



CITY OF COCONUT CREEK CITY COMMISSION MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: October 26, 2023
Time: 7:00 p.m.
Meeting No. 2023-1026R

CALL TO ORDER

Mayor Joshua Rydell called the meeting to order at 7:07 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 Deputy Chief of Police Fred Hofer.

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

PRESENTATIONS

1. **23-199** A CEREMONY RECOGNIZING THE PROMOTION OF CAPTAIN FRED HOFER TO DEPUTY CHIEF OF POLICE.

Police Chief Albert A. "Butch" Arenal recognized Deputy Chief of Police Fred Hofer on his promotion, which was followed by the badge-pinning ceremony.

2. **23-201** A PRESENTATION RECOGNIZING OCTOBER 2023 AS "DOMESTIC VIOLENCE AWARENESS MONTH."

Vice Mayor Welch read the proclamation into the record and presented it to Victim Advocate Tara Arena.

3. **23-209** A PROCLAMATION RECOGNIZING OCTOBER 26, 2023, AS "READ FOR THE RECORD DAY."

Mayor Rydell read the proclamation into the record and presented it to Ken King, Director of Community Engagement, Children's Services Council of Broward County.

INPUT FROM THE PUBLIC

City Clerk Kavanagh read an advanced public comment into the record received by email, a copy of

which is attached hereto and made a part hereof as Exhibit “1,” as follows:

Alene Smith, 2465 Ginger Avenue, Coconut Creek, wrote regarding Vision 2030 and the City’s efforts toward smart growth while maintaining the character of the community. She stated development anywhere in the City affects residents everywhere in the City, and asked the Commission to keep this in mind when considering changes.

CONSENT AGENDA (Items 4 through 9)

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

4. **23-198** A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2023-0926WS, 2023-0928SP, AND 2023-0928R)

5. **RES
2023-164** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A SOLE SOURCE AGREEMENT WITH THOMSON REUTERS TO PROVIDE FOR THE CONTINUED USE OF THE CONSOLIDATED LEAD EVALUATION AND REPORTING (CLEAR) SERVICE AND A THREE-YEAR RECURRING SUBSCRIPTION FEE.

6. **RES
2023-177** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH HUMAN SERVICE NETWORK, INC. D/B/A MEALS ON WHEELS SOUTH FLORIDA FOR MEAL ASSISTANCE SERVICES RELATED TO THE COVID-19 EMERGENCY TO AID THE CITY’S COMMUNITY.

7. **RES
2023-182** A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ATTORNEY, ON BEHALF OF THE CITY, TO ENGAGE THE SERVICES OF OUTSIDE COUNSEL TO FILE A LAWSUIT AGAINST VARIOUS ENTITIES THAT MANUFACTURE PRODUCTS CONTAINING PFAS, AND TO JOIN THE PENDING MULTIDISTRICT LITIGATION KNOWN AS “IN RE: AQUEOUS FILM-FORMING FOAM PRODUCTS LIABILITY LITIGATION,” FILED IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF SOUTH CAROLINA, CHARLESTON DIVISION, IN ORDER TO PRESERVE THE CITY’S RIGHTS AND REMEDIES THEREUNDER.

8. **RES
2023-180** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO PREPARE AND SUBMIT A GRANT APPLICATION TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY JOB GROWTH GRANT FUND FOR THE MAINSTREET PROJECT AREA PUBLIC IMPROVEMENTS; AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO ENTER INTO THE APPROPRIATE AGREEMENTS REQUIRED TO RECEIVE FUNDING.

9. **RES
2023-181** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE RESILIENT FLORIDA GRANT AGREEMENT (NO. 23PLN75) FOR REIMBURSEMENT OF THE VULNERABILITY ASSESSMENT IN THE AMOUNT OF \$150,000.

MOTION: Welch/Brodie – To approve Consent Agenda Items 4, 5, 6, 7, 8, and 9.

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

REGULAR AGENDA

City Commission

10. **RES** A RESOLUTION SUPPORTING THE STATE OF ISRAEL AND DENOUNCING
2023-191 THE TERRORIST ACTIONS OF HAMAS.

Mayor Rydell read the Resolution title into the record.

MOTION: Wasserman/Welch – To approve Resolution No. 2023-191.

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

Sustainable Development

11. **ORD** AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE FIRST
2023-031 AMENDMENT TO THE LEAST AGREEMENT WITH T-MOBILE SOUTH, LLC,
TO UPGRADE EQUIPMENT WITHIN THE EXISTING LEASED SPACE AND
WITHIN CONCEALED CANISTERS ON THE CITY'S TELECOMMUNICATIONS
TOWER LOCATED AT THE COMMUNITY CENTER, SUBJECT TO ALL OTHER
TERMS AND CONDITIONS PROVIDED THEREIN. (SECOND READING)
(PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

MOTION: Railey/Wasserman – To adopt Ordinance No. 2023-031.

Sustainable Development Director Scott Stoudenmire presented the item, noting there had been one (1) comment made on first reading and that comment had been addressed.

Mayor Rydell opened the public hearing on the item. City Clerk Kavanagh stated that no advanced public comments were submitted for the item, and no one had signed in to speak. Mayor Rydell closed the public hearing.

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

City Attorney Pyburn explained the City's quasi-judicial procedures that would be applied to Agenda Items 12, 13, 14, and 15. City Clerk Kavanagh confirmed the public notice requirements for Agenda Items 12, 13, 14, and 15 had been met and swore in the witnesses.

12. **ORD** AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION
2023-030 SUBMITTED BY GREEN DRAGON FLORIDA, LLC TO PERMIT A MEDICAL
MARIJUANA DISPENSARY GENERALLY LOCATED AT 6706 NORTH STATE
ROAD 7/U.S. 441, AS LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED
HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(FIRST READING)
(FIRST PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

Commissioner Wasserman made a motion to move Item 12 for discussion, seconded by Commissioner Brodie.

City Attorney Pyburn asked if there were any disclosures or ex-parte communications on behalf of the Commission for Agenda Item 12 and the following disclosures were made:

- Commissioner Wasserman and Mayor Rydell disclosed that they had attended the community meeting held at the Recreation Complex in September 2023.

Mr. Stoudenmire presented the item, explaining the applicant was requesting to operate a medical marijuana dispensary in the Colonial Plaza, just north of Johnson Road on State Road 7. He stated the application constituted a Special Land Use pursuant to the Land Development Code, noting it went through the Development Review Committee (DRC) process and the Planning and Zoning Board had recommended approval at its September 13, 2023, meeting.

Eric Sevell, Green Dragon Florida, LLC, provided a brief overview of the company and his background. He stated the plan was to conduct an interior renovation of the building with no changes to the external structure. He highlighted the value of access for patients in Coconut Creek. Mr. Sevell explained that the Coconut Creek Police Department had walked the site with him to collaborate on the security plan included in the proposal, and pointed out how the company would fit into the forward-thinking community of Coconut Creek. He stated anything that could be done to increase safety and open lines of communication was something the company would try to do. Continuing, Mr. Sevell reviewed concerns brought forward during the community outreach meeting, including those related to children and security, delivery, and traffic. He discussed the proposed layout, highlighting the patient consult room and the sales counter and noted that no medicated products were available on the patient side of the counter. He showed examples of Green Dragon stores in other communities and stated it would be an honor and a privilege to serve as the first medical marijuana dispensary in Coconut Creek.

Mayor Rydell opened the public hearing on the item. City Clerk Kavanagh stated that no advanced public comments were submitted for the item.

Beth Acker, 4946 NW 6 Street, Coconut Creek, stated she had been waiting for a dispensary to come into Coconut Creek for some time and pointed out it would help a lot of people. She noted she had been in a number of dispensaries and not seen a single security guard.

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

Commissioner Wasserman asked for clarification on use of debit cards, and Mr. Sevell explained. Commissioner Wasserman stated the design was clean, but he was not comfortable with the word cannabis or marijuana on the façade of the building. Mr. Sevell stated it was something that could be considered, and they could work with the City on it. He noted this would not be the first City to make that request. Commissioner Wasserman asked about wait times and online pre-orders, and Mr. Sevell provided additional detail.

Commissioner Brodie inquired as to whether the building would have ADA door openers. Mr. Sevell stated their locations did not typically have them, but they would be willing to consider it.

Commissioner Railey asked if there would be a doctor in the facility, and Mr. Sevell explained that was not allowed by State Statute. Commissioner Railey asked about advertising. Mr. Sevell stated it was very limited and discussed the requirements for posting on social media. He noted they could attend events, but not hand out flyers or purchase billboards. Discussion ensued regarding working with physicians to provide information. Mr. Sevell responded to additional questions regarding security, medical recommendation, and consultation.

Vice Mayor Welch stated she liked the photos without the word cannabis. She asked whether there was interest or need for a buzzer for access. Mr. Sevell stated it was something they had considered; but in opening 35 stores, the company had found there was not a need. Vice Mayor Welch asked about rules surrounding queues and design colors, and Mr. Sevell responded.

Mayor Rydell inquired as to whether the database confirmation completed when making a purchase in the store, was confirming the cardholder and also that they have a valid recommendation. Mr. Sevell confirmed this was correct and noted it would also inform the seller if the patient had met their purchase limits. Mr. Sevell responded to additional questions regarding parking, operations, hours, and other businesses in the shopping center.

AMENDMENT: Wasserman/Railey – To amend Ordinance No. 2023-030 to disallow use of the words “marijuana” or “cannabis” on the façade of the dispensary.

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

Discussion ensued briefly regarding the recommendation for an ADA door opener. Mr. Stoudenmire requested the opportunity to meet with the Building Department between first and second reading to evaluate retrofitting the door.

MOTION: Brodie/Welch – To approve Ordinance No. 2023-030 on first reading, as amended.

Upon roll call, the Ordinance, as amended, passed on first reading by a 5-0 vote.

Mayor Rydell stated if there were no objections from staff, the applicant, or the Commission, Items 13, 14, and 15 would be heard together, and there were no objections.

13. **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)
14. **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)
15. **RES
2023-097** A RESOLUTION APPROVING THE SITE PLAN REQUEST OF 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. Mayor Rydell read the Resolution title into the record and clarified that while it would be discussed, the Resolution would not be voted on until second reading of the Ordinances.

Vice Mayor Welch made a motion to move Item 13 for discussion, seconded by Commissioner Wasserman.

Commissioner Railey made a motion to move Item 14 for discussion, seconded by Commissioner Wasserman.

Commissioner Railey made a motion to move Item 15 for discussion, seconded by Commissioner Wasserman.

Mayor Rydell explained this first reading was a continuation from the July 13, 2023, meeting. He stated all verbal and written comments provided at the July 13 meeting were included in the record of the proceedings. He noted members of the public who had not already spoken or emailed or had new information to share would be provided the opportunity to speak during the public hearing.

Mayor Rydell asked Dennis Mele, Greenspoon Marder LLP, attorney on behalf of 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 "2."

City Attorney Pyburn asked if there were any applicable disclosures or ex-parte communications from the Commission for Items 13, 14 and 15 since the July 13 meeting, and the following disclosures were made:

- Commissioner Wasserman stated he had met the previous week with members of the Greystar team, including Herbie Klotz, Malcolm Butters, and Robby Holroyd; he had spoken with Resident Mark Martone on the telephone the previous week; and he had spoken on the phone with Resident Jon Ahlbum earlier in the day.
- Commissioner Brodie stated that he met with Mr. Martone in August and had met with Mr. Klotz twice since the last meeting.
- Commissioner Railey stated she also met with parties representing Greystar and residents of Lakewood East.
- Vice Mayor Welch disclosed she had also met with the parties previously listed and had spoken with Robby Holroyd on the phone on September 23.
- Mayor Rydell stated he had also met with all duly logged lobbyists, including Mr. Mele; he met with Mr. Martone at City Hall; and he had communication with a number of residents in Lakewood East and Cocopalms since the last meeting. He noted he had viewed comments on social media, but had not interacted, and had reviewed the petition to see who had signed it.

City Attorney Pyburn asked whether the Mayor, Vice Mayor, and Commissioners felt they could be impartial in the proceedings and wait to make a decision based on the evidence presented. Each confirmed that they could.

Mr. Stoudenmire acknowledged this was a continuation of the July 13, 2023, presentation and briefly reviewed updates since that meeting. He stated the applicant had held several meetings with residents since July, and subsequently the community outreach report had been updated. He provided additional detail as to the finding the Commission was being asked to make and the

references in the City's Comprehensive Plan. Mr. Stoudenmire advised that in 2013, the Commission approved Ordinance No. 2013-025, amending 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 stated this meant the question was whether the nature of the use was appropriate or could be made appropriate through the implementation of design criteria and regulations such as increased setbacks, increased buffers, exceeding minimum open space requirements, enhanced architecture, green initiatives, and other site and use restrictions that may be required.

Mr. Mele presented on behalf of the applicant. He reviewed the uses allowed in the Commercial Land Use category and highlighted aspects of the project, as follows:

- Forty-three percent (43%) green space on the site, a higher percentage of green space than any other business park use in the City;
- Walls and landscaping on the northern property line, recessed twelve (12) feet into property where possible to provide additional buffer to neighbors;
- Landscaping and wall adjacent to Lyons Road to benefit residents of Cocopalms neighborhood to the east;
- Reduced trip count in comparison to the approved retail development, eighty-one percent (81%) lower than Commercial, with corresponding reductions in both morning and evening rush hour;
- Major generator of jobs and tax revenue, over a 10-year period an estimated \$16 million in taxes to various government agencies, in addition to one (1) time impact fees and building permit fees of over \$1.3 million;
- Availability of recreational amenities, including fitness and sports uses;
- Low impact on schools and infrastructure;
- Creation of 865 direct jobs and indirect jobs totaling 3,200;
- Partnering with local organizations (Career Source Broward, Broward College, Atlantic Technical College) to hire locally; and
- Built to a green standard, incorporating green elements to the site and buildings.

Mr. Mele shared that the primary thing the development team had done since the July 13 hearing was to reach out to the community. He submitted for the record 104 letters of support including a map of the addresses of those who had signed the letters. Mayor Rydell distributed the letters to the members of the Commission and asked staff to make copies of the cover sheet for each member.

Mr. Mele continued the presentation with a review of sample images and noted the ways in which the applicant had responded to feedback from the community. He expressed that the applicant was amenable to its commitments being recorded as conditions of approval.

Malcolm Butters, Butters Group, introduced potential tenants Peter Zadok, Elite Aluminum Corporation, and Susan Leahy, Willis Aeronautical Services, and noted that Willis had shared the need for 50,000 square feet in additional space in the City. He highlighted the location of the proposed project on the opposite end of Coconut Creek from the existing Lyons Technology Park and the value of distribution of resources. He discussed concerns with traffic and neighboring schools and reviewed the availability of industrial space in the community and potential tenants. Mr. Mele distributed copies of a vacancy study and description of each of the companies discussed as potential tenants to each of the Commissioners.

Herbie Klotz, Development Director, Greystar, continued the presentation. He stated the team

was committed to engaging locally, and reviewed data related to job creation. He noted plans to work with partners to host a job fair on site. Mr. Klotz reviewed the planned wall and landscaping, and discussed the commitment to those neighbors most impacted by the project. Mayor Rydell and Vice Mayor Welch inquired as to maintenance of the proposed wall and park lighting. Mr. Klotz confirmed the developer would be responsible for repair and maintenance. Mr. Klotz shared that since the July 13 hearing, the team had held four (4) additional community meetings, followed by hundreds of phone calls, car rides, and individual meetings with neighbors from Lakewood East and Cocopalms. He thanked the neighbors for being generous with their time and for sharing feedback to improve the project. He stated through this process, ninety percent (90%) of residents on the property line had signed letters of support for the business park.

Mr. Mele shared images highlighting the green areas on the property and noted voluntary access restrictions included in the plans. He discussed fences, walls, and landscaping items individually.

Mayor Rydell asked for the complete list of conditions of approval referenced. Discussion ensued briefly as to whether the conditions should be attached to the site plan or second reading of the amendment to the Planned Commerce District (PCD).

Mayor Rydell called for a recess at 9:13 p.m., and the meeting reconvened at 9:27 p.m.

Mr. Mele reviewed the additional conditions of approval proposed by the applicant, as follows:

- Entry feature at Lyons Road and Atlantic Boulevard (including signage with butterfly and solar tree), maintained by applicant;
- Reduction in number of truck bays from 106 to 79 (13 in building A, 32 in building B, 34 in building C);
- Commitment to partnering with local organizations (Career Source Broward, Broward College, Atlantic Technical College) to host a job fair and hire locally;
- Addition of wall and landscaping adjacent to Lyons Road, with any damage to the wall to be repaired by the applicant;
- Inclusion of northern buffers on site plan as shown, maintained by applicant;
- Addition of solar lights and wall at Coco Point Park, with any damage to the wall to be repaired by the applicant;
- Maintenance of community garden, including bearing all costs of maintenance; and
- Recessing northern wall twelve (12) feet into the property where possible, maintained by applicant.

Mr. Stoudenmire stated most of the conditions were new to staff at this level of detail. He suggested if there was a motion to move these items to second reading, staff should be given the opportunity to meet with the applicant to fully vet and clarify each of the proposed conditions.

Commissioner Brodie asked for clarification on what was meant by maintenance of the community garden. Mr. Mele stated they would set up the garden and maintain it in good condition so the community would be able to utilize it.

Discussion ensued as to whether to continue to review the items or table the matter to allow staff time to review the conditions. Consensus was to move forward.

Mayor Rydell opened the public hearing on Items 13, 14, and 15.

Julie Price, 4784 NW 5 Court, Coconut Creek, spoke in support of the project. She stated

October was National Disability Employment Awareness Month, highlighting the importance of inclusion in this opportunity of people with all types of disabilities. She noted ARC Broward looked forward to working with potential employers in this space.

Janet Wincko, 4744 NW 5 Place, Coconut Creek, spoke in support of the project. She stated she has been a resident of Cocopalms for 30 years, and after careful consideration, it was her opinion that this project was in the best interest of the community.

Alex Rodriguez, 502 NW 47 Avenue, Coconut Creek, chose to speak in person in place of the written comment he submitted. Mayor Rydell noted his email would not be read aloud but would be included in the record for the meeting. Mr. Rodriguez spoke in support of the project. He explained he began opposed to the project, but after meeting with Mr. Klotz and attending several meetings, he believed the proposed wall would provide privacy, safety, and decrease traffic noise.

Diane Narine, 4748 NW 5 Court, Coconut Creek, spoke in support of the project. She stated she lived adjacent to the project, and after 28 years of enjoying the peace and quiet, things were about to change. She advised she would rather have a light industrial warehouse with limited traffic than a residential community under the Live Local Act.

Parmeshwar Narine, 4748 NW 5 Court, Coconut Creek, spoke in support of the project. He explained his home was between buildings B and C, and he was in support of the project because he did not want his sleep to be interrupted by noise.

Carmen Rodriguez, 502 NW 47 Avenue, Coconut Creek, spoke in support of the project. She stated she had been a resident of Coconut Creek since 1990 and believed it was the best place to be. She acknowledged something needed to be built there and noted past projects she had been opposed to, and stated the Greystar project would be a beautiful neighbor that creates jobs.

Beth Acker, 4946 NW 6 Street, Coconut Creek, chose to speak in person in place of the written comment she submitted. Mayor Rydell noted her email would not be read aloud, but would be included in the record for the meeting. Ms. Acker spoke in support of the project. She stated her property backs up to the Greystar property and had concerns with her property values, but the meetings with residents had educated her. She asserted the applicant was not obligated to incorporate the public comment and noted none of the past proposals for this property had been so forthcoming.

Robert Green, 4767 NW 5 Court, Coconut Creek, spoke in support of the project. He stated he had watched the Planning and Zoning Board and noticed the images were all from the property looking out, and a few weeks later the applicant had made adjustments to the plan. He acknowledged that none of the changes had to be made and advised that his interactions with the developer had been positive.

Cathy Green, 4767 NW 5 Court, Coconut Creek, chose to speak in person in place of the written comment she submitted. Ms. Green spoke in support of the project. She listed benefits of the project, including no windows facing her property, buffering, activity limited to normal business hours, and traffic. She stated the egress and ingress were her largest concern and addressed the likelihood of getting a stop light. Mayor Rydell noted Ms. Green's written comment received via email would be included in the record for the meeting.

Marianly Primmer, 4785 NW 7 Manor, Coconut Creek, spoke in opposition to the project. She

commented that the proposed tenants looked great, but she had the same traffic and safety concerns, and the same design was being presented. She asked why the buildings were not being designed specifically to tenants. She shared that Mr. Klotz had spent time listening to her concerns, but he was not able to deliver on her requests. She stated a lot of people who were supporting the project were afraid they would get low-income housing instead.

Mayor Rydell confirmed for the record that Peter Zadok, Elite Aluminum Corporation, and Susan Leahy, Willis Aeronautical Services, had signed up to speak in support of the project.

Marian Susanj, 4772 NW 5 Court, Coconut Creek, spoke in support of the project. He stated he had initially been against it, as it would be in his backyard. He noted he had seen the buffers and trees, and believed the proposal looked good. He asserted the builder was bending over backward to make the area look good, and he appreciated that. He shared that he works in a facility similar to this, and traffic was minimal.

Henri Hage, 671 NW 48 Avenue, Coconut Creek, spoke in opposition to the project. He asserted that the developer had come back with the exact same plan as before, and it was a botched project. He stated there was a house of worship and schools nearby, and the traffic would cause problems.

Jonathan Boche, 4724 NW 5 Court, Coconut Creek, spoke in support of the project. He stated when moving in, he was told that a construction project would take place in the future, and they had lived with the uncertainty of what might happen in the vacant lot. He explained that since July, he had attended several spirited meetings and changed his mind about the project to now be excited about the proposal put forward. He stated he believed this project would enhance the aesthetics and cleanliness of the neighborhood.

Becky Tooley, 4411 Coconut Creek Boulevard, Coconut Creek, spoke in support of the project. She stated she had seen the original plans and there were going to be 220 townhomes. She noted she had been to most of the meetings and seen what Greystar had done, and in her 22 years on the Commission and 10 years on City Boards, she had never seen a developer go out and do almost everything they could to help the residents. She stated they had done a great job, and the project would make the corner better.

Wanda Calix, 850 Banks Road, Coconut Creek, who was in opposition to the project, yielded her time to Mr. Martone. Mayor Rydell noted Ms. Calix's voicemail would be made a part of the record.

Mark Martone, 4770 NW 9 Street, Coconut Creek, spoke in opposition to the project. He shared a *PowerPoint* presentation, expressing concern with the traffic counts and asserting the applicant's map of support had not shown all of the people opposed to the project in the neighborhood. He stated the lack of response to concerns with the design showed a lack of interest from the developer, and asserted the design should be changed to match the tenants.

Lisa Wiggan, 4778 NW 5 Court, Coconut Creek, spoke in support of the project. She stated she was directly affected by the project and was excited about the wall, as it would add security to her property.

Bridgette Seville, 4748 NW 7 Manor, Coconut Creek, spoke in support of the project. She commented she had been a thorn in the flesh of Greystar, and shared the research she had conducted, including going on a tour, meeting with a civil engineer, and doing surveillance of other industrial parks to learn about the traffic. She asserted the project would be beautiful and

she welcomed it.

Mercedes Jimenez, 4945 NW 6 Street, Coconut Creek, spoke in support of the project. She shared concern for the community that lives near the project. She stated the traffic on Atlantic Boulevard was already scary, and she would appreciate a buffer from it, and noted she would like to have a place to safely walk. She noted the area feels forgotten and the community deserves something pleasant to revitalize the area.

Matt Carvalho, 4718 NW 5 Court, Coconut Creek, spoke in support of the project. He stated originally his family was in opposition because the area was peaceful, but the developer had come in willing to compromise and appreciate the value of not only the neighboring properties but all of Coconut Creek. He noted the development would be good for Coconut Creek and would bring people in. He stated the agreement to build and maintain the wall showed the commitment.

Anselmo Carvalho, 4718 NW 5 Court, Coconut Creek, was in support of the project.

Ron Moser, 701 NW 48 Avenue, Coconut Creek, spoke in opposition to the project. He stated he and his wife have owned their house 43 years and raised their sons and grandchildren there. He noted he was old-fashioned and did not like change, so he was against this building.

Stephen Goldrick, 685 NW 49 Avenue, Coconut Creek, spoke in opposition to the project. He commented on plans for widening Florida's Turnpike and asked whether the Commission would vote to rezone, potentially adding more than 1,500 semi-trucks per week to Coconut Creek's streets and giving the Florida's Turnpike project an advantage.

Melissa Castaneda, 620 NW 43 Avenue, Coconut Creek, spoke in opposition to the project. She asserted many people who were previously in opposition to the project were threatened with a housing project and were choosing the less bad of the options. She stated some properties were getting improvements, but all of the neighborhood would be impacted by traffic. She asked who would enforce the maintenance agreements, how the City would humanely address the unhoused who are living on the property, and about the construction timeline. She argued this was the last piece of land that Coconut Creek could save and asked what it would take for the City to commit to saving it and making it an extension of the park.

Leudys Bofill, 4766 NW 5 Court, Coconut Creek, spoke in support of the project. He stated he liked to see the green behind his house, but if something were going to be built, this was the best thing. He expressed appreciation for Greystar's effort to work with the community.

Perry M. Egelsky, 4958 NW 6 Street, Coconut Creek, stated he was neutral on the project. He advised that for him, the proposal was an unfinished project. He stated there were eight (8) houses abutting the Margate portion of the property, and he had a grave concern that there was an unknown remaining in what will be done with that land.

Prince Severe, 640 NW 48 Avenue, Coconut Creek, spoke in support of the project. He stated it was a beautiful project.

With no further live public comment, City Clerk Kavanaugh played three (3) advanced public comments received by voicemail for the items into the record, as follows:

Daniel Rodriguez, 951 Lyons Road, Coconut Creek spoke in opposition to the project and the industrial use, commenting benefits of existing foliage, reduction of quality of life, and increase in

pollution.

Geneva Crawford, 4736 NW 5 Court, Coconut Creek, spoke in opposition to the project, noting the developer's use of fear mongering for the alternate low income housing, concern regarding the northbound left turn into the industrial park, and potential damage to adjacent homes during construction.

Janeth Cooney, 1102 Bahama Bend, Coconut Creek, spoke in opposition to the project due to traffic concerns and pollution from trucks.

City Clerk Kavanagh read the following advanced written comments submitted via email into the record, attached hereto and made part hereof as Exhibit "3:"

Grace Allen wrote in opposition to the project. She stated residents had changed their minds on the project due to fear of a housing project or being gifted with walls and extra land. She asserted no homeowner wants warehouses next to their homes.

Kathy Avedisian wrote in opposition to the project, citing traffic issues.

Christopher Cappiello and Giselle Mohammed, 4773 NW 7 Manor, Coconut Creek, wrote in opposition to the project. They stated the project would significantly compromise the quality of life for the residents and asserted it could lead to air and water pollution, as well as destruction of natural habitats. They cited financial implications for the residents. They reviewed benefits of commercial over an industrial park and stated alternatives were available.

Paula DaSilva wrote in opposition to the project.

Albert Gavett, 4407 NW 22 Road, Coconut Creek, wrote in opposition to the project. He cited noise pollution, traffic, and issues with semi-trucks driving by the schools to access the Florida Turnpike.

Yinet Jorge, 4798 NW 5 Court, Coconut Creek, wrote in support of the project. She stated the project would be a great benefit to the Cocopalms neighborhood. She noted she was a civil engineer and met with the civil engineer to review the drawings and discuss the project. She highlighted the benefits of the project and work of the developer to address concerns.

Alexandra Matthews, 405 Gardens Drive, Unit 103, Pompano Beach, wrote in opposition to the project. She stated the project was not suitable for the location, primarily due to the adverse impact on the community and incompatibility with the residential neighborhood. She asked that alternate locations be sought.

Lonni Michelson, Banyan Bay Apartments, wrote in opposition to the project, citing pollution, noise pollution, and increased traffic.

Mercedes and George Raymond, 4945 NW 6 Street, Coconut Creek, wrote in support of the project. They stated they take great pride in beautifying their home and neighborhood, but the large parcel of unkempt land next door makes them feel unsafe walking, asserting the project would beautify the area and was overdue.

Phyllis Santacroce wrote "where."

Bonnie Shapiro wrote in opposition to the project. She stated an industrial complex was not

needed in Coconut Creek, as they already have “Mt. Trashmore.”

Matthew Till, 6410 NW 34 Avenue, Fort Lauderdale, wrote in opposition to the project. He stated the location was bad for a new business opportunity, and the presence of additional semi-truck traffic on the key roadways was not welcome.

Leon and Cornell Vandemerwe wrote in opposition to the project. They stated the project was not a good idea, and cited the schools around the property.

Joann Weinman wrote in opposition to the project, commenting no more commercial buildings.

Charles Mishner wrote to express support on behalf of the Foundation for Independent Living (FIL). He stated the project aligns with FIL's core values and was a significant step forward for the City. He noted they had met with the applicants and were impressed with the initiative taken.

City Clerk Kavanagh read postcards in opposition to the project into the record, attached hereto and made a part hereof as Exhibit “4,” received from Susanne Kleinelsig, Tim and Renee Mucha, Juan Segovia, and a member of the public whose name was illegible.

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

Mr. Mele addressed public comments briefly. He stated he had been doing this work for a long time, and it was highly unusual in his experience to get the number of people in support that were present for this meeting. He highlighted comments regarding threats of low-income housing, and noted it was only brought up by those in opposition. He referenced comments related to traffic and pointed out the correct comparison was not to the current empty space, but to the current approved uses. He reiterated that there was a significant reduction in traffic with the proposed project. Continuing, Mr. Mele responded to comments regarding the church located across the street, incompatibility with the neighborhood, and references to early DRC comments. He explained the project had gone through five (5) rounds of DRC comments, and any comments from the first or second round which were not in later rounds had been satisfied. Mr. Mele discussed egress and ingress concerns and visual impacts of the project and entry feature. He noted there was an updated traffic study submitted because the original study used national data, and Lyons Industrial Park was used for more location-specific information. He responded to assertions that a shopping center would be preferable and stated there were several conclusions without supporting evidence. Mr. Mele stated he appreciated Mr. Egelsky's comments regarding the Margate section of the land, and noted the parcel was previously under contract for a large commercial development, but that contract had been dropped because FDOT would not approve an additional driveway. He explained that while they do not know what will be approved on that property, the developer has committed to building an eight (8) foot wall behind the homes adjacent to it with the permission of the owner. Mr. Mele addressed concerns regarding impacts of construction on neighboring foundations and comments referencing the property as a preserve. He stated it had been zoned Commercial for thirty (30) years and had always been private property.

Mr. Butters added additional clarification. He noted that when building industrial, it was built to generic industry standards and on-spec. He shared his experience with other business parks and the tenants attracted.

Mr. Mele discussed comments regarding routing of truck traffic, explaining work had been done on the issue and a solution had been found to ensure that GPS does not send trucks through the

neighborhoods.

Mr. Stoudenmire provided closing remarks. He clarified comments previously made related to DRC comments and outlined the process briefly. He noted the referenced comment had been a part of all five (5) rounds of DRC review and had ultimately been resolved.

Mayor Rydell asked if the twelve (12) foot easement would be deeded to the adjacent homeowners. Mr. Mele explained an easement would be provided so property taxes were not impacted in the same way. Mayor Rydell asked whether maintenance would be the responsibility of the homeowners. Mr. Mele confirmed it would, and noted there would be a wall. Discussion continued regarding the specific details of the easement and its approval. Mayor Rydell asked if there was a requirement for approval from Margate for the wall. Mr. Stoudenmire stated he believed it would be a staff level approval and would not require Commission or Planning and Zoning Board approval. Mayor Rydell inquired as to whether Greystar had conversations with the Diaz family regarding the Margate parcel. Mr. Mele stated there were previous discussions regarding purchase. Mayor Rydell expressed concern with the potential for development of neighboring properties and the viability of getting a stop light at the intersection. Mr. Mele and Mr. Stoudenmire responded briefly regarding the FDOT requirements and history of the intersection. Mayor Rydell asked whether the applicant was committed to paying for a traffic light if approved by FDOT. Mr. Mele suggested the County process for bonding a light. Mayor Rydell stated he had never seen outreach like this, and for this many people to say this was what they want was significant. He acknowledged the difficulty of this project.

Commissioner Railey asked whether the conditions of approval could be managed by Code Enforcement. Mr. Mele stated anything put in as a condition of approval of the site plan was binding, and violations would be a violation of the Code. City Attorney Pyburn confirmed Code Enforcement would be utilized and reiterated that staff had not yet had the opportunity to review the conditions. Mr. Stoudenmire added that site plans were very often used as a Code Enforcement tool. Commissioner Railey referenced comments regarding smaller buildings being more palatable. Mr. Mele provided additional explanation.

Commissioner Wasserman expressed appreciation to the development team for taking direction. He stated their efforts were admirable. He commented on the potential for change in the future and asserted the land use did not correlate with the surrounding areas. He asked why the buildings had to be forty-five (45) feet tall. Mr. Butters explained a significant portion of the height screened the mechanical equipment. He provided a brief overview of the changing industrial construction industry and the impact of technology on the needs for buildings. Discussion ensued regarding industrial development in other communities. Mr. Mele addressed the concern regarding compatibility briefly, pointing out that Lyons Business Park was also adjacent to residential. Commissioner Wasserman asked how many of those who had attended the meeting were receiving the twelve (12) foot easement. Discussion ensued briefly. Lewis Stoneburner, Greystar, stated he believed about twenty (20) percent of the support letters came from residents on the property line.

Commissioner Brodie acknowledged the tremendous efforts of Greystar to reach the community. He noted the potential tenants referenced and the traffic concerns did not match. He stated he could see the work had been done.

Vice Mayor Welch advised she was glad to have gotten some clarity on what giving the twelve (12) foot easement looked like. She stated she was very interested in seeing what staff saw as possible once they vetted the proposed conditions and discussed concerns with the traffic. She noted she loved the idea of the eight (8) foot wall and asked whether it could be built first. Mr.

Mele responded that generally, the agreement was that the wall would go up before the beginning of vertical construction. Vice Mayor Welch asked for clarification regarding the trees on the site. Mr. Mele explained a number of the trees in the buffer were existing mature trees, which would be relocated onsite. Vice Mayor Welch acknowledged Commissioner Wasserman's comments regarding the height, and asked what neighbors would be seeing. She asked about the turn lane. Mr. Mele reviewed the illustrations. Vice Mayor Welch inquired as to the details of the semi-truck traffic data. Mr. Butters explained the projection was sixteen (16) to eighteen (18) trucks a day based on the size and other buildings of similar uses. Vice Mayor Welch stated she had real reservations regarding the community garden and maintenance of the garden without the oversight of a non-profit, though she thought it was highly aspirational and commendable. Mr. Mele stated the developer would meet with staff to determine whether the protocol at the City's community garden could be replicated. Vice Mayor Welch highlighted the research done regarding the traffic light and stated it was a testament to good government in action. Mr. Mele stated they would post a bond for the cost of the signal, and work with staff to determine the number. He noted that this detail and the specifics of the conditions of approval could be worked out between first and second reading.

Mayor Rydell shared that this project had been a hard sell for him, but something that had made it more palatable was the work of Mr. Butters, who has a proven track record of bringing low-impact businesses into the City. He asked for clarification on the relationship between Greystar and Mr. Butters. Mr. Klotz explained Mr. Butters was a friend and long-time business associate. He stated Mr. Butters would likely be the leasing agent and property management for the site. Mr. Butters shared additional details, and discussion continued.

MOTION: Welch/Brodie – To approve Ordinance No. 2023-012 on first reading.

Upon roll call, the Ordinance failed on first reading by a 2-3 vote, with Commissioner Wasserman, Commissioner Railey, and Vice Mayor Welch voting nay.

MOTION: Wasserman/Welch – To approve Ordinance No. 2023-013 on first reading.

Upon roll call, the Ordinance failed on first reading by a 2-3 vote, with Commissioner Wasserman, Commissioner Railey, and Vice Mayor Welch voting nay.

Mayor Rydell noted that the Site Plan Resolution would not be considered.

Following the vote on Agenda Item 16, City Attorney Pyburn clarified that Agenda Items 13 and 14 with regards to the Greystar Cocomar project would not go to second reading. Discussion ensued briefly as to the intent of the vote.

MOTION: Welch/Brodie – To reconsider Agenda Item 13.

Upon roll call, the Motion to reconsider passed by a 4-1 vote, with Commissioner Wasserman voting nay.

MOTION: Welch/Brodie – To approve Ordinance No. 2023-012 on first reading.

Assistant City Attorney Eve Lewis and City Attorney Pyburn provided additional clarification on the motion and associated rules of procedure.

Upon roll call, the Ordinance passed on first reading by a 4-1 vote, with Commissioner Wasserman voting nay.

MOTION: Brodie/Welch – To reconsider Agenda Item 14.

Upon roll call, the Motion to reconsider passed by a 4-1 vote, with Commissioner Wasserman voting nay.

Commissioner Railey stated she thought the application warranted a second hearing. She asserted there were too many avenues remaining to be considered to make a final determination at this time.

MOTION: Wasserman/Welch – To approve Ordinance No. 2023-013 on first reading.

Upon roll call, the Ordinance passed on first reading by a 4-1 vote, with Commissioner Wasserman voting nay.

Mayor Rydell noted that the Agenda Item 15 would be heard on second reading and asked whether there was time certain on the second reading. City Manager Brooks stated it would be held at the November 9 Commission meeting.

16. **ORD 2023-032** AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 6, "BUILDINGS AND BUILDING REGULATIONS," TO CREATE SECTION 6-1 TO PROVIDE FOR ELECTRIC VEHICLE CHARGING STATION DESIGN GUIDELINES. (FIRST READING)

City Attorney Pyburn read the Ordinance title into the record.

MOTION: Welch/Railey – To approve Ordinance No. 2023-032 on first reading.

Mr. Stoudenmire explained the amendment would add guidelines for electric vehicle (EV) charging stations. He advised the Code currently lacked guidelines for the stations, and the amendment will allow staff to react to growing interest.

Vice Mayor Welch noted the item would also provide consistency for future development.

There were no questions or comments from the public.

Upon roll call, the Ordinance passed on first reading by a 5-0 vote.

CITY MANAGER REPORT

City Manager Brooks responded to a previous question regarding marketing the second recycling drop off site. She shared details of the promotion briefly, including banners, social media, a website update, and distribution of door hangers. She provided an update on the Holocaust Memorial project and explained the timeline would be approximately thirteen (13) to fifteen (15) months. She noted that Holocaust Memorial Day in April 2025 would be the target completion date.

CITY ATTORNEY REPORT

City Attorney Pyburn responded to a previous Commission question as to how vacancies were filled on the Broward County Solid Waste Authority Executive Committee. She outlined the process briefly and noted she had also sent the information via email. City Attorney Pyburn shared that funding for the design of the Florida's Turnpike expansion from I-595 to Wiles Road was expected to come up before

the Broward Metropolitan Planning Organization (MPO) on Thursday, November 2, and staff planned to object. She noted a record of decision following the public hearings was pending and information would be passed on as it became available. She provided a brief update on the case related to the Seminole Compact, noting the U.S. Supreme Court had reversed course and lifted the stay on online sports betting.

COMMISSION COMMUNICATIONS

Commissioner Wasserman wished everyone a happy Halloween.

Commissioner Brodie had no report.

Commissioner Railey had no report.

Vice Mayor Welch thanked City Attorney Pyburn for her additional clarity which had resulted in reconsidering the items earlier in the meeting.

Mayor Rydell had no report.

ADJOURNMENT

The meeting was adjourned at 12:49 a.m.



Joseph J. Kavanagh, MMC
City Clerk





Date

EXHIBIT "1"
2023-1026R
City Commission
Minutes

From: [Leni Smith](#)
To: [CommissionComments](#)
Subject: Commission Meeting 10.06.23 Non Agenda Public Comment
Date: Wednesday, October 25, 2023 5:08:31 PM

So sorry, I forgot to add my signature on my prior e-mail

Mayor, City Commission & City staff

I would like to express my gratitude for all that every single one of you do!

I would like to remind you of the City's Vision 2030.

It addresses: Several Key Focus's

A few of them being: Safety & Quality of Life, Smart Growth, Sustainable Environment.

Part of the "Smart Growth" I quote, " Means: Preserve character-defining features that make Coconut Creek unique. Maintaining our unique character & sense of place. Thriving and growing local, unique & creative businesses."

Development in any location of our city affects our entire city.

I ask of you, commission, please keep this in mind prior to amending codes, changing code of ordinance & rezoning.

With gratitude,

Alene Smith

2465 Ginger Ave.

Coconut Creek 33063

EXHIBIT "2"
2023-1026R
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 "3"
2023-1026R
City Commission
Minutes

Nowak, Danielle

From: Grace Allen <ghyacinth50@gmail.com>
Sent: Thursday, October 26, 2023 10:26 AM
To: CommissionComments
Subject: Greystar Industrial

Dear Commissioners,

Tonight, you will hear from several homeowners that they have had a change of heart, and they now support the warehouse development. There are several reasons that are being stated. They are afraid of affordable homes being built on the site. Even with the ordinance that was recently passed, some fear that the land may still be used for affordable homes in the future. Unfortunately, these types of housing connote fear to the benefit of others who like to stir the pot. Some homeowners even feel it is a done deal so may as well fall in line and get something out of this. They are blinded by the prospect of being gifted extra land behind their current property line, extra high walls and even a complete security wall for the entire community has been promised. They forget that you, the commissioners, are the only decision makers, and every developer needs your approval for any project in the city of Coconut Creek. It is therefore not a done deal. Why do they not have confidence in you as I do? What are they seeing that I am not? A homeowner's signature on a prepared form should be questioned as to its authenticity. No homeowner anywhere wants warehouses beside their homes. The warehouse site, height, bays, trucks have not changed. It is interesting that the developer has consistently told the homeowners that there will only be a few trucks and that the effects of the warehouse is being over exaggerated. So why the wall, the barrier etc. They know what is to come. They estimate 216 trucks during the peak period. When exactly is this peak period? That is traffic and diesel fumes. When Mount Trashmore started years ago did you ever think as residents that you would have the continuous foul odor in your neighborhoods. Were they not promises made, fines issued? Well, this will be our Mount Trashmore. There are 106 truck bays. The facility is open at least 12 hours daily. Potential continuous activity. After approval is given and Greystar team has left victorious what is left is the mess and problems that we will endure that can never be fixed. You cannot fix diesel fuel odor, noise and traffic unless you cut back on the number of trucks in the vicinity and that defeats the purpose of this industrial complex.

Kind Regards,

Grace Allen

Nowak, Danielle

From: Kathy Avedisian <kathyavedisian@gmail.com>
Sent: Friday, October 20, 2023 8:14 PM
To: CommissionComments
Subject: Development

I am against the latest Development debacle. We have enough traffic issues As it is.
Thanks,
Kathy Avedisian

Nowak, Danielle

From: Chris <christopherjcappiello@gmail.com>
Sent: Friday, October 20, 2023 5:47 PM
To: CommissionComments
Cc: Brodie, John
Subject: Lyons Rd and Atlantic Boulevard Opposition Letter

Dear City Commissioners,

We are writing to express our deep concerns and to urge you to vote against the proposed rezoning of land located on the corner of Lyons Road and Atlantic Boulevard from commercial to light industrial use. We believe this decision will have detrimental effects on our community, our environment, and our residents' quality of life, including potentially negative health impacts.

First and foremost, the introduction of light industrial facilities, such as warehouses, into our residential areas will significantly compromise the quality of life for our residents. The noise, increased traffic, and potential for hazardous materials pose serious threats to the peace and serenity that our residents currently enjoy. Moreover, these industrial facilities can lead to air and water pollution, which can result in respiratory illnesses and other health concerns, putting the well-being of our residents, especially the children and elderly, at risk.

Additionally, the property values of our homes in the proximity of industrial developments tend to decrease, making it harder for homeowners to maintain their investment and build wealth. This rezoning could lead to negative financial impacts for many of our fellow community members.

In addition to the impact on residents and property values, we would like to draw your attention to the potential ecological consequences. Industrial development can be detrimental to our environment, particularly to our city's butterfly population. The destruction of natural habitats and increased pollution from industrial activities can severely harm the fragile ecosystems that support our local wildlife, including the butterflies that give our city its title of "Butterfly Capital of the World".

On the contrary, voting to maintain commercial zoning offers numerous benefits to our community:

1. **Economic Stability:** Commercial zoning encourages diverse businesses, creating a stable local economy with more job opportunities and a robust tax base.
2. **Local Businesses:** Commercial areas support locally owned businesses, promoting entrepreneurship and community investment.
3. **Community Gathering Spaces:** Commercial zones often include spaces for community gatherings, enhancing social interaction among residents.
4. **Walkability and Accessibility:** Commercial areas promote walkability, reducing the need for cars and supporting a healthier lifestyle.
5. **Support for Local Culture:** Commercial areas host cultural events and artistic endeavors that enrich the local culture.
6. **Tourism and Attractiveness:** A vibrant commercial district can attract tourists, boosting local tourism and creating additional revenue for the city.

7. Property Values: Well-maintained commercial districts enhance property values in surrounding residential areas.
8. Less Environmental Impact: Commercial properties tend to have less environmental impacts than industrial facilities.
9. Reduced Traffic Congestion: Light industrial zoning could result in heavy truck traffic, increasing congestion and safety concerns.
10. Preservation of Green Spaces: Some commercial developments incorporate green spaces, parks, and trees, beautifying the community and improving air quality.
11. Visual Aesthetic: Commercial developments are much less of an eye-sore than a commercial space, especially at the southern entrance into our beautiful city.

In conclusion, we implore you to consider the grave consequences of re-zoning this land for light industrial use. We kindly request that you vote against this proposal to ensure the continued well-being of our residents, property values, local wildlife, and public health, while also fostering the many benefits of maintaining commercial zoning. Together, we can find alternative, more sustainable solutions that will preserve the essence and charm of our city while still fostering economic growth.

Thank you for your time and consideration. We look forward to your decision and we sincerely hope it will be the correct one.

Sincerely,

Chris Cappiello & Giselle Mohammed

Cocopalms Residents

4773 NW 7th Mnr, Coconut Creek

Nowak, Danielle

From: Paula DaSilva <paulacmdasilva@gmail.com>
Sent: Monday, October 23, 2023 11:20 AM
To: CommissionComments
Subject: Against Lyons Rd/Atlantic Project

I am have been a Coconut Creek resident for nearly 20 years and I am against this project for many reasons.
Paula DaSilva

Sent from my iPhone

Nowak, Danielle

From: ALBERT GAVETT <almeister_65@bellsouth.net>
Sent: Thursday, October 26, 2023 9:46 AM
To: CommissionComments
Subject: Stop the rezoning of wooded area to industrial

Stop the rezoning of wooded area to industrial.

My name is Albert Gavett. I live at 4407 NW 22nd Road, Coconut Creek. I have lived in Coconut Creek since 1998 and love the area.

I'm asking that the commission please consider the wishes of many citizens to not rezone the wooded area at Lyons and Atlantic. It is my strong believe that the proposed warehouse structure would be bad for the community and urge the mayor and commission to stop such action.

The residents in this area would be dealing with many headaches from such a complex being built such as noise, pollution and traffic. Semi-trucks would further congest already congested roads in the area. They would have to access the turnpike on Coconut Creek Parkway going directly by the schools and parks. This is not a good plan to help beautify our city or to aid in a more serene and peaceful community.

Sincerely,
Albert Gavett

Sent from AT&T Yahoo Mail for iPhone

Nowak, Danielle

From: Brodie, John
Sent: Wednesday, October 25, 2023 7:31 PM
To: Pyburn, Terrill; Brooks, Karen; Kavanagh, Joseph
Subject: Fwd: Appreciation for GreyStar's Proposed Development - A Homeowner's Perspective

Commissioner JB

Sent from phone

From: Yinet Jorge <prietoynet@gmail.com>
Sent: Wednesday, October 25, 2023 7:17:20 PM
To: jyrdell@coconutcreek.net <jyrdell@coconutcreek.net>
Cc: jbrodie@coconutcreek.net <jbrodie@coconutcreek.net>; jrailey@coconutcreek.net <jrailey@coconutcreek.net>; jwasserman@coconutcreek.net <jwasserman@coconutcreek.net>; swelch@coconutcreek.net <swelch@coconutcreek.net>
Subject: Appreciation for GreyStar's Proposed Development - A Homeowner's Perspective

Dear Mayor Joshua Rydell,

I hope this email finds you well. I am writing to express my support and enthusiasm for the proposed development by GreyStar Company, which I believe will be of great benefit to Cocopalms, especially for homeowners like myself who are directly affected.

As both a homeowner within the perimeter of the project and a civil engineer who has had the opportunity to meet with GreyStar's civil engineer to discuss the project's impact on our condominium and community, I can confidently state that I am in favor of this development. After a thorough review of the set of drawings and a comprehensive discussion, I firmly believe that this project will greatly enhance the living conditions for us residents.

One of the most noteworthy aspects of this proposed development is the construction of a concrete wall along the perimeter. This wall promises to provide superior protection from noise, enhance visibility, and significantly improve privacy in our community. In contrast to the current wooden fence, which is continually impacted by hurricanes and animals such as raccoons, this concrete wall is set to be more stable, stronger, and more durable, addressing these ongoing concerns effectively.

GreyStar's commitment to enhancing our community extends beyond the perimeter. They are planning to create a beautiful landscape, not only along the perimeter but also along Lions Road. Additionally, the addition of an extra sidewalk with proper lighting will greatly enhance pedestrian safety, ensuring a more pleasant experience for all residents.

I also appreciate the measures taken to mitigate potential traffic issues. The provision of a dedicated right lane on Lions Road for the entrance to their site is a well-thought-out solution, ensuring that traffic in the area remains smooth and without disruption.

In conclusion, I firmly believe that GreyStar's proposed construction is the best possible option for our community. As a homeowner, I see the numerous benefits of a light manufacturing facility over alternative developments such as apartments or any other type of construction. The improvements in noise reduction, visibility, privacy, and overall community aesthetics make this project a clear winner in my eyes.

I kindly request your support for this project, as it stands to benefit our community greatly. Thank you for your attention to this matter, and I look forward to the positive impact this development will have on Cocopalms.

Sincerely,

Yinet Jorge 4798 NW 5th Ct, Coconut Creek, FL 33063 786-991-4105

Nowak, Danielle

From: Alexandra Matthews <alexandra.matthews12@gmail.com>
Sent: Saturday, October 21, 2023 11:33 PM
To: CommissionComments
Subject: Concerns About Proposed Industrial Complex at Atlantic Blvd and Lyons Road

Dear Commissioner,

I hope this message finds you well. I am writing to express my deep concern and opposition to the proposed development of an industrial complex on the corner of Atlantic Blvd and Lyons Road in Coconut Creek. I believe that such a project is not suitable for this location, primarily due to its adverse impact on our community, the safety of its residents, and neighboring towns such as Pompano Beach.

One of the main reasons for my opposition is the incompatibility of warehouses and industrial facilities with the surrounding residential areas. This project's location is within a commercial area where many people reside. The introduction of industrial activities, including semi-trucks and heavy traffic, would disrupt the peace and tranquility of our neighborhoods. The noise, pollution, and increased traffic congestion would undoubtedly have a negative effect on the quality of life for those living nearby.

Furthermore, I would like to highlight a critical traffic concern related to the proposed development. Currently, there is no Atlantic Blvd exit on the Turnpike for traffic coming from the north. As a result, GPS systems often direct vehicles to exit on Coconut Creek Parkway, heading south on Lyons Rd to reach the proposed development. Subsequently, these vehicles are guided north on Banks Rd, which passes right by the Lakewood East neighborhood. This routing creates unnecessary traffic through residential areas, affecting not only the convenience of residents but also the safety of children and school bus stops in our community.

In light of these concerns, I urge you to reconsider the approval of the industrial complex at Atlantic Blvd and Lyons Road. I believe that the long-term well-being and safety of our residents should be the top priority in any development decisions. It is crucial to maintain the residential character of our neighborhoods and ensure that industrial activities are appropriately located away from areas where families live and children go to school.

I kindly request that you take these concerns into serious consideration and explore alternative locations for industrial development that do not encroach upon our residential areas. Our community's future and the well-being of our residents are at stake, and I believe that together we can find a solution that benefits everyone.

Thank you for your attention to this matter, and I look forward to hearing your response.

Sincerely,

Alexandra Matthews
405 Gardens Drive
Unit 103
Pompano Beach, FL 33069
alexandra.matthews12@gmail.com

Nowak, Danielle

From: Lonni Michelson <lonster1@hotmail.com>
Sent: Wednesday, October 25, 2023 1:55 PM
To: CommissionComments
Subject: INDUSTRIAL COMPLEX

Dear Commissioner,

I am a resident of Coconut Creek. I live next to cross streets of Atlantic Blvd and Lyons Road.

Our traffic here is already horrendous. I can tell you adding a few hundred semi trucks to the already-existing problem will hurt. I work in the area. I use my car to get from client to client.

That said, this isn't just about even worse traffic for those of us that live here, it'll be worse for the commuters to and from work, whether that is twice per day or multiple times per day as with my situation. Let's also think about pollution, including noise pollution.

This has nightmare written all over it. Please, let's leave this land alone for nature and some green space. And not make it worse for the residents that proudly call this area "home."

Very sincerely,

Lonni Michelson

Banyan Bay Apartments

[Get Outlook for Android](#)

Nowak, Danielle

From: Brodie, John
Sent: Wednesday, October 25, 2023 7:35 PM
To: Pyburn, Terrill; Brooks, Karen; Kavanagh, Joseph
Subject: Fwd: Greystar Project - Coconut Creek

Commissioner JB

Sent from phone

From: MJ Del Sol <mjdelso@gmail.com>
Sent: Monday, October 23, 2023 10:22:28 PM
To: jrailey@coconutcreek.net <jrailey@coconutcreek.net>; jbrodie@coconutcreek.net <jbrodie@coconutcreek.net>; jwasserman@coconutcreek.net <jwasserman@coconutcreek.net>; jyrdell@coconutcreek.net <jyrdell@coconutcreek.net>; swelch@coconutcreek.net <swelch@coconutcreek.net>
Cc: Hubby ♥ <georgeraymond7110@gmail.com>
Subject: Greystar Project - Coconut Creek

Good evening Commissioners Railey, Brodie, Wasserman, Rydell, and Mayor Welch,

It is a pleasure to meet you virtually and hopefully, we get the opportunity to shake hands at this Thursday's meeting.

My husband George Raymond and I live at 4945 NW 6th Street. We moved into the neighborhood for 4 years ago, pre-pandemic. We relocated from Miami, which was a trek because we still work in Miami but we fell in love with the house so much that we thought it was worth the commute. We have grown to love the convenience of having everything we need nearby but mostly we appreciate having such great neighbors and of course, our beautiful Eastwood Lake. We take great pride in contributing to beautifying our home as well as the neighborhood as both are diamonds in the rough.

When I tell people I live in Coconut Creek now, they picture the well-kept, lush part of town but when they come to visit me, they see a large piece of unruly, unkept land, supermarket carts nestled between trees, and questionable characters walking around Atlantic and Banks. I'm from Brooklyn, so this is not foreign to me, but at this stage of my life, and paying the type of taxes I pay, I expect to have a cleaner, nicer, more pleasant environment as I drive into my neighborhood.

When we found out about the Greystar project, we were intrigued as I wanted to see something fruitful come of the forest area. If it wasn't going to be a park, I thought that an industrial space where there was less in and out traffic would be the next best thing to a residential or commercial retail. As my husband and I took a deeper look at the plans, we became in favor of the project and are even excited about it, so much so that in the last meeting I asked when would construction start.

Between the tent city of displaced individuals who live in the bushes and the Fellowship Recovery community on Banks off Atlantic, I don't feel safe walking the neighborhood, and like a good New

Yorker, I'm a walker. I also don't feel safe when I leave my house to go to work in the early morning hours before the sun goes up. The reality is that this neighborhood is way overdue for some sprucing and I truly feel that the Greystar project will not only beautify the space but will also bring a breath of fresh air to the area. We are advocates of the plans to keep a lot of the landscape as well as the building of the wall to buffer some of the noise from the traffic on Atlantic.

It is for all these reasons that my husband and I are both on board with getting this project approved and on the way. This may become the project that gets this little nook of town that borders Margate more favorable attention and a lot more TLC from the community.

I look forward to seeing the upgrades and the growth.

Yours truly,

Mercedes and George Raymond

Nowak, Danielle

From: phyllis santacroce <phyllis_011@icloud.com>
Sent: Sunday, October 22, 2023 5:40 PM
To: CommissionComments
Subject: Where

Sent from my iPhone

Nowak, Danielle

From: Bonnie Shapiro <sellthecastle@gmail.com>
Sent: Friday, October 20, 2023 10:40 PM
To: CommissionComments
Subject: COCONUT CREEK

I have lived I coconut Creek since 1995. We do not need an industrial complex in Coconut Creek.
We already have Mt. Trashmore!!

Bonnie Shapiro
United Realty Group
(954) 298-6263

Nowak, Danielle

From: Matt Till <matt.till@gmail.com>
Sent: Thursday, October 26, 2023 9:31 AM
To: CommissionComments; Rydell, Joshua
Subject: NO to the Proposed Industrial Complex Lyon's & Atlantic

Dear Mayor Rydell and Coconut Creek City Commission:

I recently became aware of the proposed industrial complex at the corner of Lyons & Atlantic Blvd and I ask that you VOTE NO to this new development in the community.

This is a bad location for a new business opportunity in the community.

As a neighboring community member who lives in Palm Aire and father who drives his children up and down Lyon's road seven days a week for activities in Coconut Creek and doctors in Coral Springs, the presence of additional semi-trucks and traffic on key roadways (Lyons, Atlantic, Coconut Creek Parkway, Banks) is not a welcomed one for every area resident.

I have joined many area residents in signing a petition on Change.org and trust you will VOTE NO by standing with Coconut Creek and neighboring residents who care deeply about the health and safety of our community.

Sincerely,
Matthew Till
6410 NW 34th Ave, Fort Lauderdale, FL 33309
847-924-7736

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Matt Till
matt.till@gmail.com
(847) 924-7736

Nowak, Danielle

From: sa10241987@att.net
Sent: Monday, October 23, 2023 3:12 PM
To: CommissionComments
Subject: Industrial complex!!!!

We are not happy with the proposed industrial complex on corner Lyons Rd& Atlantic Blvd

It's not a good ideaall the schools and colleges.....all around it
And what about the traffic.....please No!!!

Leon & Cornel Vandermerwe

Nowak, Danielle

From: JOANN WEINMAN <jwei729832@aol.com>
Sent: Monday, October 23, 2023 3:04 PM
To: CommissionComments
Subject: Building

Enough,! No more commercial buildings.

Sent from my iPad

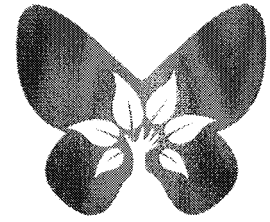
THE FOUNDATION FOR INDEPENDENT LIVING INC.

1367 Lyons Road | Coconut Creek, Florida 33063

Phone: 954.968.6472

Email: info@filinc.org

Website: <http://www.filinc.org/>



OCTOBER 24, 2023

To the Honorable Officials of Coconut Creek,

I am writing on behalf of the Foundation for Independent Living, Inc. (FIL) to express our support for Greystar's CocoMar site development proposal. This initiative resonates with FIL's core values and represents a significant step forward for Coconut Creek.

In conversation with Herbie Klotz (Greystar, Director of Development), Malcolm Butters (Butters Group, President), and JC Conte (Butters Group, EVP & Director of Industrial Brokerage Services), we were impressed by Greystar's ethos of caring for the community, their clients, and their partners. Their emphasis on fostering genuine relationships has cultivated a distinctive company culture that places concern for individuals and small organizations like FIL at its core.

Greystar has taken the initiative to suggest potential partnerships with FIL – they are bringing ideas to the table like allocating space for a community garden, creating job opportunities for FIL's residents, and fundraising for local organizations such as ours. Additionally, their generosity in sharing expertise and business connections is an invaluable asset we would not have access to otherwise as we explore our own real estate options.

Greystar's dedication to our community, the environment, and creating jobs, all while bringing their world-class real estate expertise is a rare and valuable opportunity. Their proactive outreach to organizations like FIL demonstrates their commitment to community engagement. We appreciate your attention to this matter and your continued dedication to our community's betterment. Thank you for your time and consideration.

Warm regards,

Charles Mishner

PRESIDENT, BOARD OF DIRECTORS
THE FOUNDATION FOR INDEPENDENT LIVING, INC.

EXHIBIT "4"
2023-1026R
City Commission
Minutes

SOUTH CREEK

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



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

COCOMAR

SAFETY ISSUES
DIESEL EXHAUST
NOISE POLLUTION
MORE TRAFFIC
LESS ENJOYMENT OF HOME
LOWER PROPERTY VALUES



MIAMI FL 330

12 JUL 2023 PM 1 L



Mayor Josh Rydell,

I am concerned that the development of the Cocomar Warehouse Complex will cause too much noise pollution in our home since we will live right behind the property. Also, the increase of traffic will affect the enjoyment of our home. Please reconsider approval.

Joshua Rydell
4800 W. Coparis Rd.
Coconut Creek, FL 33063

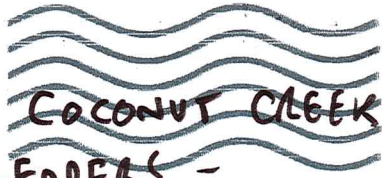
-Susanne Kleinzig

33053-387900





MIAMI FL 330
JUL 2023 PM 1 L



To:
CITY OF COCONUT CREEK
4800 W. COPANS ROAD
COCONUT CREEK, FL 33063

DEAR ~~COCONUT CREEK~~
CITY LEADERS -
WE HAVE LIVED IN
COCONUT CREEK
FOR ALMOST 30 YEARS
27 YEARS IN COCOPALMS

MY FAMILY IS TOTALLY
AGAINST RUINING
OUR AREA WITH A
HUGE COCOMAR
WAREHOUSE!

954-471-7960

TIM & RENEE MUCHA
518 NW 4TH LANE
COCONUT CREEK



MIAMI FL 330

12 JUL 2023 PM 6 L



LEARN JOHN BRODIE

WE ARE AGAINST THE COCOMAR WAREHOUSE COMPLEX
BEING BUILT LESS THAN 100 FT FROM OUR NEIGHBORHOOD.
THIS WILL CREATE TRAFFIC, NOISE COMPLAINTS AND WILL UNDERMINE
OUR BUSINESS.

Sincerely,

JUAN SEYONIA

33063-387900

TO

4800 W. COPAN ROAD,
COCONUT CREEK FL
33063





4800 W. Coopers Rd.
Coconut Creek, FL 33063

Joshua Rydell - Mayor
jrydell@coconutcreek.net

Dear Mayor,
We are concerned about
the preserve behind our
homes being demolished
new warehouses being
built. We are concerned about
our homes and backyards.
The preserve provides
privacy & security that people
cannot access our backyards
& break into our
homes.

J. Rydell