett, Alison C., Kaylee Deloian, Briello Florio, Veronica Giron, Jadn JeourJorcques, Anita Lattery, Michayila Lafontant, Lydia Melchior, Brayan David Mora, Jaheily Peralta, Yen Phen, Bruna Pinto, Valeria Rodriguez, Laura Rosa, Georgina Vaela, and Kim (no last name provided).

City Clerk Kavanagh read a letter of support for the development project into the record, attached hereto and made a part hereof as Exhibit "5," signed by Michelle Ferro and Shane Francis.

City Clerk Kavanagh read postcards in opposition to the proposed project into the record, attached hereto and made a part hereof as Exhibit "6," received from Phil and Dawn Barrett, Linda Kauthen, J. Rogliano, and Sedley Lawrence.

City Clerk Kavanagh played two (2) voicemails received in advanced of the meeting, as follows:

Maureen Schaal spoke in support of the proposed project and outlined reasons she thought it would be a benefit to the community, including job creation, tax benefits, and growth.

Lissette Cherill, 4743 NW 7 Manor, Coconut Creek, spoke in opposition to the proposed project, citing noise, traffic, and air quality among the reasons.

City Clerk Kavanagh confirmed this was a full recitation of all of the advanced public comments submitted for the hearing.

There were no further questions or comments from the public, and Mayor Rydell closed the public hearing.

Staff had no closing remarks.

Mr. Mele provided closing remarks in response to public comments regarding access points, industrial demand, traffic and truck traffic, the protections provided by conditions of approval, perspective photos, and the previously-approved commercial project. He reiterated that the zoning and land use of the property was commercial, not residential, and stated it had been for 40 years.

Mr. Mele explained the hardwood hammock argument had been proven false in 2008 when the same claim was made. He noted the environmental study that was undertaken, explaining there were no endangered animals or plants on the site, and the small area of wetlands was being preserved and enhanced in the proposed plan. Continuing, Mr. Mele stated the *PowerPoint* presentation shown by Mr. Martone had referenced only the first round of DRC comments but had not acknowledged that those items were addressed through subsequent reviews. He noted that a total of five (5) rounds of DRC comments had been issued, and the committee had recommended approval.

Mayor Rydell opened the Commission discussion.

Commissioner Wasserman spoke to the requirement for the Commission to make a finding that the change to the PCD would not create an isolated zoning district that was not compatible with the surrounding area. He stated the residential neighborhoods and community facilities nearby were not compatible with a change to light industrial. He spoke about the intersection at Atlantic Boulevard and Lyons Road and commented that the change would create additional congestion. He stated the residents had brought up many arguments that the project would adversely affect their living conditions, including impact on them coming and going, walking to school, as well as daily life due to traffic and noise. Commissioner Wasserman commented on the letter from a Commissioner in a neighboring City, who was not in support of the development, and said they had not been spoken to about the project. He commented that once land was developed, it was hard to go back, and stated he was also concerned about what else could happen on the site.

Commissioner Brodie stated the Commission had received a lot of emails and phone calls and noted he understood everyone's concerns. He commented that he had been in the area many times, and the most impactful thing for him was to see the homeless population going to sleep there. He noted Ms. Price's comments regarding her safety, and stated it was not going to get better without solutions. Commissioner Brodie discussed fears that come up in relation to new developments, and stated his feeling was that the developer had gone out of their way to make people comfortable. He noted a recent report that showed the number of empty properties in Coconut Creek was well below average. He stated development of the property could not be stopped, and this project was the best middle ground the neighborhood was going to find. He noted the non-native vegetation on the site and stated he was looking for the win-win for Coconut Creek.

Commissioner Railey stated what stood out most in her mind were the schools, parks, and residential area at the corner. She commented on the current traffic in the area and noted that adding more truck traffic was an issue. Commissioner Railey stated the issues with the homeless population were heart wrenching, but they also had to consider the surrounding area. She noted she would not mind seeing an office building there.

Vice Mayor Welch expressed appreciation for all of the residents who had come out in earnest to learn more about the project and to share their thoughts. She stated initially she saw the project resulted in less trips and less impact on emergency services than what could be there, but truck trips and car trips were different. She discussed the ingress and egress from the site, and noted the space needed a truck turn. Vice Mayor Welch stated she was not able to confirm the school

bus stops on Banks Road but had been told there were two (2). She added that it would be awkward for buses to be stopping at the same place as trucks needing to turn. Vice Mayor Welch stated she had an issue with the logistics of tractor trailers accessing the truck bays on site. She added that she wished that a traffic light could be considered. Mr. Mele stated the developer would post a bond and pay for the traffic light if it were approved. Mr. Stoudenmire explained it was a difficult process when the light was found to be not warranted. Vice Mayor Welch stated she was surprised to hear the developer offer the additional 12 feet for the buffer wall. She noted she didn't know how the residents felt about it, but felt it was generous. Vice Mayor Welch referenced concerns with trucks idling and asked whether there would be security or locked gates on site outside of regular hours. Mr. Mele stated the condition against idling existed on other projects in the City, and it appeared to be working. He added that if there was a security measure that the City wanted, the developer would implement it. Vice Mayor Welch stated there were a lot of plusses with the concessions, but a lot of negatives associated with the truck traffic without a traffic light.

Mayor Rydell noted for the record that Margate staff had input in the DRC process. He stated there was a disconnect between the staff input and Commission input and pointed out that the adjacent Margate parcel that was not included in the proposed development. He stated there may be a change to the analysis related to a traffic light if the parcel were included.

Senior Project Manager Michael Righetti stated it would be helpful to have the applicant's traffic engineer identify what the warrant analysis would consist of. He pointed out Atlantic Boulevard was a State road with signals owned and operated by Broward County, and Lyons Road was a County Road. Mayor Rydell stated the safety issues surrounding the homeless encampment was not something he had anticipated in this discussion. He noted the responsibility of the property owner and stated the City should be involved. Mr. Mele highlighted issues with a similar situation at a site owned by the County in Pompano Beach, noting homeless populations were moved, but they returned a few days later. Discussion ensued, and Mr. Mele responded that the property owner was willing to coordinate with the Police Department to address the issue right away. Mayor Rydell spoke to the developer's offer to move the buffer wall 12 feet, commenting he had not seen a developer offer to give adjacent owners land. Discussion ensued regarding the homes impacted along the property line. Mr. Mele explained the intent was to work out the details of the issue between first and second reading.

Mr. Mele discussed his experience trying to get a traffic light based on a projection of traffic. He reiterated that the developer was willing to put up a bond and pay for the light if it was determined to be warranted.

Mayor Rydell stated he had a tremendous amount of concern with trucks driving along the educational corridor on Coconut Creek Parkway and Lyons Road. He asserted he also had concern with the number of users, and the lack of control the City had over tenants. Mayor Rydell asked the maximum height of what was currently approved. Mr. Stoudenmire stated the maximum height of Kohl's was 43 feet and the height of Lowe's was 49 feet. Mayor Rydell inquired as to whether a project that included the Margate parcel could have the entrances and exits moved to that parcel. Mr. Stoudenmire confirmed there were platted access points on that piece of land. Mayor Rydell commented on the currently planned entrance and exit and posited whether some reevaluation of the plan could move the entrance west. Mr. Stoudenmire responded that he could not answer that question with any certainty. Mr. Mele stated that parcel was closer to the Banks Road intersection and less likely to get a light approved than the planned entrance. Mayor Rydell stated the excess truck traffic was significant to him. He noted that the relationship with Margate was also a consideration, and this node was theoretically an entrance to both cities. Discussion ensued regarding other shared entrances between the two (2)

cities and proactively addressing the homeless encampment on the site.

Commissioner Railey stated that care be exercised in approving development, as it lasted a lifetime. She asked the applicant for additional clarification on the 12 foot buffer. Mr. Klotz explained that the discussion of the buffer had been a large part of the previous evening's outreach meeting. He noted the development team had been crystal clear that consensus was needed among the impacted residents to move forward with the idea.

Vice Mayor Welch stated she took exception to the reference to the possibility of a residential project under the "Live Local Act," because when she spoke to staff, the reference point she was given was 10 units per acre, not 800 units. Mr. Mele noted that was not the highest density in Coconut Creek. Mr. Stoudenmire stated the legislation had only become effective July 1, and everyone was still evaluating it. He asserted no one could say for sure what the maximum allowable density would be on the parcel, but the factor of removing the local government from the equation was real. City Attorney Pyburn added additional clarification that there would be a requirement that the project was mixed-use, not all residential, if it were built under the "Live Local Act." Mr. Mele stated a minimum of 65 percent residential was required, and there was no minimum commercial percentage. He asserted that was not what the applicant wanted to do, but every different alternative tried was rejected by the neighborhood. He reviewed past projects briefly and stated the "Live Local Act" was what was left.

Commissioner Brodie asked what the tax deferral under a "Live Local Act" project would be, and Mr. Mele stated it was 30 years. Commissioner Brodie asked whether the application should be deferred to the next meeting. Discussion continued regarding deferral.

Mr. Mele stated if the item was deferred, the applicant would meet with the City and neighbors in the intervening period to work out some of the outstanding concerns.

Commissioner Railey commented that her concern was that the traffic patterns could not be changed. She suggested something be done with the height and the bays. Attorney Mele asserted that the applicant had heard the concerns and understood what needed to be looked at.

Vice Mayor Welch stated she would like to give the applicant an opportunity to make changes to make the project more compatible. Discussion continued regarding traffic patterns.

Commissioner Wasserman asked for additional clarification on the process for getting a traffic light. Mr. Stoudenmire stated without the project being built, the chances were slim, but a traffic analysis following the construction was possible. He noted the project had reduced traffic compared to what was previously approved. Mr. Righetti provided additional detail regarding the patterns of distribution of traffic in the site plan. He pointed out the applicant had agreed to put up a bond to pay for the design and construction of a traffic signal at the intersection in case it was determined it was warranted. He explained the thresholds for the criteria were clear engineering standards.

Mayor Rydell stated he agreed with Commissioner Railey that the traffic patterns and truck traffic were not going to change. He noted the City had never had a developer offer land to the neighboring residents, and he believed the residents should be given an opportunity to have good faith discussions regarding the option.

Commissioner Railey thanked Mr. Mele and the developers for trying to do the best they could for the community. She stated the majority of the issues could not be changed and asked whether it was fair to let the 14 residents impacted by the wall decide the fate of the

neighborhood.

MOTION: Welch/Brodie – To table items 11, 12, and 13 to the September 14, 2023, meeting.

Upon roll call, the Motion passed by a 3-2 vote, to table items 11, 12 and 13 to a date certain of September 14, 2023, with Commissioner Wasserman and Commissioner Railey voting nay.

Mayor Rydell stated all oral and written comments from the meeting would be made a part of the record for the September 14 meeting, along with any subsequent comments received.

CITY MANAGER REPORT

City Manager Brooks sought consensus to submit rates to the Broward County Property Appraiser's office for the annual TRIM notices. She stated as it related to the Millage Rate, staff recommended submitting the current Millage Rate of 6.4463 mills to be advertised on the TRIM. Mayor Rydell clarified that the rate was not the roll back rate, but the current rate, and no increase in millage was being proposed.

City Manager Brooks stated the staff recommendation for the Fire Assessment Rate was a 10 percent increase as prescribed by the fire assessment study. She explained that for a single-family residence, the assessment would go from \$257.40 to \$283.14, the multi-family rate would go from \$231.66 to \$254.83, and mobile home parks would go from \$128.70 to \$141.57.

City Manager Brooks explained the staff recommendation for the Solid Waste Assessment was a 15 percent increase from the current single-family rate of \$329.70 to \$380.40. She noted this rate would allow for transport to the south Wheelabrator facility if the Commission chose in the future. She stated the Commission would have the opportunity to approve a lower rate during budget hearings but would not be able to increase from that number. Consensus was given for staff's recommendations for the Millage Rate and Fire Assessment Rate to be advertised in the TRIM notice.

Mayor Rydell stated he did not support a 15 percent increase to the Solid Waste Assessment rate and asserted there needed to be a larger discussion on the matter. Commissioner Brodie agreed. City Manager Brooks clarified that this was not determining the final rate, but providing notice to the public of the maximum possible rate. Discussion ensued. Finance Director Peta-Gay Lake and City Manager Brooks provided additional detail on the rates provided by the City's waste hauler, Republic Services, and hauling costs. City Manager Brooks noted consensus to submit staff's recommendation for the Solid Waste Assessment Rate to be advertised in the TRIM notice.

City Manager Brooks shared the results of the recent employee survey, reporting there had been a response rate of 71 percent. She noted the results were overall positive, with opportunities for improvement identified including health insurance, compensation, professional leadership development, and growth opportunities. She stated there were also department-specific concerns raised, and meetings with each Commissioner will be scheduled once staff had fully evaluated the results. Commissioner Brodie suggested a third-party human resources consultant or attorney be brought in to evaluate the results. City Manager Brooks agreed to explore that option. Mayor Rydell stated the Commission needed more clarity on the issues, and then could choose how to move forward as a Commission.

CITY ATTORNEY REPORT

City Attorney Pyburn provided an update on the Seminole compact with the State of Florida. She stated there was an opinion issued, wherein the United States Court of Appeals reversed the District Court decision regarding online sports betting. She reviewed the decision briefly and noted at this point, the Compact from 2021 remained. City Attorney Pyburn stated she and Assistant City Attorney Eve Lewis had spoken at the Florida Municipal Attorneys Association conference in Boca Raton the previous week regarding contract drafting and that they were well-received and she thanked the Commission for their support.

COMMISSION COMMUNICATIONS

Commissioner Wasserman highlighted three (3) members of the Police Department who were in the Pride parade and commented he was grateful for the City's inclusive culture. He noted he had spoken with Community Relations Director Yvonne Lopez regarding the City's social media presence and using the Commission more to share information, and there was Commission consensus. Commissioner Wasserman stated the issue of building an aquatic center had come up several times recently and asked if there had ever been consideration of developing a relationship with the Township regarding their pool. City Manager Brooks stated there was nothing that she was aware of and noted they had tried to build a partnership regarding the theater without success. Mayor Rydell noted there was a Coconut Creek swim team that was based at the Township aquatic center.

Commissioner Brodie shared that the owner of the company he worked for recently passed away following a short battle with cancer. He stated it had reminded him of the fragility of life and encouraged everyone to cherish the moments in their lives.

Commissioner Railey thanked everyone for the birthday wishes and wished Chick Chase a happy 100th birthday. She thanked staff for speaking at Wynmoor regarding the potential to use of the Coconut Creek Police Department for traffic management within Wynmoor.

Vice Mayor Welch highlighted the Ambassador Program earlier in the evening and the robust discussion. She noted there would be a community meeting to discuss the Spitfire Equestrian Farm at the end of the summer.

Mayor Rydell encouraged the Commission to visit the Farm if they had not been to the site.

ADJOURNMENT

The meeting was adjourned at 12:40 a.m.


Joseph J. Kavanagh, MMC
City Clerk



8/24/2023
Date

EXHIBIT "1"
2023-0713R
City Commission
Minutes

WAIVER OF RIGHT TO CROSS-EXAMINATION
AND RELATED DUE PROCESS CLAIMS

I, DENNIS D. MELE on behalf of Coolidge, Inc.
(identify all property owners) and Greystar Development EAST, LLC (applicant)
hereby waive the right to cross-examine the authors of public comments submitted in
advance of any public hearings, past or future, and read or played into the record at the
public hearing and further, waive the right to challenge the final Commission action on all
applications currently under review, on the basis of any public comment submitted in
advance of any public hearings and read or played into the record at any hearings, past
or future, and any due process claims related to the inability to cross-examine any of said
witnesses of such testimony..

Dennis D. Mele
DENNIS D. MELE
[Print Name]

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical
presence or online notarization, this 2 day of May, 2023, by
Dennis D. Mele.



KIM NICOLE SANTIAGO
Comm.: # HH 297419
Expires: February 23, 2024
Notary Public - State of Florida

(NOTARY SEAL)

Kim N. Santiago
Notary Public, State of Florida (Signature
of Notary Taking Acknowledgment)

KIM N. SANTIAGO
Name of Notary Typed, Printed or Stamped
 personally known to me or
 has produced identification:
Identification _____

EXHIBIT "2"
2023-0713R
City Commission
Minutes

From: [Kavanagh, Joseph](#)
To: [DRC](#)
Cc: [Bowers, Marianne](#); [Nowak, Danielle](#); [Stoudenmire, Scott](#); [CITY MANAGER DEPT](#)
Subject: FW: Case against Cocomar LOGISTICS PARK
Date: Tuesday, April 25, 2023 12:05:51 PM
Attachments: [Cocopalms HOA Letter.pdf](#)
[Cocopalms Petition 1 without signature.pdf](#)
[Cocopalms Petition 2 without signature.pdf](#)
[Cocopalms Petition 3 without signature.pdf](#)
[Cocopalms map 1.pdf](#)
[image001.jpg](#)

FYI

Joseph J. Kavanagh
City Clerk
City Clerk Department
Ext. 1427
Cellphone 954-225-0299

From: Rydell, Joshua <JRydell@coconutcreek.net>
Sent: Tuesday, April 25, 2023 11:52 AM
To: Kavanagh, Joseph <JKavanagh@coconutcreek.net>; Pyburn, Terrill <TPyburn@coconutcreek.net>
Subject: FW: Case against Cocomar LOGISTICS PARK

Please make a part of the record

Joshua D. Rydell
Mayor, City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

From: Grace Allen <ghyacinth50@gmail.com>
Sent: Sunday, April 23, 2023 10:54 PM
To: Railey, Jackie <JRailey@coconutcreek.net>; Rydell, Joshua <JRydell@coconutcreek.net>; Welch, Sandra <SWelch@coconutcreek.net>; Brodie, John <JBrodie@coconutcreek.net>; Wasserman, Jeffrey <JWasserman@coconutcreek.net>
Cc: cocopalmsboardmembers@groups.outlook.com; Ramon Del Salto <del_saltor@hotmail.com>; Robert Green <robertlgreen@bellsouth.net>; gcrawf7764 <gcrawf7764@aol.com>; DeJuan <coleman2608@gmail.com>; Mattwillhall <mattwillhall@aol.com>; Bridgette Seville <bridgetteseville@yahoo.com>; joycier60@yahoo.com; mkane75458@gmail.com; balivon22@gamil.com; kenyaxjones@gmail.com; nuttenpretty@yahoo.com; Pturn86@gmail.com; moodyd23@msn.com; clesesa@gmail.com; aaronmprimer@hotmail.com; gladysbaptiste10@gmail.com; noelroy245@yahoo.com; tmucha@me.com; reneemucha@gmail.com; nickruncinski1024@gmail.com; osmanyjorge@gmail.com; preietoyinet@gmail.com; Whitney.Love11.16@gmail.com; onelove33319@yahoo.com;

lovenia007@gmail.com; sung33442@live.com; cocanet22@icloud.com;
bellanedygilpirec@gmail.com; suhad54@bellsouth.net; suhad6u@bellsouth.net;
sawwilliams@gmail.com; segoviajuan@me.com; rachtham@gmail.com; dahman22@gmail.com;
dilraz@icloud.com; mcazzagne19@gmail.com; parmnarine@hotmail.com;
sebastianhead2234@gmail.com; mziolkowska12@gmail.com; eziolkowska42@gmail.com;
sandracardonaortic@gmail.com; victorvelayom@gmail.com; TikoBrody21@gmail.com;
brodytiko2@gmail.com; freddiearguello@comcast.net; himsingh22@yahoo.com;
Jongarthy@gmail.com; slak84@yahoo.com; lavonda.miller1010@gmail.com

Subject: Case against Cocomar LOGISTICS PARK

Scan_20230423 (8).jpg



<https://ceds.org/warehouses/>

COCOPALMS HOMEOWNERS ASSOCIATION, INC.

Case against Cocomar LOGISTICS PARK

Dear Commissioners,

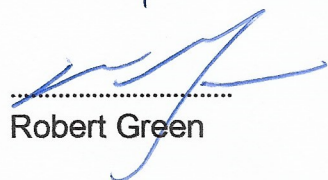
The City of Coconut Creek supports the health, safety, and well-being of its residents. It promotes smart growth, clean energy, open and green spaces as well as a small-town feel. How does a logistics park in close proximity to residential areas fit into these priorities?

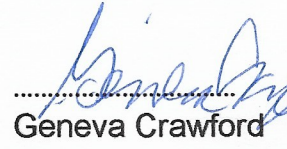
There are four residential areas that surround this vacant lot. However, our community, Cocopalms will be the most impacted by a project of this size. It is not a good fit for the space. There is not enough area surrounding the projected buildings to create a safe buffer. This would at least ensure that residents and the wetland areas have some protection from the adverse effects of a large warehouse complex as this. Further It will decrease the area's desirability as no one wants to live near to 389,905 square feet buildings that are 44 feet high. They are an eyesore. Other negative effects, as you well know, are an increase in traffic, especially large trucks creating not only safety and pollution issues. This will decrease the favorable view of the area leading to lower property values. Also, not a good look for the first point of entry to the city. There will be an increase in pollution from diesel fumes released into residential and wetland areas. There will be a significant increase in noise pollution that will affect both residents and wildlife.

Projected jobs of 3000 by the developer are unrealistic bearing in mind the number of empty warehouse spaces in and around the city. Promises of employees patronizing the City of Coconut Creek businesses are also unrealistic because there are none in that area and going to Margate or Pompano Beach will be more convenient.

In conclusion, we do not support this project as it will cause more harm than good to our beautiful Cocopalms community, as well as to our neighbors. We respectfully ask that you say No to this proposal.

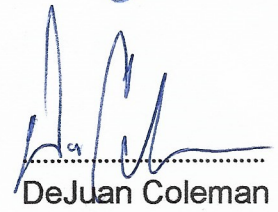
Sincerely, *Board MEMBERS OF Cocopalms HOA*


.....
Robert Green

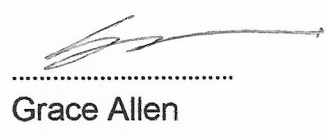

.....
Geneva Crawford


.....
Bridgette Seville


.....
Matthew Hallman


.....
DeJuan Coleman


.....
Ramon del Saltor


.....
Grace Allen

Petition to Stop Greystar Development New Warehouse Construction

Currently there are plans in development to build a new set of 45 ft tall industrial plazas in the open lot to the south of our community. These new warehouses would be designed for storage, light freight, various other approved purposes and greatly increase the amount of large trucks that would drive around our neighborhood. Operational hours would be 7 am to 9 pm M-F and 8am-8pm Sat-Sun, .There would be construction of a new entrance way, located just on the south side of our community, that would create a new traffic flow between us and Atlantic Blvd. It is already a difficult intersection without adding even more entrance ways and large freight vehicles as well. We don't know how this will affect our property values or how much sound will carry over from the plaza to our neighborhood. There are also several other similar new warehouse properties that have been constructed around pompano and Margate that still sit empty months and months after being built.

This petition is signed below by residents of Coco Palms Community in the City of Coconut Creek who are opposed to Graystar Development construction a new warehouse complex at the corner of Atlantic & Lyons Blvd

Name	Signature	Address/Email	Date
Joyce Bogliano		joycier60@yahoo.com	4.23.23
William KANE		MKANE75458@GMAIL.COM	4-23-23
Dale Adrosky		Balivon22@gmail.com	4.23.23
Kenya Grace		Kenya x Jones@gmail.com	4/23/23
Wade Kilborn		Duttonprett@yahoo.com	4-23/23
Patrick Turner		sturn56@gmail.com	4/23/23
Moody Dubreuz		MoodyD23@MSN.COM	4/23/23
Cleopatra Signon		Clesesa@gmail.com	4/23/23
Aaron Primmer		Aaronprimmer@hotmail.com	4/23/23
Michael Felobon		EladygBaptiste10@gmail.com	4/23/23
T. GUEST JR			4/23/23
Noel Roy		Noel Roy 295@yahoo.com	4/23/23
KEVIN (AEG)		KEVIN@AEG-GMAIL.COM	4/23/23
TIMOTHY MUCHA		TMUCHA@ME.COM	4/23/23
Renee Mucha		renee mucha@gmail.com	4/23/23
Nick Pucinski		NickPucinski1024@gmail.com	4/23/23
OSWANY TORRES		Oswany Torres@gmail.com	4/23/23
Yineth Jorge		prietyineth@gmail.com	4/23/23
Whitney Love		Whitney.Love1116@gmail.com	4/23/23
Andra Johnson		wnelove33319@yahoo.com	4/23/23
Nia Love		lovenia007@gmail.com	4/23/23
MATTHEW HALL		MATTWILLHALL@AOL.COM	4/23/23
Suzan Nguyen		SUNG33442@LIVE.COM	4/23/23
Carbs Cardenas		coconct22@icloud.com	4/23/23
Bellamedy		bellamedy91@pine.com	04/23
Seth and Sheri		Seth54@bellsouth.net	4/23

Name
Sethad
Said Shelton
ROBERT GREEN
CATHY Green
Stephen Williams
Andrea Ghersi
Juan Segovia
Rachel Thomas
Pahman Razzaghe
Dilafroz Razzaghe
Mohammad Razzaghe
Parmeshwar Narine
RAMON D. SOTTO
Pamela Isabel Del Sotob
Sebastian Heud
MILENA ZIOLKOWSKA
ELZBIETA ZIOLKOWSKA
BENEVA Crawford
Sandra Cardona
Victor Velazquez
Alex Rodriguez
Carmen Rodriquez
Elisa Rodriguez
Freddie Arguello
Himanchal Singh
Suchaila Singh
Jonathan Harris
Pauline Harris
Dr Juan Coleman
Eric Miller
Eric Miller Jr
LaVonda Miller
India Miller
Ray Windle
JANET WINDLE
JOE TAVARES
GRACE ALLEN

Address/Email	Date
Sethad SA @ bellsouth.net	4/23
4767 N.W. 5 th Ct	4/23
4767 NW 5 th Ct Coconut Creek	4/23
4760 NW 5 th Ct COCONUT CREEK	4/23
→ sawwilliams@gmail.com	4/23
segoviajuan@me.com	4/23
rachthom@gmail.com	4/23
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dilraz@icloud.com	4/23
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4749 NW 5 th Ct.	
Sebastianheud2231@gmail.com	4/23
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eziolkowska42@gmail	4/23
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BrodyTIKO2@gmail	4/23/23
	4/23/23
freddiearguello@comcast.net	4/23/23
himsingh22@yahoo.com	4/23/23
jongarthy@gmail.com	4/23/23
slake4@yahoo.com	4/23/23
coleman2609@gmail.com	
4765 NW 6 th Place Coconut Creek	4/23/23
4765 NW 6 th Place COCONUT CREEK	4/23/23
avonda.miller1010@gmail.com 4765 NW 6 th PL	4/23/23
4765 NW 6 th PL 33043 creek	4/23/23
4744 NW 5 th PL JANRAY@AOL	4/23/23
" " " "	4/23/23
4775 NW 5 th PLACE CC.	4/23/23
ghyacinth50@gmail.com	4/23/23



Name

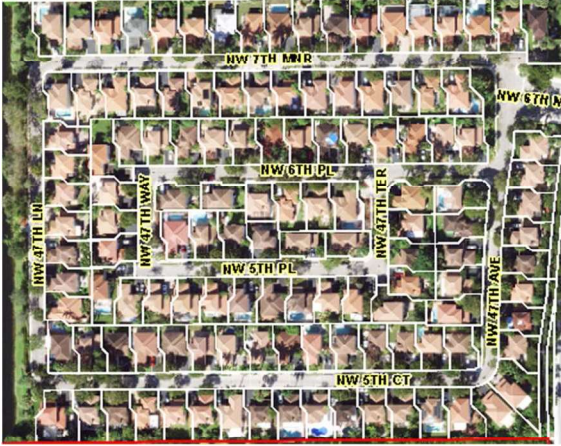
Address/Email

Date

Rona RASER
Bethel Telusma
Danni Kattinberg
Willy Jan Pap

4756 NW 7th MAWOK
4737 NW 7th MAWOK
4736 NW 7th MAWOK
4737 NW 7th MAWOK

4/23/23
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4/23/23
4/23/23



From: [Brodie, John](#)
To: [Brooks, Karen](#); [Pyburn, Terrill](#)
Subject: Fwd: Greystar Project
Date: Saturday, May 6, 2023 4:05:25 PM

Fyi

Sent via the Samsung Galaxy Note10+ 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Ana Arestegui <acarestegui4910@gmail.com>
Sent: Saturday, May 6, 2023 1:51:41 PM
To: jbrodie@coconutcreek.net <jbrodie@coconutcreek.net>
Subject: Greystar Project

Hello Mr Brodie. As a homeowner at Cocopalms I am outraged with the proposed project and I really hope it gets turned down. Having an industrial park surrounded by residential properties makes nonsense and it will be a traffic nightmare for residents and dangerous for kids going to school across the street. We will remember how every commissioner voted at election time. thank you

From: [Brodie, John](#)
To: [Brooks, Karen](#); [Pyburn, Terrill](#)
Subject: Fwd: Cocomar
Date: Thursday, April 27, 2023 9:43:33 AM

Sent via the Samsung Galaxy Note10+ 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Diane Banni <mugsybanni@aol.com>
Sent: Thursday, April 27, 2023 9:16:45 AM
To: jrydell@coconutcreek.net <jrydell@coconutcreek.net>; swelch@coconutcreek.net <swelch@coconutcreek.net>; jrailey@coconutcreek.net <jrailey@coconutcreek.net>; jbrodie@coconutcreek.net <jbrodie@coconutcreek.net>; jwasserman@coconutcreek.net <jwasserman@coconutcreek.net>
Subject: Cocomar

I love living in The Creek and trust you will do the right thing.

To the point: please protect Cocomar and not give any more of our city to greedy developers!

Thank you!

Sent from my iPhone



Office of the Senior Vice President
Workforce Education and Innovation
Willis Holcombe Center
111 East Las Olas Boulevard, Fort Lauderdale, FL 33301
Phone: 954-201-7811

July 11, 2023

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

Subject: Letter of Support for Greystar Real Estate Partners CocoMar Project

Dear Mayor Rydell and City Commissioners:

As the Senior Vice President of Workforce Education and Innovation at Broward College, I have witnessed firsthand the transformative impact of partnerships between educational institutions and industry leaders. Broward College is committed to cultivating mutually beneficial relationships with organizations that prioritize education, community involvement, and sustainable development.

In this regard, Greystar has consistently demonstrated its unwavering commitment to these shared values. The company has demonstrated a strong interest in creating programs that will benefit our students, especially those attending classes at our North Campus in your city. Together, we have developed a memorandum of understanding (MOU) that outlines various initiatives, such as providing internships, offering scholarships, participating in career fairs and guest lectures, and identifying opportunities to employ graduates. These endeavors will allow our students to gain valuable real-world experience and open doors to rewarding career opportunities in construction, engineering, transportation, supply chain, marketing, management and more.

Many of these students will be intimately involved in the development, construction and management of the CocoMar Logistics Park. The project's focus on sustainable development, innovation, and community enrichment resonates strongly with our institution's mission to foster an educated, skilled, and engaged workforce. We firmly believe that the project will not only contribute to the economic growth of the region but also provide valuable learning opportunities for our students, promoting their professional development and expanding their skill sets.

For these reasons, I offer my sincere support for CocoMar Logistics Park. We firmly believe that the project will not only provide our northernmost students with real-world experience and a direct pipeline to in-demand careers, but the project will also create more opportunities for growth and prosperity for the city.

Thank you for your attention to this important project. We hope to engage with CocoMar Logistics Park as the project further develops.

Sincerely,

Mildred G. Coyne, Ed.D.
Senior Vice President, Workforce Education and Innovation, Broward College

From: [Rydell, Joshua](#)
To: [KATHLEEN CROTTY](#)
Cc: [Kavanagh, Joseph](#)
Subject: RE: Coco Industrial site Plan
Date: Thursday, July 13, 2023 4:51:27 PM

Thanks for reaching out and taking the time to let me know your thoughts on this project. You input matters and I am attaching our City Clerk so this can be made part of the records.

Kindly

Joshua D. Rydell
Mayor, City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

-----Original Message-----

From: KATHLEEN CROTTY <kvivo@aol.com>
Sent: Monday, July 10, 2023 10:26 PM
To: Rydell, Joshua <JRydell@coconutcreek.net>
Cc: swelch@coconucreek.net; Railey, Jackie <JRailey@coconutcreek.net>; Ajwasserman@coconutcreek.net; Brodie, John <JBrodie@coconutcreek.net>
Subject: Coco Industrial site Plan

Please vote no to the Logistics Park. I have lived in Coconut Creek for over 30 years. My mother worked for the builder of the homes in South Creek as a realtor. I have watched the growth of the city and enjoyed seeing it stay a family oriented community. The definition of a logistics park says it all, "An industrial area specifically designed for storage, management, and distribution of various goods." Companies can use logistic parks to assemble, manufacture, and distribute products to regional or international markets. A similar large unit sits vacant on Banks road in Margate. A few trees strategically placed to meet requirements and a promise of new jobs and \$. Why not seek a better use of this land that benefits the families that live in Coconut Creek? Why allow this park to increase our traffic flow? deplete the land that we are slowly losing because all we see is \$\$\$. And these jobs that are promised? I don't see any restaurants, or other businesses that would benefit families that would occupy this building. A logistics park in the end serves two purposes...to streamline transportation and warehouse needs. This is NOT going to benefit our city in any way. Please vote NO.
Kathleen Crotty/resident

Sent from my iPhone

[vision 2030 inclusive, innovative, progressive]

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.

From: [Kavanagh, Joseph](#)
To: [DRC](#)
Cc: [Stoudenmire, Scott](#); [Proffitt, Justin](#); [Bowers, Marianne](#)
Subject: FW: Support CocoMar Logistics Park
Date: Tuesday, May 30, 2023 8:22:28 AM

Hello,

Please see below.

Joseph J. Kavanagh
City Clerk
City Clerk Department
Ext. 1427
Cellphone 954-225-0299

-----Original Message-----

From: Briana Drabik <brianadrabik1@gmail.com>
Sent: Thursday, May 25, 2023 9:51 PM
To: Rydell, Joshua <JRydell@coconutcreek.net>; Welch, Sandra <SWelch@coconutcreek.net>; Railey, Jackie <JRailey@coconutcreek.net>; Brodie, John <JBrodie@coconutcreek.net>; Wasserman, Jeffrey <JWasserman@coconutcreek.net>; Kavanagh, Joseph <JKavanagh@coconutcreek.net>; yescocomar@gmail.com
Subject: Support CocoMar Logistics Park

Dear Coconut Creek City Commissioners,

I am writing to share my full support for the proposed CocoMar Logistics Park near Lyons Road and Atlantic Boulevard. For years, this site has remained empty and I think a project like this is long overdue and is exactly what this city needs.

I believe this project is a win-win for the city as it will bring new local businesses, revenue and jobs. I urge you to support the project and thank you for your consideration.

Best,
Briana Drabik
3773 Woodfield Drive

From: [Brodie, John](#)
To: [Pyburn, Terrill](#); [Brooks, Karen](#)
Subject: Fwd: Here is some more information on the issue. Long article so you will have to skip through and read what is important to you. Warehouses - Community & Environmental Defense Services
Date: Sunday, April 16, 2023 10:43:37 AM

Fyi

Sent via the Samsung Galaxy Note10+ 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Joan French <joanfrench55@gmail.com>

Sent: Sunday, April 16, 2023 10:22:33 AM

To: jrydell@coconutcreek.net <jrydell@coconutcreek.net>; swelch@coconutcreek.net <swelch@coconutcreek.net>; jrailey@coconutcreek.net <jrailey@coconutcreek.net>; jbrodie@coconutcreek.net <jbrodie@coconutcreek.net>; jwasserman@coconutcreek.net <jwasserman@coconutcreek.net>

Subject: Fwd: Here is some more information on the issue. Long article so you will have to skip through and read what is important to you. Warehouses - Community & Environmental Defense Services

<https://ceds.org/warehouses/>

Kind regards,
Resident
CocoPalms

CEDS



Community & Environmental Defense Services

[\(https://ceds.org/\)](https://ceds.org/)

[HOME \(HTTPS://CEDS.ORG\)](https://ceds.org/)

[ISSUES WE CAN HELP YOU WIN \(HTTPS://CEDS.ORG/ISSUES-WE-CAN-HELP-YOU-WIN/\)](https://ceds.org/issues-we-can-help-you-win/)

[SUCCESSSES \(HTTPS://CEDS.ORG/SUCCESS-EXAMPLES/\)](https://ceds.org/success-examples/)

[PUBLICATIONS \(HTTP://WWW.CED-S.ORG/PUBLICATIONS/\)](http://www.ced-s.org/publications/)

[ABOUT \(HTTPS://CEDS.ORG/ABOUT-CEDS/\)](https://ceds.org/about-ceds/)

[CONTACT \(HTTPS://CEDS.ORG/CONTACT7\)](https://ceds.org/contact7/)

Preventing Warehouse & Distribution Center Impacts To Neighborhoods



(<https://i0.wp.com/ceds.org/wp-content/uploads/2022/05/banner-warehouses.jpg?ssl=1>)



Getting the benefits of new warehouses and distribution centers without harming neighborhoods

If you're concerned about the impact of a proposed warehouse or distribution center, contact CEDS at 410-654-3021 or Help@ceds.org (<mailto:Rklein@ceds.org>) for a no-cost initial discussion of strategy options.

What is a Warehouse and a Distribution Center?

One [source](https://www.wisys.com/warehouse-vs-distribution-center-explained/) (<https://www.wisys.com/warehouse-vs-distribution-center-explained/>) describes the difference as:

“Warehouses are mainly used for storing products until they are needed. Distribution centers store products as well as perform product mixing, cross-docking, order fulfillment, and packaging. Warehouses store products for longer periods of time.”

According to [Statista](https://www.statista.com/statistics/873492/total-number-of-warehouses-united-states/) (<https://www.statista.com/statistics/873492/total-number-of-warehouses-united-states/>), the number of warehousing enterprises in the U.S. rose from 15,000 in 2007 to 20,000 by 2021.

Warehouses & Distribution Centers: Potential Adverse Effects

While warehouses or distribution centers provide vital services, poorly planned projects can cause harm to neighborhoods and the environment, due to:



- Adverse health effects due to diesel exhaust,
- Excessive truck traffic on neighborhood streets,
- Disturbing levels of noise, and
- Property value decline.

What is it Like to Live Near a Warehouse or Distribution Center?

To answer this question, CEDS studied the neighborhood impact of 67 warehouse-distribution centers located west of the Mississippi River (see map below). Of the 67 facilities, four were proposed but did not appear to be in operation yet. Most of the remaining 63 existing facilities were less than five years old and averaged 150,000 square feet in floor area.



(<https://i0.wp.com/ceds.org/wp-content/uploads/2022/11/Warehouses-West-of-Mississippi.jpg?ssl=1>)



We focused on facilities located within a thousand feet of homes since past research indicated that noise or other adverse effects were unlikely beyond a thousand feet, though adverse health impacts due to diesel exhaust may affect those living a half-mile distant or more.

Of the 63 existing facilities, 78% were more than a thousand feet from homes. And of the remaining 11 facilities, there was an intervening highway, railroad tracks, or industrial area that would have buffered homes from impacts due to all but two of the facilities. This finding was very important:

The vast majority of new warehouse or distribution centers are built in commercial-industrial areas far removed from homes.

We contacted homeowners living near these two facilities who reported excessive noise due to:

- truck engine idling,
- shouting,
- loud music, and
- backup beepers.

The homeowners did not report issues with excessive truck traffic on their neighborhood streets since both facilities were accessed via main roads.

We concluded that due to noise and other nuisances alone, new distribution centers and most other truck facilities should be at least a thousand feet from the nearest home and on sites where access via neighborhood streets is unlikely.

Given that most facilities are not near homes, it appears that finding low-impact locations is not that difficult.

Therefore, local governments should consider amending zoning regulations to require that distribution centers and other high-volume truck facilities locate a minimum of 1,000 feet from residential areas and on main roads (major collectors-arterials) where trucks would not pass through a neighborhood.

Following is further detail on specific potential impacts of a high-volume truck facility.

Diesel Exhaust & Health

There's a large and growing body of research documenting the adverse effects of diesel engine exhaust on respiratory health.

In the 2005 California Air Resources Board (CARB) [Air Quality and Landuse Handbook](https://ww3.arb.ca.gov/ch/handbook.pdf) (<https://ww3.arb.ca.gov/ch/handbook.pdf>), it was recommended that homes, schools and other sensitive land use should be located at least 1,000 feet from any facility that would generate either:

- 100 diesel truck trips per day,
- more than 40 trucks per day with diesel refrigeration units, or
- where diesel Truck Refrigeration Units (TRU) would operate for more than 300 hours per week.

These recommendation begin on page 11 of the CARB Handbook.

More recently, the California [South Coast Air Quality Management District](http://www.aqmd.gov/home) (<http://www.aqmd.gov/home>) adopted a [regulation](http://www.aqmd.gov/docs/default-source/news-archive/2021/board-adopts-waisr-may7-2021.pdf) (<http://www.aqmd.gov/docs/default-source/news-archive/2021/board-adopts-waisr-may7-2021.pdf>) requiring that warehouses of 100,000 square feet or more must take measures to reduce the health impact of trucks as well as other diesel-gasoline powered vehicles. The measures include [zero](https://www.edf.org/media/new-report-shows-zero-emission-trucks-buses-are-ready-roll-north-america) (<https://www.edf.org/media/new-report-shows-zero-emission-trucks-buses-are-ready-roll-north-america>) or [near-zero emission](https://www.socalgas.com/for-your-business/natural-gas-vehicles/near-zero) (<https://www.socalgas.com/for-your-business/natural-gas-vehicles/near-zero>) trucks. The [Socioeconomic Impact Assessment](http://www.aqmd.gov/docs/default-source/planning/fbmsm-docs/pr-2305-draft-socioeconomic-impact-assessment.pdf?sfvrsn=8) (<http://www.aqmd.gov/docs/default-source/planning/fbmsm-docs/pr-2305-draft-socioeconomic-impact-assessment.pdf?sfvrsn=8>) for this regulation noted that emissions from a warehouse of 100,000 square feet or more can affect the health of those living 0.5- to 2.0- miles distant.

The [Clean Air Task Force](https://www.catf.us/) (<https://www.catf.us/>) created [Deaths by Dirty Diesel – Mapping the health impacts of diesel nationwide](https://www.catf.us/deathsbymotorvehicles/) (<https://www.catf.us/deathsbymotorvehicles/>). This interactive map will allow you to see how diesel emissions affects those living in your area. By comparing your area with others that have higher Air Pollution from Diesel you can help elected officials and your neighbors understand why it is vitally important to encourage greater use of [Zero](https://www.edf.org/media/new-report-shows-zero-emission-trucks-buses-are-ready-roll-north-america) ([https://www.edf.org/media/new-report-shows-zero-emission-trucks-buses-are-ready-roll-north-](https://www.edf.org/media/new-report-shows-zero-emission-trucks-buses-are-ready-roll-north-america)

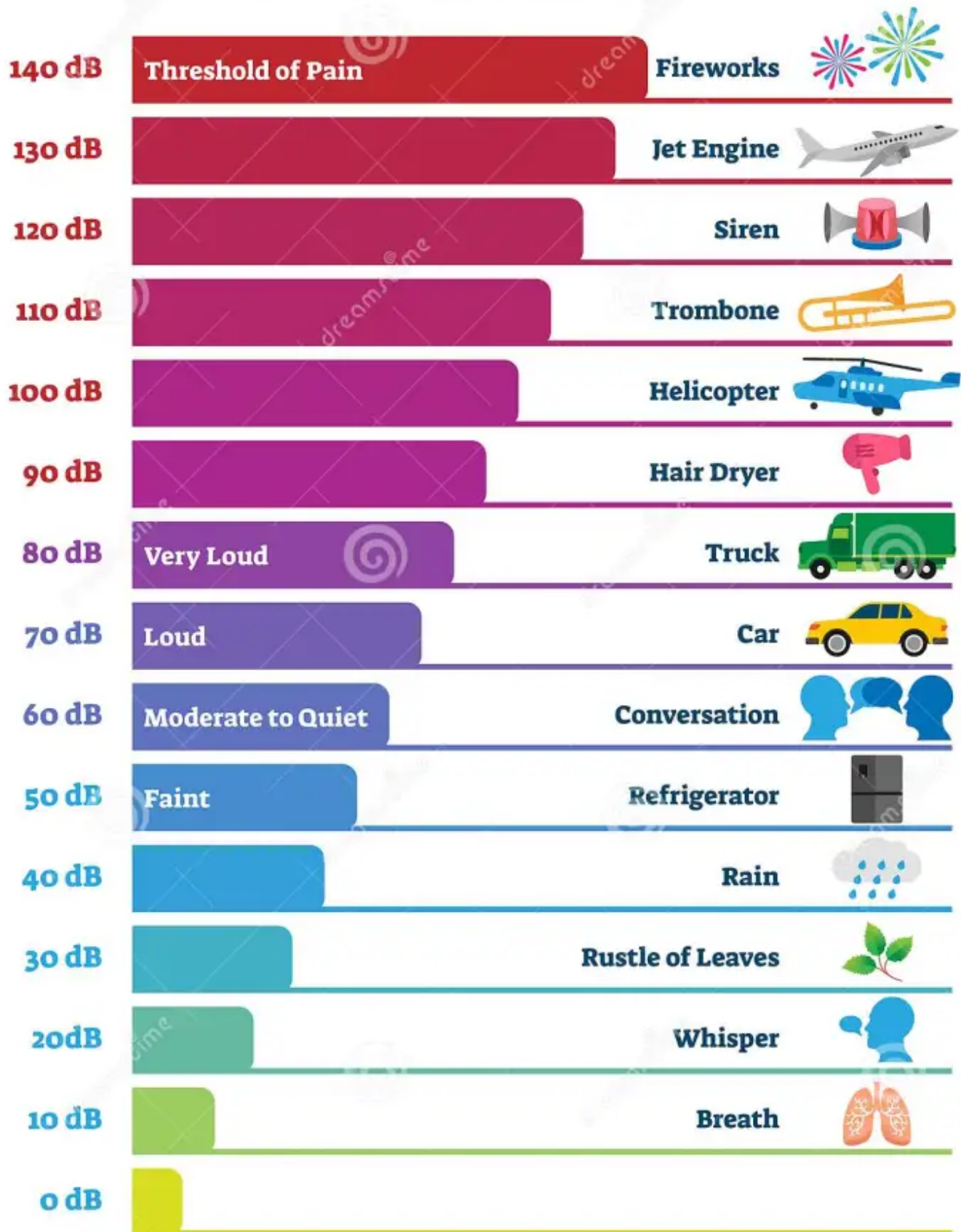


america) or Near-Zero (<https://www.socalgas.com/for-your-business/natural-gas-vehicles/near-zero>) emission trucks and discourage proposals that would add more conventional diesel truck traffic.

Noise

The chart below compares noise levels (in decibels) from a variety of sources, including trucks. A number of ordinances require that noise not exceed 55 decibels in residential areas (outside a home).

DECIBEL SCALE



<https://i0.wp.com/ceds.org/wp-content/uploads/2022/11/noise-decibels-truck.jpg?ssl=1>

CEDS conducted a survey of those living near facilities with a high-volume truck traffic. The neighbors reported excessive noise due to truck engine idling, shouting, loud music, backup beepers, etc. While it is possible that noise barriers or other measures might resolve noise impacts, effectiveness may depend upon maintenance or other provisions that could be difficult to enforce. Therefore, the best safeguard is to locate a new truck stop and most other truck facilities at least a thousand feet from the nearest home.

Planning officials should require a noise impact study for all proposed warehouses and other facilities with a high volume of truck traffic, especially if they are within a thousand feet of homes or trucks will pass through residential areas.

Here's a simplistic example of what such a study might show.

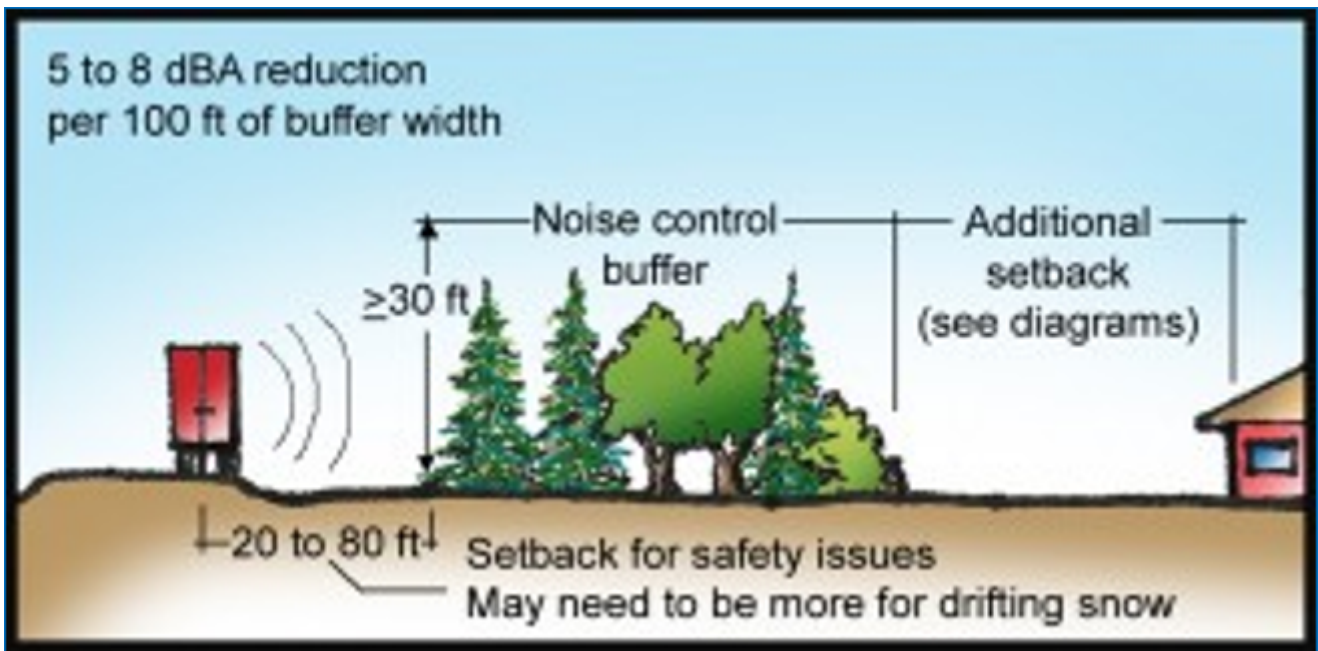
Idling diesel trucks emit noise at 85 dBA (decibels) measured at a distance of 50 feet. In general, noise decreases 6 decibels for every doubling of distance from a source. So, if truck noise level is 85 decibels at 50 feet then it would be 6 decibels lower or:

- 79 decibels at 100 feet,
- 73 decibels at 200 feet,
- 67 decibels at 400 feet and so on.

Simple noise models, such as the [Distance Attenuation Calculator](https://www.omnicalculator.com/physics/distance-attenuation), (<https://www.omnicalculator.com/physics/distance-attenuation>) indicate that a separation distance of 1600 feet would be needed for the 85-decibel noise from idling diesel truck engines to drop to the residential property acceptable level of 55 decibels.

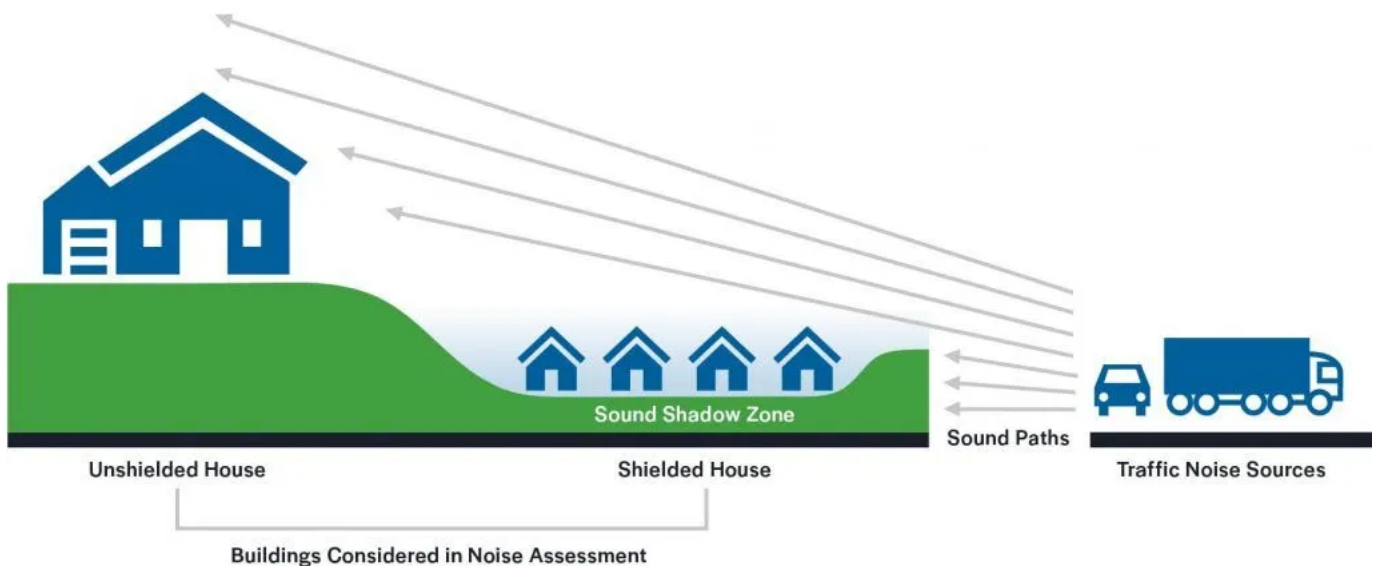
If a home is located 400 feet from the portion of a warehouse site where trucks would be idling the noise level could be 67 decibels, which is 12 decibels above the 55 decibel acceptable level for residential areas.

As shown in the following graphic, a 5 to 8 decibel decrease can be achieved for each 100 feet of densely growing evergreens and shrubs between a noise source and a home.



(<https://i0.wp.com/ceds.org/wp-content/uploads/2022/11/forest-buffer-noise-reduction.png?ssl=1>)

Earth berms and walls are sometimes used to reduce noise from highways and other sources. As shown in the next graphic, these measures only work in the area of the noise **shadow** created by the berm or wall. In other words, if a berm or wall does not obstruct your view of a noise source from your home then it may do little to keep your home quiet.



Hilly Area Example

(<https://i0.wp.com/ceds.org/wp-content/uploads/2022/11/013522-04-IEASTC-Website-NoiseGraphics-Hilly-EG-1-1024x527-1.jpg?ssl=1>)

The effect of warehouse noise on property value is covered in the next section of this webpage. ^

Property Value

Truck noise may be the aspect of a warehouse with the greatest effect on residential property value. With regard to noise and property value, researchers concluded the following in a 2021 study entitled [An Analytical Framework for Evaluating Potential Truck Parking Locations](https://scholarsjournal.net/index.php/ijier/article/view/3334) (<https://scholarsjournal.net/index.php/ijier/article/view/3334>):

“Increases in noise pollution are inevitable in such a case where dispersed idling trucks are centralized into the new or expanded truck stops...

Mandated by the Federal Highway Administration, maximum noise levels for large trucks are not to exceed 85 dBA (decibel) 50 feet away. Combined, this data can be used to approximate sound values over different distances. For every 2.5 dBA increase in noise levels above 55 dBA, residential property values are assumed to decrease by 0.2% to 1.2% with wealthier communities, containing higher willingness to pay for peace and quiet, being more sensitive to such increases in noise pollution (Palmquist, 1980). Any truck stop development project will require a noise impact study that evaluates the feasibility of installing noise barriers to remediate the noise pollution problem.”

As noted in the preceding section of this webpage, in general, noise decreases 6 decibels for every doubling of distance from a source. So, if truck noise level is 85 decibels at 50 feet then it would be 79 decibels at 100 feet, 73 decibels at 200 feet, then 67 decibels at 400 feet.

Simple noise models, such as the [Distance Attenuation Calculator](https://www.omnicalculator.com/physics/distance-attenuation), (<https://www.omnicalculator.com/physics/distance-attenuation>) indicate that it would require a separation distance of 1600 feet for the 85-decibel noise from idling diesel truck engines to drop to the residential property acceptable level of 55 decibels.

If a home is located 400 feet from the portion of a warehouse site where trucks would be idling the noise level could be 67 decibels, which is 12 decibels above the 55 decibel acceptable level for residential areas. After dividing 12 decibels by 2.5 decibels we get 4.8, which could result in a $(0.2\% \times 4.8)$ 0.96% to $(1.2\% \times 4.8)$ 5.7% decline in home resale value.

If the warehouse can be seen from the home then a further decrease in property value may result.



Truck Traffic & Neighborhood Streets

Locating a facility where diesel truck traffic is likely to travel neighborhood streets can expose residents to excessive noise, air pollution, property value loss, and safety issues. Instead, these facilities should be guided to locations with direct access onto main roads that do not pass through residential areas.

Warehouse Truck Traffic Volume

The volume of truck traffic generated by a proposed warehouse can be estimated with guidance presented in *Trip Generation* (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>), published by the Institute for Transportation Engineers (<https://www.ite.org/>) (ITE). Trip generation volumes are based upon rates per unit of a proposed land use. Each *Trip Generation* land use is assigned a code. The code for a more common warehouse type is 156, which is for a High-Cube Parcel Hub Warehouse, which is described in *Trip Generation* as:

“A high-cube warehouse (HCW) is a building that typically has at least 200,000 gross square feet of floor area, has a ceiling height of 24 feet or more, and is used primarily for the storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials) prior to their distribution to retail locations or other warehouses.”

For every 1000 square feet of Gross Floor Area (GFA), this warehouse type would generate 0.10 to 1.37 peak-hour trips for all vehicle types. Of these vehicles, 12% would be trucks.

So, a 200,000 square foot high-cube warehouse would generate:

$200,000 \text{ divided by } 1000 = 200 \times 0.64 = 128 \text{ peak-hour trips of which } 15 \text{ would be trucks}$

A table of Trip Generation 10th Edition rates is available

at: https://www.troutdaleoregon.gov/sites/default/files/fileattachments/public_works/page/966/ite_land_use_list_10th_edition.pdf

(https://www.troutdaleoregon.gov/sites/default/files/fileattachments/public_works/page/966/ite_land_use_list_10th_edition.pdf)

Warehouses Are Not A Light Industrial Use

According to the USLegal.com (<https://definitions.uslegal.com/>) Light Industry Law and Legal Definition webpage: (<https://definitions.uslegal.com/l/light-industry/>)



“Light industries cause relatively little pollution when compared to heavy industries. As light industry facilities have less environmental impact than those associated with heavy industry, zoning laws permit light industry near residential areas. It is a criterion for zoning classification.”

The Complete Real Estate Encyclopedia (<https://www.amazon.com/Complete-Real-Estate-Encyclopedia-Varianness/dp/0071476385>) contains a similar definition for Light Industrial:

“Light industry usually consists of nonpolluting users with moderate energy demands engaged in assembling products, sewing, baking, or cleaning.”

In *Putting Atlanta Back To Work: Integrating Light Industry Mixed-Use Into Urban Development* (<https://stip.gatech.edu/wp-content/uploads/2012/10/STIP-Dan-Cotter.pdf>), the following distinction is made between light and heavy industry:

“Generally, to locate in a light industrial zone, a business must not produce any loud noises, vibration, noxious fumes, or other hazardous byproducts – beyond the property line. In heavy industrial districts, generally a business must not produce these negative effects beyond the boundaries of the entire district.”

Given that the:

- Air pollution emitted from warehouse diesel truck traffic can harm the health of those living well beyond a warehouse property line,
- Trucks traveling past homes to reach a warehouse can significantly lower property value,
- Warehouse noise has disturbed nearby residents

warehouses should not be allowed in light industrial zones based on the definitions and cautions above, especially when within a thousand feet or so of homes.

Identifying & Resolving Warehouse & Other Trucking Facility Impacts

The first step in protecting a neighborhood is to determine if a proposed trucking facility is likely to cause the impacts listed above using the following checklist.

If a facility site will be more than a thousand feet from the nearest home, then adverse effects to area residents are unlikely.



If the facility will be located within a thousand feet of homes then will the facility generate:

- A. 100 or more diesel truck trips per day?
- B. more than 40 trucks per day with diesel refrigeration units?
- C. will diesel Truck Refrigeration Units (TRU) would operate for more than 300 hours per week?

If you answered yes to any of these three questions then diesel emissions may pose a threat to those living within a thousand feet.

If the facility is located on a road lined with homes then residents could be impacted by truck exhaust, noise, traffic safety issues, and property value loss.

The CEDS *Development Project Impact Assessment Checklist* (<https://ceds.org/wp-content/uploads/2019/06/CEDS-Project-Impact-Assessment-Checklist.pdf>) provides a number of potential concerns which should be considered.

The next step is to explore options for designing each impact out of a trucking facility project. We call these options *Equitable Solutions* (<https://ceds.org/eqs/>) since they resolve our clients' concerns while allowing property owners to achieve their goals. It is far easier to win adoption of *Equitable Solutions* (<https://ceds.org/eqs/>) when compared to killing a project.

Examples of *Equitable Solutions* (<https://ceds.org/eqs/>) we've won on behalf of CEDS clients throughout the U.S. (https://www.google.com/maps/d/edit?hl=en_US&mid=1iISlczue7bdrSrGdRH002jgJ_-k) include:

- Ensuring main project access is off of a major road then preventing truck cut-thru traffic onto a neighborhood street (<https://ced-s.org/cut-thru/>) with emergency-services-only access gates or other measures,
- Requiring an attractive landscaped buffer that completely shields trucking facilities from the view of those residing in nearby homes (<https://ced-s.org/view/>), and
- Winning the use of highly-effective environmental protection measures (<https://ced-s.org/aquatic/>).



Defeating A Fatally Flawed Warehouse – Distribution Center Project

If a warehouse – distribution center project is so poorly conceived or sited that impacts cannot be resolved, then the only option may be to block the issuance of an essential permit or other approval, like annexation or [rezoning](https://ceds.org/zoning/) (<https://ceds.org/zoning/>). This goal will be far easier to achieve if you can show decision-makers that you made a genuine effort to find Equitable Solutions. This is but one of many components of the CEDS [Smart Legal Strategies](https://ceds.org/sls/) (<https://ceds.org/sls/>) approach which can triple the likelihood of defeating a fatally, flawed warehouse project for a fraction of the usual cost.

CEDS Initial Strategy Analysis Best Place To Start

CEDS offers many free resources that can guide you through strategies to preserve your neighborhood or the environment. These resources include the webpages listed under [Issues We Can Help You Win](https://ceds.org/issues-we-can-help-you-win/) (<https://ceds.org/issues-we-can-help-you-win/>).

A number of folks find they lack the time to read through then implement the guidance on their own. Instead, they opt to retain CEDS to perform an Initial Strategy Analysis.

For a fee of \$1,000, CEDS can analyze your case and identify the most effective strategy for preserving your quality of life. The analysis usually begins with the following steps:

1. Verify your concerns regarding project impacts by reviewing actual project plans.
2. Assess the proposal for additional impacts. The CEDS [Project Impact Assessment Checklist](https://ceds.org/wp-content/uploads/2019/06/CEDS-Project-Impact-Assessment-Checklist.pdf) (<https://ceds.org/wp-content/uploads/2019/06/CEDS-Project-Impact-Assessment-Checklist.pdf>) simplifies this task.
3. Search for Equitable Solutions that design away each impact while allowing the property owner to achieve their goals. Many of the webpages listed under [Issues We Can Help You Win](https://ceds.org/issues-we-can-help-you-win/) (<https://ceds.org/issues-we-can-help-you-win/>) will help you identify possible Equitable Solutions.
4. Review the criteria ([required findings](https://ceds.org/sls/#findings) (<https://ceds.org/sls/#findings>)) for approving the project as set forth in local and state law.
5. Compile the evidence needed to show that one or more of the [required findings](https://ceds.org/sls/#findings) (<https://ceds.org/sls/#findings>) cannot be met based upon unresolved impacts.
6. Research the decision-making history of the body required to approve the project. The goal is to identify factors that prompted past denials. These past examples will help increase the likelihood of a denial by structuring your case to show similar factors exist.



7. Identify issues likely to generate the widespread public support frequently needed to prompt decision-makers to deny approval for fatally-flawed projects or condition an approval in ways that resolve your concerns via the Equitable Solutions identified in Step 3 above,
8. Assist you in mobilizing widespread public support through the methods described in the CEDS *Mobilizing Public Support for Preserving Neighborhoods* (<https://ceds.org/mobilize/>) webpage, and
9. Identify at least one – hopefully several – attorneys from our [Good Attorneys](#) (<https://ceds.org/sls/#good>) network who practice in your state and have won cases involving similar issues-laws.

The analysis can usually be completed within two weeks of receiving a retainer. About half the time the analysis is the only thing our clients need pay for to win.

For examples of CEDS analyses and for further detail visit our [Strategy Analysis](#) (<https://ceds.org/strategy/>) webpage. For a no-cost discussion of how an analysis might benefit your effort contact CEDS at 410-654-3021 or Help@ceds.org (<mailto:Help@ceds.org>).

CEDS Uniquely Qualified to Help You Preserve Your Neighborhood & Environment

For more than 30 years CEDS has been helping people across the nation protect their communities and the environment from threats posed by development and other project types. To see a map of the many communities we've helped preserve click on: [CEDS Case Map](#) (https://www.google.com/maps/d/edit?hl=en_US&mid=1iISlczue7bdrSrGdRH002jgJ_-k).

CEDS is one of very few organizations that solely helps people concerned about project impacts. This specialization and our nationwide scope has allowed CEDS to acquire a unique and extensive knowledge of technical solutions as well as strategies that have proven highly success in winning battles other thought impossible.

The CEDS network consists of more than 200 [attorneys](#) (<https://ceds.org/sls/>) nationwide along with a long list of other professionals such as traffic and stormwater engineers, land use planners, etc. Because people (not corporations) are our primary clients we've learned how to protect neighborhoods at a fraction of the cost you might pay if you hired an attorney or consultant outside our network.



To learn how we can greatly increase your likelihood of success for minimal expense, contact CEDS at 410-654-3021 or Help@ceds.org (<mailto:Help@ceds.org>).

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About (<https://ceds.org/about-ceds/>) |
Contact
(<https://ceds.org/contact7>)



From: MGordo17
To: jrydell@coconutcreek.net; swelch@coconutcreek.net; jrailey@coconutcreek.net; jbrodie@coconutcreek.net; jwasserman@coconutcreek.net
Subject: CC P&Z Meeting - File # 23-053,23-054,23-070
Date: Thursday, April 13, 2023 10:02:08 AM

Dear Mr. Rydell, Ms. Welch, Ms. Railey, Ms. Brodie, and Mr. Wasserman,

Last night I sat in on a 4-hour planning and zoning meeting. I was appalled by what I heard.

Coconut creek is the butterfly capital of the world, it is a well-planned city with an emphasis on unique environmental consciousness. It is one of the top ten places to live in Florida, because of its open-air, beautifully landscaped parks and greenways tucked beside upscale neighborhoods.

I came to Coconut Creek for the majestic nature and spacious neighborhoods. Not to be cramped in a flex space like Fort Lauderdale or Miami.

What I learned last night has changed my view about this city dramatically. I learned, if you have money, the rules and laws do not apply to you.

I learned last night, in 1998, 25 years ago, the city changed a zoning ruling, and due to corruption and greed another zoning ruling was made 15 years later to enact it. That city council went against the words of the neighborhood and decided 2 giant commercial warehouses, next to 5 schools and 3 neighborhoods, were a good idea. The community immediately sued the city for agreeing to this idea.

Another 15 years later and the “new” plan is not 2 but 3 warehouses and this time they are Industrial. This means heavy tractor trailers are going to be speeding down the roads of those schools, cramming into our small side roads and disrupting our quiet from 6 am all the way to 9pm at night.

I watched the P&Z council members listen to over 25 emails, 10 voicemails, and another 30 people who showed up to the meeting, beg, plead and argue that this plot should not be zoned for commercial or industrial use.

Only one person on the board was smart enough to vote against it. ONE.

Look I understand, if it is private property, you can't do anything. Right? Except, this city takes pride in implementing its planning and zoning laws to a T. On numerous occasions I was told what I can and cannot do in my own small backyard. A backyard that no one else can see but me. The city has told me I needed more trees, I cannot build up to a certain point next to my lake, I cannot have certain easements encroaching on the sidewalk. Yet, this “private” 35-acre plot of land, the first thing you see coming into Coconut Creek, doesn't get the same judgement?

You have spent an exorbitant amount of money on a Parks and Recreation initiative. The city boasts about being the butterfly capital of the world and a “tree city”. Not one person from the city, not one council member, realized a 25-year-old zoning ruling is out of date? Not one, realized this plan is not in line with our future city initiatives?

I learned last night that no matter how many times I vote, who I vote for, and how many times I stand up in community hearings, you will never do the right thing. You all look really good on paper with your promises and what you “stand for”, but when it comes to stopping something clearly against that, you turn your head and run.

I am ashamed to have moved here, only to find out you are just like any other corrupt city. The people don't matter, only the dollar signs.

Kind Regards,

Max Gordon

Coconut Creek Resident

From: [Kavanagh, Joseph](#)
To: [CITY MANAGER DEPT; CITY ATTORNEY'S OFFICE](#)
Cc: [Stoudenmire, Scott](#); [Proffitt, Justin](#); [Bowers, Marianne](#); [Nowak, Danielle](#)
Subject: FW: CocoMar Logistics Park
Date: Tuesday, April 18, 2023 11:58:01 AM
Attachments: [CocoMar - Sonia G.docx](#)

Hello Karen and Terrill,

Please see attached and below that was copied to the City Commission.

Joseph J. Kavanagh
City Clerk
City Clerk Department
Ext. 1427
Cellphone 954-225-0299

From: Sonia Grunbaum <grunbie@gmail.com>
Sent: Tuesday, April 18, 2023 10:52 AM
To: jyrdell@coconutcreek.net; Welch, Sandra <SWelch@coconutcreek.net>; Railey, Jackie <JRailey@coconutcreek.net>; Brodie, John <JBrodie@coconutcreek.net>; Wasserman, Jeffrey <JWasserman@coconutcreek.net>
Cc: Kavanagh, Joseph <JKavanagh@coconutcreek.net>
Subject: CocoMar Logistics Park

Dear City of Coconut Creek Commissioners,

I'm a Coconut Creek resident and recently heard about Greystar's plans to build a logistics park in the long-vacant property at Lyons Road and Atlantic Boulevard.

This site has remained empty for decades and I think a project like this is long overdue. I understand some neighbors prefer nothing ever be built on the site, but it's important to keep in mind your entire constituency throughout this wonderful city.

The location near the Turnpike is ideal for this type of project, and the use of multiple buildings makes it perfect for a mix of local and national companies.

I believe CocoMar Logistics Park is the right choice for Coconut Creek. Thank you again for your consideration.

(Please see attached letter with signature in case you need a formal document)

Thank you,

Sonia Grunbaum
4384 NW 41st PL
Coconut Creek, FL 33073

April 18, 2023

Dear City of Coconut Creek Commissioners,

I'm a Coconut Creek resident and recently heard about Greystar's plans to build a logistics park in the long-vacant property at Lyons Road and Atlantic Boulevard.

This site has remained empty for decades and I think a project like this is long overdue. I understand some neighbors prefer nothing ever be built on the site, but it's important to keep in mind your entire constituency throughout this wonderful city.

The location near the Turnpike is ideal for this type of project, and the use of multiple buildings makes it perfect for a mix of local and national companies.

I believe CocoMar Logistics Park is the right choice for Coconut Creek. Thank you again for your consideration.

Thank you,

A handwritten signature in black ink, appearing to read 'Sonia', with a stylized flourish extending from the end.

Sonia Grunbaum
4384 NW 41st PL
Coconut Creek, FL 33073

From: [Brodie, John](#)
To: [Brooks, Karen](#); [Pyburn, Terrill](#)
Subject: Fwd: Please Vote NO on developing the Cocomar Harwood Hammock
Date: Wednesday, April 26, 2023 10:48:59 AM

Fyi

Sent via the Samsung Galaxy Note10+ 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Dawn Hanna <mmex99@yahoo.com>
Sent: Wednesday, April 26, 2023 10:38:55 AM
To: jrydell@coconutcreek.net <jrydell@coconutcreek.net>; swelch@coconutcreek.net <swelch@coconutcreek.net>; jrailey@coconutcreek.net <jrailey@coconutcreek.net>; jbrodie@coconutcreek.net <jbrodie@coconutcreek.net>; jwasserman@coconutcreek.net <jwasserman@coconutcreek.net>
Subject: Please Vote NO on developing the Cocomar Harwood Hammock

Please do not allow development of this rare property! Please

Dawn Hanna, CPDT-KA
Oh Behave® Dog Training
(954) 587-2711
www.ohbehavedogtraining.com
Subscribe to our monthly newsletter for training tips and dog friendly events at
<http://www.dogtrainerinbroward.com/contact-certified-dog-trainer/>

From: [Brodie, John](#)
To: [Brooks, Karen](#); [Pyburn, Terrill](#)
Subject: Fwd: Undeveloped Land NW corner of Lyons Rd and Atlantic Blvd
Date: Wednesday, April 26, 2023 10:51:17 AM

Fyi

Sent via the Samsung Galaxy Note10+ 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Linda Jo <lbarrio@bellsouth.net>
Sent: Wednesday, April 26, 2023 10:46:02 AM
To: jbrodie@coconutcreek.net <jbrodie@coconutcreek.net>
Subject: Fwd: Undeveloped Land NW corner of Lyons Rd and Atlantic Blvd

Dear John Brodie,

Sent from my iPad "Linda"

Begin forwarded message:

From: Linda Jo <lbarrio@bellsouth.net>
Date: April 26, 2023 at 10:38:49 AM EDT
To: jrydell@coconutcreek.net
Subject: Undeveloped Land NW corner of Lyons Rd and Atlantic Blvd

Dear Sir,

Way back in 2008, local environmentalists and residents fought hard to prevent a Kohl's and Lowes from going into what is probably the last remaining hardwood hammock in Broward County. Though other proposals, including a 2009 project from Lennar for 260 new homes, have appeared, the "Cocomar" property (named for the two adjoining municipalities of Coconut Creek and Margate) on the northwest corner of Lyons Road and Atlantic Blvd. remains undeveloped. This latest project would be called the Cocomar Business Logistics Park and, according to this article below, would involve the relocation of 80 trees from the natural hammock to make way for 36 acres of development. Not mentioned in the article is the critical role this rare, undeveloped hammock plays in providing recharge to the Biscayne Aquifer in Broward County, one of the most densely developed counties in Florida. A stone's throw from the Fern Forest Nature Center (south of Atlantic), the property is also home to numerous native plants and wildlife. The addition of a "solar tree" on the site is hardly going to compensate for the loss of so much nature.

SFWA was alerted to this story today and wanted to get the word out. Coconut Creek's Planning Commission will be taking up the issue tomorrow (Wednesday, April 26th). According to the article, they are going to recommend going forward. We're inviting our supporters to contact the full Coconut Creek

Commission who will have the final say on this and tell them to deny this project when it comes before them. This is how Coconut Creek describes itself on the city's website: "Coconut Creek, the 'Butterfly Capital of the World', is a well-planned city with a unique environmental consciousness nestled between Miami and Palm Beach." Paving over this rare parcel to make way for warehouse and office space (more "Browardization") is hardly consistent with that description.

During the first battle, we took photos of the inside of this amazing hammock. Will try to locate those and share them here. We will also obtain an inventory of plants and animals found on the property - which should also be part of any discussion on what ultimately happens to this rare site. No matter how developers might describe it, it is much more than a "vacant lot."

I'm a long time, 40 years resident in the Butterfly Capital City of Coconut Creek, and so disappointed that this project is even being considered for our beloved City.

Please, don't approve this unnecessary project, and save what money can't buy, Mother Nature!

Sincerely,
Linda Barrio

June 6, 2023

Dear Coconut Creek City Commissioners:

As a Coconut Creek resident for over 25 years, I was pleased to learn about the proposed CocoMar Logistics Park, for I have been passing by that eyesore in my car since 1995. Now as I ride my bicycle along this site to the Broward County Greenways Trail, I can't help but wonder what is taking so long for a seemingly ideal site to be developed, being at a major intersection close to the Turnpike, not far from I-95.

This property has laid dormant for all this time benefitting only the adjoining homeowners, claiming extra back yard area and the non-homeowners "squatting" on their chosen land. Surely, the revenue from a valuable developed property would be advantageous and seems appropriate for a City desiring to provide services for their tax paying citizens.


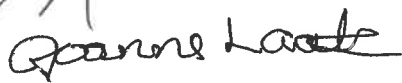
My wife and I would much prefer to see an aesthetically pleasing and environmentally conscientious site that would provide modern era services to our community. We wish that the community leaders would finally move forward and work to improve our community, rather than continue to stand fast and oppose all opportunities like your predecessors have for decades now.

We love the City of Coconut Creek and hope that as our Commissioners, you would find the resolve to move forward with this project for the good of our community.

Thank you for your consideration.

Best to all,

Dan and Joanne Laak
3601 Cocoplum Circle
Coconut Creek

From: [Kavanagh, Joseph](#)
To: [DRC](#)
Cc: [CITY MANAGER DEPT](#); [CITY ATTORNEY'S OFFICE](#); [Stoudenmire, Scott](#); [Proffitt, Justin](#); [Bowers, Marianne](#); [Nowak, Danielle](#)
Subject: FW: Vacant land
Date: Monday, April 24, 2023 8:49:35 AM

From: Kerri Lichty <mlichty@bellsouth.net>
Sent: Friday, April 21, 2023 11:06 PM
To: jyrnell@coconutcreek.net; Welch, Sandra <SWelch@coconutcreek.net>; Railey, Jackie <JRailey@coconutcreek.net>; Brodie, John <JBrodie@coconutcreek.net>; Wasserman, Jeffrey <JWasserman@coconutcreek.net>
Cc: Kavanagh, Joseph <JKavanagh@coconutcreek.net>
Subject: Vacant land

April 20, 2023

Dear City Commissioners:

I recently learned about plans to build CocoMar Logistics Park near Lyons Road and W. Atlantic Boulevard.

As a Coconut Creek resident, I am sharing my support for this proposed development and ask that you vote in favor of it.

This site has remained empty for decades. It has not generated any jobs...or tax revenue... and just sits dormant because a small group of neighbors simply want to keep it empty. I believe there is a homeless encampment there now -- which is not what Coconut Creek needs.

The proposed business park seems like an ideal solution to me. The renderings are beautiful and the location near the Turnpike is perfect for this type of project.

Some neighbors would prefer nothing ever be built on the site, but that's just not a realistic option. When you consider CocoMar Logistics Park, please consider the many others who live and love Coconut Creek who think this is a good idea.

Thank you again for your consideration.

Kerri Lichty

3205 Portofino Point C2

Coconut Creek, FL 3306

[Sent from AT&T Yahoo Mail on Android](#)

From: [Brodie, John](#)
To: [Brooks, Karen](#); [Pyburn, Terrill](#)
Subject: Fwd: Greystar Cocomar
Date: Saturday, May 6, 2023 4:05:07 PM

Fyi

Sent via the Samsung Galaxy Note10+ 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Fernando Mazaira <fercarp1901@att.net>
Sent: Saturday, May 6, 2023 1:39:03 PM
To: jbrodie@coconutcreek.net <jbrodie@coconutcreek.net>
Subject: Greystar Cocomar

Hello Mr Brodie. Just want you to know that I'm very upset with the propose project by Greystar . Having an industrial park in an area that is all residential makes nonsense. I'm pretty sure we could have better options for that land . I really hope is not approve . If it is we will remember it at voting time ... thank you

Sent from my iPhone

From: [Fernando Mazaira](#)
To: [CommissionComments](#)
Subject: Greystar project
Date: Monday, July 10, 2023 6:59:33 PM

Fernando Mazaira
4910 NW 55TH CT
Coconut Creek Florida 33073 (Main address)

4779 NW 5TH CT
Coconut Creek Florida 33063 (investment property)

Email :Fercarp1901@att.net
Phone number : 954-815-2015
07/10/2023

Subject: Complaint Regarding Rezoning of Lands to Light Commercial

Dear [City Council Members],

I hope this letter finds you in good health and high spirits. I am writing to express my deep concerns and discontent regarding the recent decision to rezone certain lands in our city to light commercial use. As a concerned resident and a passionate advocate for responsible urban planning, I believe it is essential to voice the concerns of the affected community.

First and foremost, I would like to highlight the adverse impact rezoning to light commercial use can have on the residential areas nearby. Such a shift in zoning regulations can potentially disrupt the tranquil nature of our neighborhoods, leading to increased noise levels, traffic congestion, and a general deterioration of the quality of life for residents. It is vital to preserve the character and integrity of our residential areas, which play a significant role in attracting families and fostering a sense of community.

Moreover, rezoning lands to light commercial without a comprehensive assessment of the potential environmental consequences is concerning. Light commercial areas often bring with them increased pollution, waste generation, and the destruction of green spaces. It is crucial that we prioritize sustainability and environmental preservation in our decision-making process to ensure the long-term well-being of our city and its residents.

Furthermore, I would like to emphasize the potential impact of rezoning on property values. Many residents have made significant investments in their homes, expecting to reside in a primarily residential area. The sudden introduction of light commercial zones could potentially lower property values, affecting the financial well-being of homeowners. It is essential to consider the long-term economic implications for residents when making decisions that can significantly impact their assets and financial stability.

In light of these concerns, I kindly request that the City Council reevaluates the rezoning decision and takes into account the voice of the affected residents. I urge you to consider alternative solutions that maintain the residential integrity of the affected areas while also addressing any developmental needs the city may have. By doing so, we can work together to create a harmonious balance between commercial development and residential well-being.

Thank you for taking the time to consider my concerns. I believe that through open communication and collaboration, we can achieve a more sustainable and prosperous future for our beloved city.

Yours sincerely,

Fernando R Mazaira

Sent from my iPhone

From: [Brodie, John](#)
To: [Brooks, Karen](#); [Pyburn, Terrill](#)
Subject: Fwd: Opposition of Proposed Greystar Cocomar Development at Atlantic and Lyons
Date: Saturday, May 6, 2023 4:06:34 PM

Fyi

Sent via the Samsung Galaxy Note10+ 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Ryan Meldrum <rmeld@aol.com>
Sent: Thursday, May 4, 2023 3:01:34 PM
To: jbrodie@coconutcreek.net <jbrodie@coconutcreek.net>
Subject: Opposition of Proposed Greystar Cocomar Development at Atlantic and Lyons

Dear Mr. Brodie,

The purpose of this e-mail is to express my strong opposition to Greystar's application to develop the plot of land at Atlantic and Lyons and to ask that you vote no on the proposed development as specified in Greystar's application. I have attended multiple meetings, including those hosted by Greystar and the Zoning and Planning board, and I do not believe that the proposed development is in the best interest of the city and its residents. I believe Greystar is being unrealistic in its optimism regarding the following:

- (a) the impact on traffic and safety, particularly given the anticipated semi-truck traffic on Lyons, Banks, and Coconut Creek parkway as trucks seek to get off of and on to the Turnpike,
- (b) the ability to successfully transplant old growth oak trees to the northern perimeter to shield residents in Lakewood East and Coco Palms from the view of the 44' tall buildings without a substantial portion of the trees failing to survive transplant "shock",
- (c) the ability for the developed plot of land to property drain off water in the events of heavy rain and/or hurricanes, thus exposing the aforementioned residential communities to flooding via the water canal,
- (d) the impact on property values of homes in Lakewood East and Coco Palms.

I fully understand that the property owner of the plots has rights, but placing massive industrial buildings along a major traffic corridor that also serves to welcome residents and visitors to the south end of Coconut Creek is antithetical to the city's emphasis on livability and preservation.

I ask that you vote no at the commission meeting later this month.

Respectfully,

Ryan C. Meldrum, Ph.D.
Professor, Florida International University
Coconut Creek resident at: 641 NW 48th Ave (Lakewood East)

Jorge & Gloria Mera
CocoPalms Residents
540 NW 47th Terrace,
Coconut Creek, FL, 33063

April 12th, 2023

City of Coconut Creek
Department of Sustainable Development

Ref: Greystar Industrial: Request for Rezoning Approval at the Northwest corner of Atlantic Boulevard and Lyons Road.

Dear Sir/ Madam

We strongly **OBJECT** the above planning request for a rezoning modification to the Planned Commerce District on the following grounds:

- 1) Plans and Vision 2030 - According to the Future Land Use Map, the City of Coconut Creek identified the site to be used as commercial, not industrial. Allowing this request would go contrary to what was published to the public in 2016.
- 2) A (more) appropriate area for the proposed light industrial, flex space and warehouse to be developed perhaps is with the other already zoned for office/professional and industrial areas in North Coconut Creek, just North of the Sawgrass Expressway. A permissible industrial use would be a brewery or similar in a mixed use retail, dining, entertainment development. It would visually be disappointing to drive by generic rectangle warehouse buildings, when there could be a lively destination for all commuters passing by to see, visit and enjoy.
- 3) Traffic and Quality of Life – The site is located adjacent to a major intersection leading to neighboring cities, entrance to the City of Coconut Creek and the Florida Turnpike. While we believe industrial automotive traffic is a concern - should the request be approved, there is an OPPORTUNITY. Improving the quality of life for residents and visitors that live within a 15-minute walking radius and visitors who come off the Turnpike, could easily access the site and have the ability to walk to a development similar to The Promenade, that is 23 acres and designed into the 36-acre Tulinda/Coolidge Plat.

Kind Regards,
Jorge & Gloria Mera

CocoPalms Residents
540 NW 47th Terrace,
Coconut Creek, FL, 33063

From: [Roody Numa](#)
To: swelch@coconutcreek.net; jrailey@coconutcreek.net; jbrodie@coconutcreek.net; jwasserman@coconutcreek.net; jyrdell@coconutcreek.net; jkavanagh@coconutcreek.net
Subject: Support Letter Cocomar
Date: Thursday, June 22, 2023 7:12:24 PM
Attachments: [Roody Support Letter Cocomar.pdf](#)

Good afternoon Dear City Commissioners,

I am writing to you to show my support for the proposed Cocomar Logistics Park development that Greystart is trying to bring to our community. For questions, and/or concerns, please feel free to contact me directly at 786-261-3983.

Sincerely, Roody.

June 1st 2023

Dear Coconut Creek City Commissioners,

I am a resident of Coco Palms writing to share my **support** for Greystar's proposed CocoMar Logistics Park.

I strongly urge you to approve the project.

As you know, my community is located directly behind the site. Like many of my neighbors, I was opposed to the project at first, but over time it has become clear to me that Greystar is making a concerted effort to listen to and meet the needs of our neighborhood. They've made numerous concessions to minimize the project's impact both during construction and once the park opens. They've also addressed my concerns about property value by sharing facts and data.

Plus, the site currently has a homeless encampment on it, which is unsafe for our neighborhood!

The site is private property – not a public park – and I would much rather the city approve this project and collect significant tax revenue than increase property taxes for all Coconut Creek residents, including those in Coco Palms.

Again, I encourage you to listen to all Coconut Creek voices and make the right decision for our city: approve CocoMar Logistics Park.

Thank you.

Roody Numa
514 NW 47th Ave
Coconut Creek, FL 33063

From: [Brodie, John](#)
To: [Brooks, Karen](#); [Pyburn, Terrill](#)
Subject: Fwd: Graystar trucking depot
Date: Tuesday, May 2, 2023 8:48:04 PM

From: Mariane Pavelic <mariane@pavelic.com>
Sent: Tuesday, May 2, 2023 8:44:48 PM
To: jbrodie@coconutcreek.net <jbrodie@coconutcreek.net>
Cc: Pavelic Peter <peter@pavelic.com>
Subject: Graystar trucking depot

Dear John,

I'm a 13 year, proud resident of South Creek, in Deerfield Beach for 8 years prior to that, and a Fort Lauderdale resident since 1968.

I am vehemently opposed to the proposed construction of the Graystar trucking facility on the corner of Lyons Road and Atlantic Blvd.

That complex is exactly 1,100 feet away from my beautiful home. I'm not willing to listen to truck traffic, or be privy to the commercial element that a property of this type would encourage.

I am urging you please, to vote against this proposal.

Regards,

Mariane DiPierro Pavelic
4501 Glenwood Drive
Coconut Creek, FL 33066

mariane@pavelic.com
954-214-5264

From: [Kavanagh, Joseph](#)
To: [Nowak, Danielle](#)
Subject: FW: Coconut Creek Decides 7/13/23
Date: Thursday, July 13, 2023 4:56:22 PM

From: Rydell, Joshua <JRydell@coconutcreek.net>
Sent: Thursday, July 13, 2023 4:55 PM
To: gailb0715@aol.com
Cc: Kavanagh, Joseph <JKavanagh@coconutcreek.net>
Subject: RE: Coconut Creek Decides 7/13/23

Thanks for reaching out and taking the time to let me know your thoughts on this project. Your input matters and I am attaching our City Clerk so this can be made part of the records.

Kindly

Joshua D. Rydell
Mayor, City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

From: gailb0715@aol.com <gailb0715@aol.com>
Sent: Wednesday, July 5, 2023 4:07 PM
To: Rydell, Joshua <JRydell@coconutcreek.net>; Welch, Sandra <SWelch@coconutcreek.net>;
Railey, Jackie <JRailey@coconutcreek.net>; Brodie, John <JBrodie@coconutcreek.net>; Wasserman,
Jeffrey <JWasserman@coconutcreek.net>
Subject: Coconut Creek Decides 7/13/23

Ladies and Gentlemen,

As a resident of the Lakewood East community, I so strongly oppose the sale of the undeveloped property at the corner of Lyons Rd and Atlantic.

Have any of you actually visited this neighborhood?
Have any of you observed the traffic conditions in this area?

Have any of you travelled South on Lyons, and attempted to make a right turn merging onto Atlantic while traffic heading East on Atlantic are frantically trying to avoid a collision?

Do any of you REALLY think this area would be SAFE with Warehouses as neighbors? With trucks and other vehicles attempting to enter and exit this warehouse area? Oh, how about the noise warehouse tenants would generate?

It's understandable that the owners of the property are entitled to develop their property. Why else would they have purchased it? However, they must have known these issues. If they did not, someone goofed!! There must be a compromise. Don't allow so many negatives to happen.

A very concerned citizen,
Gail Sinclair Rogers
661 NW 48th Avenue
Coconut Creek

From: [Brodie, John](#)
To: [Brooks, Karen](#); [Pyburn, Terrill](#)
Subject: Fwd: Cocomar project
Date: Wednesday, April 26, 2023 10:59:30 AM

Sent via the Samsung Galaxy Note10+ 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: jensabo <jensabo@bellsouth.net>
Sent: Wednesday, April 26, 2023 10:53:39 AM
To: jrydell@coconutcreek.net <jrydell@coconutcreek.net>; swelch@coconutcreek.net <swelch@coconutcreek.net>; jrailey@coconutcreek.net <jrailey@coconutcreek.net>; jbrodie@coconutcreek.net <jbrodie@coconutcreek.net>; jwasserman@coconutcreek.net <jwasserman@coconutcreek.net>
Subject: Cocomar project

Good morning! It has come to my attention that once again, the property on the northwest corner of Lyons Road and Atlantic Blvd is under attack. I have lived in Coconut Creek for 25 years, and have seen this property dodge numerous bullets, thankfully! It sickens me to think it is being threatened again. The City of Coconut Creek promotes environmental awareness, and claims to be environmentally friendly. Approval of this development would completely contradict everything the city preaches. Please, just stop! Enough already! Enough warehouses, townhouses, apartments, storage facilities, etc!! Do better. Practice what you preach. I understand the plan is to relocate trees and implement other measures to minimize the impact, but this is not enough. Absolutely nothing will make up for the destruction of this property. It pains me to write this to you, because I have been a HUGE supporter of this city and its governing body for many, many years! In my heart, I am sad to think Coconut Creek has lost its focus....please don't let this happen!

Respectfully, Jennifer Sabo (homeowner in Parkwood VI for 25 years!)
(Phone number 954-234-3321)

Sent from my T-Mobile 5G Device

From: [Railey, Jackie](#)
To: [Pyburn, Terrill](#)
Subject: Fwd: Please Vote NO to Cocomar project
Date: Wednesday, April 26, 2023 4:21:10 PM

Sent from my iPad

Begin forwarded message:

From: SHARON SMITH <smithgang@verizon.net>
Date: April 25, 2023 at 10:54:59 PM EDT
To: "Rydell, Joshua" <JRydell@coconutcreek.net>, "Welch, Sandra" <SWelch@coconutcreek.net>, "Railey, Jackie" <JRailey@coconutcreek.net>, "Brodie, John" <JBrodie@coconutcreek.net>, "Wasserman, Jeffrey" <JWasserman@coconutcreek.net>
Subject: **Please Vote NO to Cocomar project**

Thank you,

Sincerely,

Sharon Smith
Tampa FL

From: [Brodie, John](#)
To: [Brooks, Karen](#); [Pyburn, Terrill](#)
Subject: Fwd:
Date: Wednesday, May 3, 2023 9:03:35 PM

Sent via the Samsung Galaxy Note10+ 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Claudio Soares <claudiosoares25@yahoo.com>
Sent: Wednesday, May 3, 2023 7:22:33 PM
To: jrydell@coconutcreek.net <jrydell@coconutcreek.net>; swelch@coconutcreek.net <swelch@coconutcreek.net>; jrailey@coconutcreek.net <jrailey@coconutcreek.net>; jwasserman@coconutcreek.net <jwasserman@coconutcreek.net>; jbrodie@coconutcreek.net <jbrodie@coconutcreek.net>
Subject:

Dear Coconut Creek City Commissioners,

As a resident of Bayview at the Township in Coconut Creek for many years, I'm writing to share my support for the proposed CocoMar Logistics Park near Lyons Road and Atlantic Boulevard. I strongly believe this project will bring numerous benefits to our city, including more jobs and tax revenue!

I understand this land is privately owned and already zoned commercial, not a public green space for city residents to enjoy. I believe the logistics park is a sensible use for the site as it will attract new small businesses to the area, create jobs for our residents, and generate significant tax revenue for our city. Broward County has made great progress in attracting locally owned and family-operated companies, and I would love for Coconut Creek to continue to be at the forefront of this!

I strongly urge you to support the project as it's a win-win for Coconut Creek. Thank you for your consideration.

Yours truly,

Cláudio Soares
4101 Coral Tree Circle
Apt. 317
Coconut Creek, Florida 33073

[Sent from Yahoo Mail for iPhone](#)

From: [joseph.t](#)
To: [CommissionComments](#)
Subject: Greystar zoning change and parcel development
Date: Tuesday, July 11, 2023 8:38:23 PM

Mayor and Commissioners of Coconut Creek,

I have lived in the fine city of Coconut Creek for over 32 years. I have always enjoyed the many amenities that the city has to offer as well as their planned vision and development of the community. While I understand that the current parcel in question will be eventually built on, I don't understand the reasoning of the zoning change. The original zoning was no doubt, in line with the city's original vision of how the area was to be developed. Is the rezoning for the proposed development actually in the best interest of the city's vision for the future? While the parcel has a commercial designation, it is totally surrounded by residential areas as well as 3 parks (Fern Forest, Windmill Park & Cocopoint Park). These neighborhoods and parks will be greatly affected by this project from quality of life issues to property value issues as well as safety issues.

The quality of life issues include the additional noise that will be generated with a business being operated in close proximity to residential and park areas. The residents and park patrons (including wildlife) will have to deal with diesel fumes, air quality and added traffic noises.

The property value issue is self explanatory as residents in the affected area will be adversely affected with a reduction in home values, as nobody wants to live next to 7 day a week commercial warehouse business.

The safety issues will affect a greater amount of people as the added traffic to the area of diesel tractor trailers and other delivery vehicles will further congest an already congested area. These vehicles will be accessing the intersection of Atlantic and Lyons and will no doubt cause or create additional vehicle accidents at an already very dangerous intersection for accidents. The delivery vehicles will also be traversing residential neighborhoods while coming and going and will most likely utilize the entirety of Coconut Creek Parkway. These vehicles will be a serious safety concern to the "education corridor" as hundreds of students from the numerous schools along that road, walk to and from school or utilize schools buses. When these schools have arrival and release times it is already a heavily congested and dangerous area and a recipe for disaster with the added commercial vehicle traffic.

Please consider these factors when making your decision as it may be your legacy. Hopefully Coconut Creek can remain "The Butterfly Capital of the

World” and not become “The Warehouse Capital ” of the world.

respectfully submitted,
J Tavares, 4775 NW 5th Place CC.

From: [Brodie, John](#)
To: [Brooks, Karen](#); [Pyburn, Terrill](#)
Subject: Fwd: Proposed warehouse
Date: Thursday, April 27, 2023 8:01:05 AM

Fyi

Sent via the Samsung Galaxy Note10+ 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Scott Thomas <biglawndoggy@gmail.com>
Sent: Thursday, April 27, 2023 4:52:08 AM
To: jrydell@coconutcreek.net <jrydell@coconutcreek.net>; swelch@coconutcreek.net <swelch@coconutcreek.net>; jrailey@coconutcreek.net <jrailey@coconutcreek.net>; jbrodie@coconutcreek.net <jbrodie@coconutcreek.net>; jwasserman@coconutcreek.net <jwasserman@coconutcreek.net>
Subject: Proposed warehouse

Hello commissioners,

I have just become aware that you all are considering approving development of the land at the corner of Lyons rd and Atlantic Blvd.

I sincerely hope that you reconsider approving this project. The last thing we need is more development.

Its bad enough that you approved all the townhouses and apartments, which stresses our infrastructure and creates more and more traffic, not to mention crime. Redeem yourselves. Please do not go forward with this. If you decide to go forward, it will be remembered when it comes time for reelection.

Regards,
Scott Thomas

From: [Margaret Trimino](#)
To: [CommissionComments](#)
Subject: Grey Star Industrial
Date: Thursday, July 13, 2023 8:28:04 AM

Dear Commissioner

I disagree with the building of the industrial area in the corner of Atlantic and Lyons. I'm a resident of Coco Palms for 22years. THIS IS A RESIDENTIAL AREA NOT INDUSTRIAL!!! Why would you want to rezone this area?? Obviously due to greed, ignorance and just plain don't give a S—T about anything g but your pocket-DISGUSTING!!

Rezoning area will lower property values, give less enjoyment of your home not to mention an eyesore! To further will cause extreme safety issues to our person and private property, attracting undesirable people, litter and lottering. it will be built within 100 ft of the property line which is completely unacceptable and a safety hazard!!! This area will also cause damage to the air quality due to exhaust from the trucks and serious traffic issues. Damage due to noise pollution. Damage to safety, traffic issues. Serious damage to the wildlife!!

I strongly disagree and say NO!!

Margaret Trimino

Sent from my iPhone

April 14, 2023

Dear City Commissioners:

I am writing to you as a Broward County-based commercial real estate expert, currently serving as First Vice President in CBRE's Fort Lauderdale office. I recently learned that the City's P&Z Board recommended approval of CocoMar Logistics Park, and I understand the City Commission will be considering it next month.

Please note that I am not affiliated with the proposed developer, Greystar, and have no vested interest in the project. However, I'd like to provide you with some background information about the market.

To put it simply, there is unprecedented demand in Broward County (and all of South Florida) for the type of space that will be built at CocoMar and vacancy rates are very low. As you are aware, the pandemic has significantly altered the way retail businesses operate. The surge in e-commerce has forever shifted the way consumers buy products, and retailers now need large-scale, modern spaces to store goods and transport them to residents' homes.

Moreover, e-commerce has enabled local family businesses to compete with these major retailers. They also need space (besides their garage) to store goods. Finally, the pandemic forced businesses to rethink their office space, with many relocating from traditional downtown towers to suburban business parks closer to home.

The proposed CocoMar project is ideally situated near the Turnpike at the corner of two major arterial streets – Lyons Road and Atlantic Boulevard. In fact, it's remarkable that the site has been vacant for decades, creating no additional tax revenue for the city and no jobs for area residents. I've seen renderings of the proposed logistics park, including the landscaping, and believe it will greatly enhance the aesthetics of the corner.

I strongly encourage you to approve CocoMar Logistics Park as it will be of tremendous benefit to your city and the Broward County commercial real estate market.

Thank you again for your consideration.



Helen Weissman
CBRE

From: [Kavanagh, Joseph](#)
To: [DRC](#)
Cc: [CITY MANAGER DEPT](#); [CITY ATTORNEY'S OFFICE](#); [Stoudenmire, Scott](#); [Bowers, Marianne](#); [Nowak, Danielle](#)
Subject: FW: CocoMar Logistics Park
Date: Wednesday, April 26, 2023 11:07:31 AM
Attachments: [CocoMar_Emily_Wirley.pdf](#)

FYI

Joseph J. Kavanagh
City Clerk
City Clerk Department
Ext. 1427
Cellphone 954-225-0299

From: Emily Wise <erwise99@gmail.com>
Sent: Wednesday, April 26, 2023 9:52 AM
To: jyrdell@coconutcreek.net; Welch, Sandra <SWelch@coconutcreek.net>; Railey, Jackie <JRailey@coconutcreek.net>; Brodie, John <JBrodie@coconutcreek.net>; Wasserman, Jeffrey <JWasserman@coconutcreek.net>
Cc: Kavanagh, Joseph <JKavanagh@coconutcreek.net>
Subject: CocoMar Logistics Park

Good morning,

Please review the attached letter, in which I express my support for the development of CocoMar Logistics Park.

Thank you,
Emily Wirley

April 26, 2023

Dear City Commissioners:

As a Coconut Creek resident, I frequently drive by the empty parcel at the corner of Lyons Road and W. Atlantic Blvd. It's been vacant for such a long time, and, often a place for homeless, which causes me concern about safety.

I recently became aware of the proposed development of the CocoMar Logistics Park on the site. I also saw the renderings – tasteful and modern – I think they look great.

In addition to bringing more business (and jobs) to our area, this proposal will provide recurring tax revenue for our community without a traffic burden.

I hope you will vote yes for CocoMar – this is good for Coconut Creek.

A handwritten signature in cursive script that reads "Emily Wirley".

Emily Wirley
3150 NW 42nd Ave
Apt E406
Coconut Creek, FL 33066

LAW OFFICES
TUCKER & LOKEINSKY, P.A.

JESSICA R. LOKEINSKY
MICHELLE MONTEKIO
STEVEN M. CANTER
BRIAN D. ALBAUM

MORRIS C. TUCKER (1923-2001)

800 EAST BROWARD BOULEVARD
SUITE 710
FORT LAUDERDALE, FLORIDA 33301
Phone (954)467-7744/Fax (954)467-7905
E-mail: brian@tlfloridalaw.com
www.tlfloridalaw.com

May 5, 2023

Jeffrey R. Wasserman
Commissioner
City of Coconut Creek
4800 W. Copans Road
Coconut Creek, FL 33063
jwasserman@coconutcreek.net

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED,
REGULAR MAIL AND
ELECTRONIC MAIL**

Re: Greystar Cocomar - Rezoning
Our Client: Cocopalms Homeowners Association, Inc..

Dear Commissioner:

This law firm represents Cocopalms Homeowners Association, Inc. (hereinafter referred to as "Association"). As you know, the City of Coconut Creek is planning on re-zoning the plot of land located at the northwest corner of Atlantic Boulevard and Lyons Road. As part of the re-zoning, the City is also planning on introducing new development standards and special land uses for the land.

The Association vehemently opposes the spot zoning of the land to allow an industrial park to be built. The land is currently surrounded by residential neighborhoods, schools, and apartment buildings, all of which will all be negatively impacted by the re-zoning and building of an industrial park.

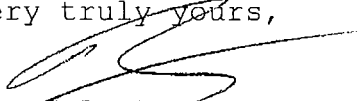
The Association strives to foster a community where its members may expect peace and quiet enjoyment of their community and is extremely disappointed that the City seeks to re-zone this land with an inherently disruptive industrial park. Industrial parks in general create more traffic and more noise than other zoning areas. Additionally, the current plans for the 36 acres of land to is build 410,000 SF of industrial space which will back up directly onto multiple residential communities, including Cocopalms. The impact of this industrial park will decimate home values and permanently impact the quiet enjoyment of City residents.

However, the Association remains hopeful that the City will take its concerns seriously and will not approve the re-zoning and special land use for the area.

If the City approves the re-zoning, the Association will have no other alternative then to file a lawsuit against the City to enjoin the re-zoning and prevent the irreparable harm it will cause.

The Association thanks you for your time and looks forward to working with you moving forward.

Very truly yours,



BRIAN D. ALBAUM, ESQ.
For the Firm.

cc: Client via electronic mail

EXHIBIT "3"
2023-0713R
City Commission
Minutes

June 8, 2023

Dear Coconut Creek City Commissioners:

I recently learned about plans to build CocoMar Logistics Park near Lyons Road and W. Atlantic Boulevard, and as a Coconut Creek resident, I am sharing my support for this project.

I believe the logistics park is a sensible use for the site as it will attract new businesses to the area, create hundreds of jobs, and generate significant tax revenue for our city. I encourage you to support this development as it's a win-win situation for Coconut Creek.

Thank you for your consideration.

Best,

Matthew Cutler

Name

1400 NW 44th Ave, Coconut Creek, FL, 33066

Address



Signature

June 8, 2023

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Thank you for your consideration.

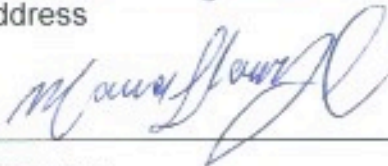
Best,

Maria Florez

Name

6097 Buckeye Ct #A

Address



Signature

June 8, 2023

Dear Coconut Creek City Commissioners:

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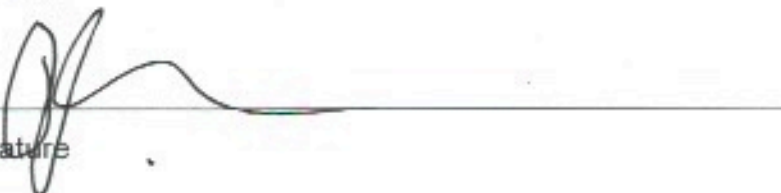
Best,

Jarrett Hasannah _____

Name

7516 Forest Blvd N. Landerdale 37068 _____

Address

 _____
Signature

June 8, 2023

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I recently learned about plans to build CocoMar Logistics Park near Lyons Road and W. Atlantic Boulevard, and as a Coconut Creek resident, I am sharing my support for this project.

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Thank you for your consideration.

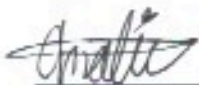
Best,

Amalia Izarrry

Name

5101 NW 52nd ST

Address



Signature

June 8, 2023

Dear Coconut Creek City Commissioners:

I recently learned about plans to build CocoMar Logistics Park near Lyons Road and W. Atlantic Boulevard, and as a Coconut Creek resident, I am sharing my support for this project.

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Thank you for your consideration.

Best,

 Maria Isaza

Name

 412 lakeside dr

Address

 [Signature]

Signature

June 8, 2023

Dear Coconut Creek City Commissioners:

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Thank you for your consideration.

Best,

Name

Savannah Jessler

Address

5330 NW 51st ST

Signature

Savannah Jessler

June 8, 2023

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Thank you for your consideration.

Best,

Name

Alana Lewis

Address

7670 NW 47th ave

Signature



June 8, 2023

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Thank you for your consideration.

Best,

Nicole Ortega

Name

5101 Mallards pl Coconut Creek 33073

Address

Nicole Ortega

Signature

June 8, 2023

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Thank you for your consideration.

Best,

Katherine Owens

Name

Starbucks @ promenade

Address

Katherine Owens

Signature

June 8, 2023

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Thank you for your consideration.

Best,

Alana Pearlman

Name

8750 Royal Palm Blvd Apt 110 (Starbucks @ Promenade)

Address

Alana Pearlman

Signature

June 8, 2023

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Thank you for your consideration.

Best,

Ricardo Pena

Name

380 SW 64 terrace

Address

Ricardo Pena

Signature

June 8, 2023

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Thank you for your consideration.

Best,

Gladys Rodriguez

Name

Starbucks

Address



Signature

June 8, 2023

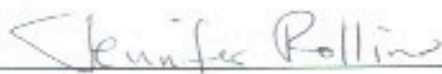
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Thank you for your consideration.

Best,



Name



Address



Signature

June 8, 2023

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Thank you for your consideration.

Best,

John Seminario

Name

5050 Wiles Road, Coconut Creek, FL

Address



Signature

June 8, 2023

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Thank you for your consideration.

Best,

David Stephens

Name

Coconut Creek High School

Address



Signature

June 8, 2023

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Thank you for your consideration.

Best,

Monica Trepiccione

Name

1911 Lyons Rd #309 Coconut Creek, FL

Address



Signature

June 8, 2023

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Thank you for your consideration.

Best,

Morgan Weiker

Name

WORK @ WORLD OF BEER

Address

Morgan Weiker

Signature

June 8, 2023

Dear Coconut Creek City Commissioners:

I recently learned about plans to build CocoMar Logistics Park near Lyons Road and W. Atlantic Boulevard, and as a Coconut Creek resident, I am sharing my support for this project.

I believe the logistics park is a sensible use for the site as it will attract new businesses to the area, create hundreds of jobs, and generate significant tax revenue for our city. I encourage you to support this development as it's a win-win situation for Coconut Creek.

Thank you for your consideration.

Best,


Name


Address


Signature

EXHIBIT "4"
2023-0713R
City Commission
Minutes

June 8, 2023

Dear Coconut Creek City Commissioners:

I've heard about the proposed CocoMar Logistics Park on the corner of Lyons Road and W. Atlantic Boulevard and am sharing my wholehearted support for its approval. I work in Coconut Creek and believe this development will bring numerous benefits to the community.

The logistics park will bring new jobs and customers to the area – many of whom will shop and dine at the surrounding retailers and restaurants. I encourage you to vote in favor of CocoMar Logistics Park and help ensure Coconut Creek remains a vibrant and thriving community.

Thank you for your consideration.

Best,

Krystina Annis _____
Name

^{owner}
~~the staff~~ at Gamers Heaven South Flor. a
Address

Krystina Annis _____
Signature

June 8, 2023

Dear Coconut Creek City Commissioners:

I've heard about the proposed CocoMar Logistics Park on the corner of Lyons Road and W. Atlantic Boulevard and am sharing my wholehearted support for its approval. I work in Coconut Creek and believe this development will bring numerous benefits to the community.

The logistics park will bring new jobs and customers to the area – many of whom will shop and dine at the surrounding retailers and restaurants. I encourage you to vote in favor of CocoMar Logistics Park and help ensure Coconut Creek remains a vibrant and thriving community.

Thank you for your consideration.

Best,

Sophie Berger

Name

4401 Lyons Rd. Coconut Creek FL 33073

Address



Signature

June 8, 2023

Dear Coconut Creek City Commissioners:

I've heard about the proposed CocoMar Logistics Park on the corner of Lyons Road and W. Atlantic Boulevard and am sharing my wholehearted support for its approval. I work in Coconut Creek and believe this development will bring numerous benefits to the community.

The logistics park will bring new jobs and customers to the area – many of whom will shop and dine at the surrounding retailers and restaurants. I encourage you to vote in favor of CocoMar Logistics Park and help ensure Coconut Creek remains a vibrant and thriving community.

Thank you for your consideration.

Best,

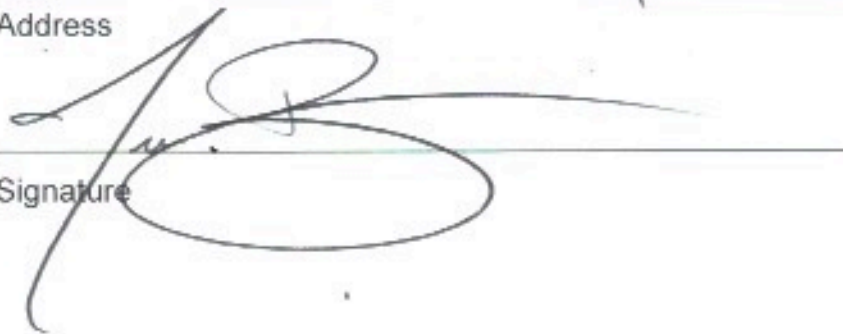
Ian Brandrett

Name

4937 Coconut Creek Pkwy

Address

Signature

A handwritten signature in black ink, appearing to be 'Ian Brandrett', written over a horizontal line. The signature is stylized with a large, circular flourish at the end.

June 8, 2023

Dear Coconut Creek City Commissioners:

I've heard about the proposed CocoMar Logistics Park on the corner of Lyons Road and W. Atlantic Boulevard and am sharing my wholehearted support for its approval. I work in Coconut Creek and believe this development will bring numerous benefits to the community.

The logistics park will bring new jobs and customers to the area – many of whom will shop and dine at the surrounding retailers and restaurants. I encourage you to vote in favor of CocoMar Logistics Park and help ensure Coconut Creek remains a vibrant and thriving community.

Thank you for your consideration.

Best,

Alison C

Name

4443 Lyons rd D102 Coconut Creek 33073

Address

Alison

Signature

June 8, 2023

Dear Coconut Creek City Commissioners:

I've heard about the proposed CocoMar Logistics Park on the corner of Lyons Road and W. Atlantic Boulevard and am sharing my wholehearted support for its approval. I work in Coconut Creek and believe this development will bring numerous benefits to the community.

The logistics park will bring new jobs and customers to the area – many of whom will shop and dine at the surrounding retailers and restaurants. I encourage you to vote in favor of CocoMar Logistics Park and help ensure Coconut Creek remains a vibrant and thriving community.

Thank you for your consideration.

Best,

Kaylee DeBian

Name

4407

~~(4407)~~ Lyons Road

Address

Kaylee

Signature

June 8, 2023

Dear Coconut Creek City Commissioners:

I've heard about the proposed CocoMar Logistics Park on the corner of Lyons Road and W. Atlantic Boulevard and am sharing my wholehearted support for its approval. I work in Coconut Creek and believe this development will bring numerous benefits to the community.

The logistics park will bring new jobs and customers to the area – many of whom will shop and dine at the surrounding retailers and restaurants. I encourage you to vote in favor of CocoMar Logistics Park and help ensure Coconut Creek remains a vibrant and thriving community.

Thank you for your consideration.

Best,

Bueller Florio
Name

4413 Lyons Rd. Coconut Creek, FL 33073
Address

[Handwritten Signature]
Signature

June 8, 2023

Dear Coconut Creek City Commissioners:

I've heard about the proposed CocoMar Logistics Park on the corner of Lyons Road and W. Atlantic Boulevard and am sharing my wholehearted support for its approval. I work in Coconut Creek and believe this development will bring numerous benefits to the community.

The logistics park will bring new jobs and customers to the area – many of whom will shop and dine at the surrounding retailers and restaurants. I encourage you to vote in favor of CocoMar Logistics Park and help ensure Coconut Creek remains a vibrant and thriving community.

Thank you for your consideration.

Best,

Verónica Girón

Name

2217 cypress island dr, pompano

Address



Signature

June 8, 2023


Dear Coconut Creek City Commissioners:

I've heard about the proposed CocoMar Logistics Park on the corner of Lyons Road and W. Atlantic Boulevard and am sharing my wholehearted support for its approval. I work in Coconut Creek and believe this development will bring numerous benefits to the community.

The logistics park will bring new jobs and customers to the area – many of whom will shop and dine at the surrounding retailers and restaurants. I encourage you to vote in favor of CocoMar Logistics Park and help ensure Coconut Creek remains a vibrant and thriving community.

Thank you for your consideration.

Best,


Name


Address


Signature

June 8, 2023

Dear Coconut Creek City Commissioners:

I've heard about the proposed CocoMar Logistics Park on the corner of Lyons Road and W. Atlantic Boulevard and am sharing my wholehearted support for its approval. I work in Coconut Creek and believe this development will bring numerous benefits to the community.

The logistics park will bring new jobs and customers to the area – many of whom will shop and dine at the surrounding retailers and restaurants. I encourage you to vote in favor of CocoMar Logistics Park and help ensure Coconut Creek remains a vibrant and thriving community.

Thank you for your consideration.

Best,

Amrita Lottery

Name

4407 Lyons Rd Unit 102 Coconut Creek, FL 33073

Address



Signature

June 8, 2023

Dear Coconut Creek City Commissioners:

I've heard about the proposed CocoMar Logistics Park on the corner of Lyons Road and W. Atlantic Boulevard and am sharing my wholehearted support for its approval. I work in Coconut Creek and believe this development will bring numerous benefits to the community.

The logistics park will bring new jobs and customers to the area – many of whom will shop and dine at the surrounding retailers and restaurants. I encourage you to vote in favor of CocoMar Logistics Park and help ensure Coconut Creek remains a vibrant and thriving community.

Thank you for your consideration.

Best,

Michayila Lafontant
Name

4887 Coconut Creek Pkwy
Address

Michayila Lafontant
Signature

June 8, 2023

Dear Coconut Creek City Commissioners:

I've heard about the proposed CocoMar Logistics Park on the corner of Lyons Road and W. Atlantic Boulevard and am sharing my wholehearted support for its approval. I work in Coconut Creek and believe this development will bring numerous benefits to the community.

The logistics park will bring new jobs and customers to the area – many of whom will shop and dine at the surrounding retailers and restaurants. I encourage you to vote in favor of CocoMar Logistics Park and help ensure Coconut Creek remains a vibrant and thriving community.

Thank you for your consideration.

Best,

Name

Lydia Melchior

Address

4407 Lyons rd

Signature

Lydia

June 8, 2023

Dear Coconut Creek City Commissioners:

I've heard about the proposed CocoMar Logistics Park on the corner of Lyons Road and W. Atlantic Boulevard and am sharing my wholehearted support for its approval. I work in Coconut Creek and believe this development will bring numerous benefits to the community.

The logistics park will bring new jobs and customers to the area – many of whom will shop and dine at the surrounding retailers and restaurants. I encourage you to vote in favor of CocoMar Logistics Park and help ensure Coconut Creek remains a vibrant and thriving community.

Thank you for your consideration.

Best,

Bryan David Mora C,

Name

Canot Express, Promenade

Address

Bryan

Signature

June 8, 2023

Dear Coconut Creek City Commissioners:

I've heard about the proposed CocoMar Logistics Park on the corner of Lyons Road and W. Atlantic Boulevard and am sharing my wholehearted support for its approval. I work in Coconut Creek and believe this development will bring numerous benefits to the community.

The logistics park will bring new jobs and customers to the area – many of whom will shop and dine at the surrounding retailers and restaurants. I encourage you to vote in favor of CocoMar Logistics Park and help ensure Coconut Creek remains a vibrant and thriving community.

Thank you for your consideration.

Best,

Jaheily Peralta
Name

4401 Lyons Rd Unit 102 Coconut Creek FL 33073
Address


Signature

June 8, 2023

Dear Coconut Creek City Commissioners:

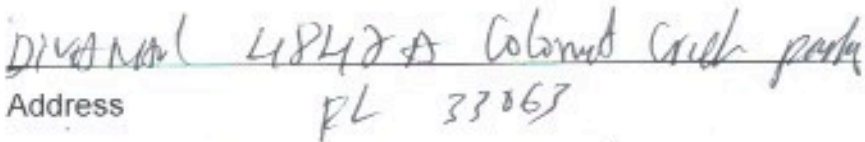
I've heard about the proposed CocoMar Logistics Park on the corner of Lyons Road and W. Atlantic Boulevard and am sharing my wholehearted support for its approval. I work in Coconut Creek and believe this development will bring numerous benefits to the community.

The logistics park will bring new jobs and customers to the area – many of whom will shop and dine at the surrounding retailers and restaurants. I encourage you to vote in favor of CocoMar Logistics Park and help ensure Coconut Creek remains a vibrant and thriving community.

Thank you for your consideration.

Best,


Name


Address


Signature

June 8, 2023

Dear Coconut Creek City Commissioners:

I've heard about the proposed CocoMar Logistics Park on the corner of Lyons Road and W. Atlantic Boulevard and am sharing my wholehearted support for its approval. I work in Coconut Creek and believe this development will bring numerous benefits to the community.

The logistics park will bring new jobs and customers to the area – many of whom will shop and dine at the surrounding retailers and restaurants. I encourage you to vote in favor of CocoMar Logistics Park and help ensure Coconut Creek remains a vibrant and thriving community.

Thank you for your consideration.

Best,

5321 NW 32nd court.

Name

Bruna Pinto

Address

Bruna Pinto

Signature

June 8, 2023

Dear Coconut Creek City Commissioners:

I've heard about the proposed CocoMar Logistics Park on the corner of Lyons Road and W. Atlantic Boulevard and am sharing my wholehearted support for its approval. I work in Coconut Creek and believe this development will bring numerous benefits to the community.

The logistics park will bring new jobs and customers to the area – many of whom will shop and dine at the surrounding retailers and restaurants. I encourage you to vote in favor of CocoMar Logistics Park and help ensure Coconut Creek remains a vibrant and thriving community.

Thank you for your consideration.

Best,

Valeria Rodriguez

Name

Carrot Express

Address

Valeria Rodriguez

Signature

June 8, 2023

Dear Coconut Creek City Commissioners:

I've heard about the proposed CocoMar Logistics Park on the corner of Lyons Road and W. Atlantic Boulevard and am sharing my wholehearted support for its approval. I work in Coconut Creek and believe this development will bring numerous benefits to the community.

The logistics park will bring new jobs and customers to the area – many of whom will shop and dine at the surrounding retailers and restaurants. I encourage you to vote in favor of CocoMar Logistics Park and help ensure Coconut Creek remains a vibrant and thriving community.

Thank you for your consideration.

Best,

Laura Roze

Name

4407 Lyons Road

Address

[Signature]

Signature

June 8, 2023

Dear Coconut Creek City Commissioners:

I've heard about the proposed CocoMar Logistics Park on the corner of Lyons Road and W. Atlantic Boulevard and am sharing my wholehearted support for its approval. I work in Coconut Creek and believe this development will bring numerous benefits to the community.

The logistics park will bring new jobs and customers to the area – many of whom will shop and dine at the surrounding retailers and restaurants. I encourage you to vote in favor of CocoMar Logistics Park and help ensure Coconut Creek remains a vibrant and thriving community.

Thank you for your consideration.

Best,

Georgina Vela
Name

4957 Coconut Creek Pwy Coconut Creek FL
Address

Georgina Vela
Signature

June 8, 2023

Dear Coconut Creek City Commissioners:

I've heard about the proposed CocoMar Logistics Park on the corner of Lyons Road and W. Atlantic Boulevard and am sharing my wholehearted support for its approval. I work in Coconut Creek and believe this development will bring numerous benefits to the community.

The logistics park will bring new jobs and customers to the area – many of whom will shop and dine at the surrounding retailers and restaurants. I encourage you to vote in favor of CocoMar Logistics Park and help ensure Coconut Creek remains a vibrant and thriving community.

Thank you for your consideration.

Best,

Kim

Name

4413 Lyons Rd.

Address

Kim

Signature

EXHIBIT "5"
2023-0713R
City Commission
Minutes

June 8, 2023

Dear Coconut Creek City Commissioners:

I am writing to share my full support for the proposed CocoMar Logistics Park on the corner of Lyons Road and Atlantic Boulevard. This site has remained empty for decades and I believe a project like this is long overdue.

The logistics park will generate significant tax revenue, bring hundreds of jobs to Coconut Creek and continue your ongoing commitment to locally-owned businesses.

Thank you for your consideration. I urge you to vote yes for CocoMar Logistics Park.

Best,

Michelle Ferro

Name

Manager @ Naked Taco

Address

Promenade

Signature



June 8, 2023

Dear Coconut Creek City Commissioners:

I am writing to share my full support for the proposed CocoMar Logistics Park on the corner of Lyons Road and Atlantic Boulevard. This site has remained empty for decades and I believe a project like this is long overdue.

The logistics park will generate significant tax revenue, bring hundreds of jobs to Coconut Creek and continue your ongoing commitment to locally-owned businesses.

Thank you for your consideration. I urge you to vote yes for CocoMar Logistics Park.

Best,

Shane Francis

Name

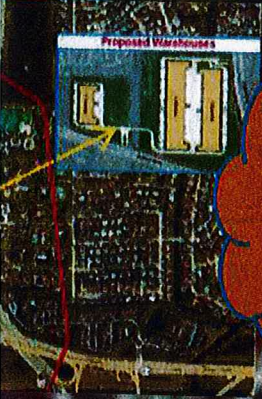
1911 Lyons Rd #309 Coconut Creek, FL

Address

Shane Francis

Signature

EXHIBIT "6"
2023-0713R
City Commission
Minutes



3 Warehouses
Less than 100 ft
from property lines
106 truck bays
42 feet tall
384,000 sq ft

SOUTH CREEK

SMART GROWTH
BUTTERFLY & WILDLIFE FRIENDLY
CLEAN AND SERENE
GREEN SPACES
SMALL TOWN FEEL



MIAR
ISSUES
HAUST
LUTION

Philip J. Barrett
4763 NW 5th Pl.
Coconut Creek, FL 33063-6741

MIAMI FL 330

11 JUL 2023 PM 4 L



FOREVER



Dear Commissioner,

Your comments.....

WE ARE VERY OPPOSED
TO THE BUILDING PROJECT
AT ATLANTIC & LYONS.
THE REASONS ARE
LISTED ON THE BACK
IN RED.

Your name

PHIL AND DAWN
BARRETT

*Name (YOUR CHOICE) and
Address of
Commissioner*

Joshua Rydell - Mayor
Sandra Welch - Vice Mayor
Jackie Railey
Jeffrey Wasserman
John Brodie

Address: 4800 W. Copans Road
Coconut Creek, FL 33063

954-969-1531

Dear Mayor Rydell,
I have lived in CoCoPalms since 1993. We stayed because of the parks and green spaces. Where exactly do you expect the wild animals to go? And kids to play when everything is covered in concrete and asphalt? I'm a long-time voter in Coconut Creek. Please don't disappoint me.

Linda Kauthe
954-821-3095

MIAMI FL 330

10 JUL 2023 PM 5 L

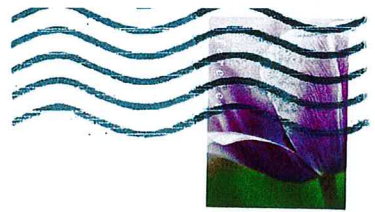


Joshua Rydell, Mayor
4800 W Copans Road
Coconut Creek FL
33063

Dear Commisioner Railey,
Please don't allow the rezoning
of the wetlands located at Lyons
Road and Atlantic Blvd. The
green spaces are the reason we
chose to live in Coconut Creek.
I realize that development is
necessary, but that corner is
not going to benefit anyone in
Coconut Creek. Just greedy devel-
opers and politicians. Don't be one.

Linda Kaethen 954-821-3085

MIAMI FL 330
10 JUL 2023 PM 5 L



Jackie Railey
Comissioner
4800 W Copans Rd
Coconut Creek FL
33063

Dear Vice Mayor Welch

MIAMI FL 330

10 JUL 2023 PM 4 L

I am voicing my disapproval
of developing the land at
Lyons Road and Atlantic
Blvd. What about the
wetlands? What about
my property value going
down? The added traffic?

Please represent me, I vote.

I don't want this. Don't do it.

Linda Kauth 954-821-3035



Sandra Welch
Vice Mayor
4800 W Copans Rd
Coconut Creek
FL 33063

Good Day,

As a resident of Cocopalms,
I ask that the proposed
Warehouses at Lyons and
Atlantic be denied.

The noise, traffic and
safety issues are my main
concerns.

I do not feel this building
will enhance the beauty and/or
safety of our beautiful area
of Coconut Creek.

Please speak for the majority of
residents in this area and Do NOT
allow ~~for this to go forward~~

Thanks very much. Florian

MIAMI-FL 330

POSTAGE WILL BE PAID BY ADDRESSEE



To:

Commissioners of
Coconut Creek

4800 West Copans Road
Coconut Creek, FL

33063

DEAR COMMISSIONERS,

I AM TOTALLY AGAINST THIS
PROPOSED ZONING MODIFICATION. THIS
NOT IN THE BEST INTEREST OF COCO PALMS
RESIDENTS. INSTEAD I PROPOSE
REZONING TO RESIDENTIAL.
I WOULD MAKE A MOTION TO
RESIDENTIAL REZONING IF THIS
IS PERMITTED.

Sincerely,

STUDLEY LAWRENCE.
527 NW 47 AVE, COCONUT CREEK.

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jacqueline Railey, hereby disclose that on July 13, 20 23 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of Wynmoor Community Council, Inc., by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows: ·

Resolution No. 2023-118 approves matching grant funds from the Neighborhood Enhancement Grant Program for the Aruba Condominium Association, Inc., which is located within the Wynmoor Community, to complete security enhancements. I am the President of the Master Association, Wynmoor Community Council.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

7/19/2023

Date Filed

JACKIE RAILEY

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME--FIRST NAME--MIDDLE NAME Railey, Jacqueline		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE City of Coconut Creek City Commission	
MAILING ADDRESS 4800 W. Copans Road		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Coconut Creek	COUNTY Broward	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED July 13, 2023		NAME OF POLITICAL SUBDIVISION: City of Coconut Creek	
		MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office ~~MUST ABSTAIN~~ from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also ~~MUST ABSTAIN~~ from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jacqueline Railey, hereby disclose that on July 13, 20 23 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of Wynmoor Community Council, Inc., by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Resolution No. 2023-119 approves matching grant funds from the Neighborhood Enhancement Grant Program for the Antigua II Neighborhood Association, which is located within the Wynmoor Community, to complete security enhancements. I am the President of the Master Association, Wynmoor Community Council.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

July 17, 2023

Date Filed

Jackie RAILEY

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.