



CITY OF COCONUT CREEK CITY COMMISSION MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: November 9, 2023
Time: 7:00 p.m.
Meeting No. 2023-1109R

CALL TO ORDER

Mayor Joshua Rydell called the meeting to order at 7:06 p.m. He advised that Agenda Item 2 had been postponed and would not be heard on the agenda.

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.

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. **23-205** A PROCLAMATION RECOGNIZING NOVEMBER 25, 2023, AS "SMALL BUSINESS SATURDAY."

Vice Mayor Welch read the proclamation into the record and presented it to Sustainable Development Director Scott Stoudenmire.

2. ~~23-211~~ ~~A PRESENTATION BY ETC INSTITUTE, PROVIDING AN ANALYSIS OF COCONUT CREEK'S EMPLOYEE SURVEY RESULTS.~~

Agenda Item 2 was postponed and not heard on the agenda.

INPUT FROM THE PUBLIC

Ralph Rapa, 4800 W. Hillsboro Boulevard, Coconut Creek, highlighted his new Coconut Creek business, Rule G Brewing Company, at West Creek Plaza. He shared that the micro-brewery and restaurant was railroad themed.

Lisa Henrie, 4800 W. Hillsboro Boulevard, Coconut Creek, shared the social media pages for Rule G Brewing Company and stated the official opening announcement would be coming soon. She stated the restaurant was family-friendly until 7 p.m. and looked forward to being a part of the community.

Susan Steinhauser, 5842 Eagle Cay Circle, Coconut Creek, spoke regarding zero waste initiatives. She stated she had completed a training on the program and encouraged Coconut Creek to adopt the “skip the stuff” initiative for restaurant takeout orders.

CONSENT AGENDA (Items 3 through 7)

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

- 3. **23-202** A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2023-1012R)

- 4. **RES**
 2023-194 A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH DRC EMERGENCY SERVICES, LLC FOR EMERGENCY FOOD SERVICES PURSUANT TO RFP NO. 10-04-23-10.

- 5. **RES**
 2023-192 A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH DR. STANLEY AND PEARL GOODMAN JFS OF BROWARD COUNTY, INC. FOR MEAL ASSISTANCE SERVICES RELATED TO THE COVID-19 EMERGENCY TO AID THE CITY’S COMMUNITY.

- 6. **RES**
 2023-186 A RESOLUTION ADOPTING THE CITY’S PUBLIC TRANSPORTATION AGENCY SAFETY PLAN (PTASP) FOR THE BROWARD COUNTY TRANSIT COMMUNITY SHUTTLE PROGRAM; AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE ALL NECESSARY PTASP CERTIFICATION FORMS.

- 7. **RES**
 2023-188 A RESOLUTION ENDORSING THE SOUTHEAST FLORIDA CLIMATE ACTION PLEDGE; AND AGREEING TO ADVANCE STRATEGIC CLIMATE ADAPTATION AND MITIGATION PLANNING, PROGRAMS, POLICIES AND PROJECTS, AND THE IMPLEMENTATION OF THE REGIONAL CLIMATE PLAN.

MOTION: Welch/Wasserman – To approve Consent Agenda Items 3, 4, 5, 6, and 7.

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

REGULAR AGENDA

Sustainable Development

- 8. **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. (SECOND READING)(PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

MOTION: Railey/Welch – To adopt Ordinance No. 2023-032.

Sustainable Development Director Scott Stoudenmire explained the Ordinance introduced Code language into Chapter 13 to provide guidelines for electric vehicle charging stations.

Mayor Rydell opened the public hearing on the item. There were no questions or comments from the public, and the public hearing was closed.

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 9, 10, 11, and 12, as follows (verbatim):

Florida courts have determined that there are certain types of matters, including Items 9, 10, 11 and 12 on tonight’s agenda, that are to be treated differently than other items considered by the Commission. In these quasi-judicial applications, the Commission is applying existing rules and policies to a factual situation and is therefore acting like a Judge and Jury do in a trial held in the courtroom. In such cases, the courts have decided that due process and fundamental fairness require that more formal procedures be followed.

The City Commission’s decision must be based on the evidence and information that is presented at the public hearing including the agenda materials, Planning and Zoning Board recommendation, testimony presented at the public hearing, and the deliberations of the City Commission. The quasi-judicial procedures require that the Commission consider the evidence presented to it and base their decision on the applicable law and primarily on credible evidence presented whether by staff, the applicant, or members of the public.

In a quasi-judicial proceeding, the City Commission is not allowed to take into consideration public sentiment or the popularity of a particular development proposal or application. The City Commission may only consider competent substantial evidence. This means testimony or other evidence that a reasonable mind would accept as credible and adequate to support a conclusion. Florida courts have made it clear that mere generalized statements of opposition are to be disregarded, but fact-based testimony can be considered competent and substantial evidence. This can include eyewitness observation testimony about relevant facts and documentary evidence, including photographs, aerials, and maps. Citizens who want to participate in a quasi-judicial hearing can testify as to factual matters and any element of the case that would not require specialized training or specific academic degrees. Their testimony will be considered provided their testimony is backed up by established facts, studies, or evidence that is not conjecture or just based on a feeling. The quasi-judicial hearing process is not a popularity contest. The strict rules of evidence do not apply during the public hearing, but any comments must be relevant to the agenda item.

Everyone who seeks to speak on an item will be given an opportunity to speak. If you intend to provide testimony as to any of the applications to be considered tonight, you will be sworn in before your testimony is taken. Please know if you speak, you may be subject to cross examination; the City Commission may comment or ask questions of persons addressing the Commission at any time. If you refuse to either be cross-examined or to be sworn, your testimony will be considered in that context and given its due weight. The general public will not be permitted to cross exam witnesses, but may request that the Commission direct questions on their behalf to the applicant or staff.

City Clerk Kavanagh confirmed the public notice requirements for Agenda Items 9, 10, 11, and 12 had been met and swore in the witnesses.

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| 9. | ORD
2023-030 | AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION 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)(SECOND READING)(SECOND PUBLIC HEARING) |
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City Attorney Pyburn read the Ordinance title into the record.

Vice Mayor Welch made a motion to move Item 9 for discussion, seconded by Commissioner Wasserman.

City Attorney Pyburn asked if there were any disclosures or ex-parte communications on behalf of the Commission for Item 9, and there were none.

Mr. Stoudenmire briefly reviewed conditions placed on the applicant by the Commission at the first reading on October 26, 2023, including signage that states “Green Dragon” only and providing an ADA-accessible door.

Eric Sevell, Green Dragon Florida, LLC, stated the applicant was happy to comply with the conditions and hopeful for the opportunity to be a part of the City.

Mayor Rydell opened the public hearing on the item. There were no questions or comments from the public, and the public hearing was closed.

Staff, nor the applicant, had closing remarks.

Vice Mayor Welch expressed appreciation for the applicant’s willingness to incorporate the Commission’s feedback.

MOTION: Brodie/Wasserman – To adopt Ordinance No. 2023-030.

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

Mayor Rydell asked if there were any objections, from the applicant, staff, or the Commission to hear Agenda Items 10, 11, and 12 together, as they are related, and there were no objections.

10. **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)(SECOND READING)(SECOND PUBLIC HEARING)

11. **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)(SECOND READING)(SECOND PUBLIC HEARING)

- 12. 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. She noted there were minor clarifications to both Ordinances made between first and second reading and outlined those changes. Mayor Rydell read the Resolution title into the record.

Commissioner Railey made a motion to move Item 10 for discussion, seconded by Commissioner Brodie.

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

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

Mayor Rydell noted this hearing represented the second public hearing of Items 10 and 11 and first consideration of Item 12. He noted Items 10 and 11 were approved on first reading at the October 26, 2023, Commission meeting. He explained that all verbal and written comments made at the first reading of Items 10 and 11 on October 26, 2023, were made a part of the record for this hearing, as well as the verbal and written comments made at the meeting on July 13, 2023. He noted members of the public present who wished to speak on the items would be given the opportunity during the public hearing.

Mayor Rydell asked Attorney Dennis Mele, Greenspoon Marder LLP, attorney for the applicant, Collidge, Inc, to confirm that we 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 disclosures or ex-parte communication on behalf of the Commission for Items 10, 11, and 12, since the October 26, 2023, hearing, and the following disclosures were made:

- Commissioner Wasserman disclosed that he met with Cocopalms residents on November 7, he met with Lakewood East residents on November 8, he spoke with Mr. Mele multiple times on November 9, and he spoke with multiple residents on the phone earlier in the day, including Mark Martone, Jon Ahlbum, and Marianly Primmer.
- Commissioner Brodie stated he met with Cocopalms residents on November 8, spoke with Herbert Klotz multiple times throughout the week, and spoke with Mr. Mele earlier in the day.
- Commissioner Railey stated she had meetings with Mr. Mele, with the residents of Cocopalms on November 6, and with residents of Lakewood East on November 8.
- Vice Mayor Welch disclosed that she virtually met with Mr. Mele on November 7, spoke with Malcolm Butters by telephone on November 9, and met with residents from Lakewood East and Cocopalms.
- Mayor Rydell stated he had phone conversations with Mr. Mele, met with Ms. Primmer following the last meeting, and responded to a number of resident emails.

Mr. Stoudenmire provided a brief report, clarifying the finding the City Commission was to make as to the proposed use being deemed appropriate as per the Comprehensive Plan. Continuing, he discussed the additional conditions of approval proposed by the applicant on first reading. He stated each of the conditions had been reviewed by City staff and the City Attorney's Office and had been included in the PCD Ordinance and Site Plan Resolution, as appropriate. He noted gyms and exercise clubs had also been added to the list of approved uses between first and second reading. He stated this use was consistent with the other proposed uses, it increased compatibility, and reduced the amount of truck traffic, and for those reasons staff recommended approval of the addition of gyms and exercise clubs. Mr. Stoudenmire stated that with the proposed new use, the proffered conditions, and the extensive steps the applicant had taken to ensure compatibility with the adjacent neighborhoods, staff recommended approval of all three (3) applications.

Mayor Rydell asked whether Mr. Stoudenmire had the opportunity to review an email from Malcolm Butters on behalf of the applicant's team sent earlier in the day related to a Letter of Intent (LOI) to lease that was received. Mr. Stoudenmire confirmed that he had reviewed the email, and that it had gone into consideration in making the recommendation.

Mr. Mele presented on behalf of the applicant, sharing a *PowerPoint* presentation that summarized the conditions that had been added between first and second reading, including:

- 24-hour security;
- Job creation;
- Addresses for buildings on Atlantic Boulevard to keep GPS from routing onto Coconut Creek Parkway and Lyons Road;
- Lease provisions related to job creation, idling trucks, and business hours;
- Entry to Coconut Creek signage with solar tree and artwork;
- Traffic Signalization Agreement;
- Left turn out eliminated at access point on Lyons Road;
- Location, maintenance, easements, and landscaping related to buffer wall;
- Solar lighting and other improvements to Coco Point Park;
- Reduction of truck bays to 79, to also be clarified in Unified Control Document; and
- Addition of a community garden.

Malcolm Butters, Butters Group, briefly discussed the Lyons Industrial Park, and explained it had been a part of Coconut Creek for more than 23 years without incident. He stated his company had been retained to handle the leasing for the Cocomar Business Park, and had secured the first potential tenant, Padel X, for 80,000 square feet of recreational use. He noted the tenant would not have truck traffic, and discussions with other similar tenants were ongoing. Mr. Butters asserted Cocomar was needed for a balanced, sustainable city, as there was currently less than one percent (1%) industrial vacancy in the City. He stated one point four percent (1.4%) of the City's land was industrial, which was seventy-five percent (75%) less than the average city in Broward County. He discussed benefits of industrial property and the location briefly. He highlighted the longevity and experience of the City's Sustainable Development staff and encouraged the Commission to follow their recommendation.

Commissioner Wasserman commented on the distance to the residences from the buildings and asked whether a reduction in length of all three (3) buildings by 20 feet was something that could be done as a condition of approval. Mr. Mele stated he could offer a concession to reduce two (2) of the buildings, but not all three (3). Mr. Stoudenmire confirmed this would be a modification to the Site Plan. Discussion continued regarding the details of the potential concession.

Mayor Rydell called for a recess at 8:21 p.m., and the meeting reconvened at 8:32 p.m.

City Attorney Pyburn asked members of the Commission for any further ex-parte communication disclosures during the recess, and there were none to disclose.

Continuing the discussion before the recess, Mr. Mele outlined the change to be made, noting Building A and the driveway would be shifted twenty (20) feet south, with extra landscaping added to the north side of the driveway. He noted staff had pointed out this may reduce the need to relocate trees. He stated Building B would also be shifted to the south twenty (20) feet, but the drive aisle would remain, and the additional landscaping would be on the south side of the driveway.

Commissioner Railey asked for clarification on the changes to the buildings. Mr. Mele explained the length of both buildings would be reduced by twenty (20) feet. He showed images and outlined that Building A was proposed at three hundred seventy-eight (378) feet from north to south, and would be amended to three hundred fifty-eight (358) feet, and Building B was eight hundred seventy-two (872) feet from north to south, and would be amended to eight hundred fifty-two (852) feet.

Mayor Rydell asked City Attorney Pyburn to advise on the procedure for making the proposed amendment. City Attorney Pyburn stated there were additional conditions of approval added between first and second reading and advised that if the desire were to consider this change, that it be added to that list of conditions. Mr. Stoudenmire asked that language be added to the condition to state that, to the extent feasible, any existing tree canopy be preserved and incorporated into the expanded landscape areas.

Mayor Rydell opened the public hearing on Items 10, 11, and 12 together, and City Clerk Kavanagh swore in all additional witnesses.

Seth Fellman, 5740 N State Road 7, Coconut Creek, spoke in support of the project. He stated he owns the only two (2) hotels in Coconut Creek, and they rely heavily on local businesses with reductions in corporate travel due to COVID-19. He asserted the City had a shortage of industrial space.

Diane Narine, 4748 NW 5 Court, Coconut Creek, spoke in support of the project. She stated she would tune out the noise and negativity of those who were in opposition or were arguing the neighbors had been bribed, so that her voice could be heard with integrity and without fear. She noted they did not know what the future holds, but they did know what Greystar was presenting.

Parmeshwar Narine, 4748 NW 5 Court, Coconut Creek, spoke in support of the project. He explained he had worked in the warehouse industry for 40 years and owns a trucking company. He stated trucks and truck drivers always get the blame for issues, but it was not accurate. He noted the proposed project was not a truck stop or a distribution warehouse, and highlighted other businesses with more truck traffic. He addressed comments previously made regarding jake brakes, truck GPS, and local schools, and asked the Commissioners to consider what type of development they would want as a neighbor.

Robert Green, 4767 NW 5 Court, Coconut Creek, spoke in support of the project. He thanked the Commission for listening and stated what Greystar had proposed showed what the City could be.

Lisa Wiggan, 4778 NW 5 Court, Coconut Creek, spoke in support of the project and yielded her remaining time to Bridgette Seville.

Bridgette Seville, 4748 NW 7 Manor, Coconut Creek, spoke in support of the project. She stated she had started out in opposition and the company had done everything it could to bend to the requests of the neighbors. She asserted the development would be a benefit to the Cocopalms neighborhood and also to the City of Coconut Creek.

Resident Jorge Mederos spoke in support of the project. He commented on the potential of a project under the Live Local Act and the added tax benefit to the City were the major factors in his support. He stated he had never seen a developer bend as much as this and urged a vote in favor of the project.

Pierre Kleinubing, 4754 NW 5 Court, Coconut Creek, spoke in support of the project. He stated he had lived in the neighborhood since 2003 and this was the first project he had gotten behind. He discussed concerns with traffic and safety and stated the development would be a better neighbor than other projects.

Leudys Bofill, 4766 NW 5 Court, Coconut Creek, spoke in support of the project. He noted his home was behind the future Building B and thanked the Commission for meeting with the neighbors. He noted he loved the trees, birds, and animals, but eventually something would be built, and asked the Commission to do what was best for the City. He stated the developer was working with the neighborhoods.

Stephen Goldrick, 685 NW 49 Avenue, Coconut Creek, yielded his time to Henri Hage.

Jonathan Boche, 4724 NW 5 Court, Coconut Creek, spoke in support of the project. He stated he was excited about the future in South Creek, and noted the potential being realized by this project. He added that he believed this project would initiate other changes in Coconut Creek to match its quality.

JC Conte, 6820 Lyons Technology Parkway, Coconut Creek, spoke in support of the project. He advised he had known the Butters family for about 30 years and was appreciative to have met the Greystar team through Malcolm Butters. He stated if the project was approved, he would be the lead leasing agent. He offered his business card so residents could reach out during construction, as needed.

Julie Price, 4784 NW 5 Court, Coconut Creek, spoke in support of the project. She thanked the Commissioners for taking the time to listen to the concerns of residents. She stated Greystar had been a dream to work with, and noted she appreciated the way they had brought the community together.

Wanda Calix, 850 Banks Road, Coconut Creek, stated she was in opposition and yielded her time to Henri Hage.

Ariel White, 670 NW 49 Avenue, Coconut Creek, stated she was in opposition to the project and yielded her time to Henri Hage.

Deborah Newman, 660 NW 48 Avenue, Coconut Creek, stated she was in opposition to the project and yielded her time to Henri Hage.

Jack Miller, 901 NW 48 Avenue, Coconut Creek, stated he was in opposition to the project and yielded his time to Henri Hage.

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James Afflerback, 4955 NW 10 Street, Coconut Creek, stated he was in opposition to the project and questioned the motivation of those in support. He yielded his remaining time to Henri Hage.

Jon Ahlbum, 660 W 49 Avenue, Coconut Creek, yielded his time to Henri Hage.

Marianly Primmer, 4785 NW 7 Manor, Coconut Creek, submitted documents for the record and yielded her time to Henri Hage.

City Manager Brooks confirmed Mr. Hage had 27 minutes accrued.

Mayor Rydell explained the documents handed to him, including a 13-page document from Mr. Hage titled "Objectors and Objections," and a 10-page petition from Ms. Primmer. He noted the difference between the documents was additional attachments. City Attorney Pyburn stated Ms. Primmer had shared with her that there was also an additional name on her document.

Mr. Hage argued against the applicant receiving a copy of his provided documentation. City Attorney Pyburn and Mayor Rydell clarified the quasi-judicial rules surrounding evidence.

Mayor Rydell called for a recess at 9:18 p.m., and the meeting reconvened at 9:26 p.m.

Mayor Rydell explained that the provided documents had been copied and distributed to the members of the Commission, City staff, and to the applicant, as well as being included in the record for the meeting.

Henri Hage, 671 NW 48 Avenue, Coconut Creek, spoke in opposition to the project. He stated he was entering an objection on behalf of himself and other affected parties, asserting they would be adversely affected by the industrial development. He argued the law was being misapplied for zoning applications, and the City Commission was given the incorrect instructions. He discussed the standards for competent substantial evidence, rules and case law surrounding spot zoning, and asked the Commission to deny the application. Continuing, Mr. Hage read a letter from an attorney discussing the two (2) step standard for rezoning, basis for denial of rezoning applications, and property rights. Mayor Rydell asked for clarification on who had written the statement. Mr. Hage stated it was written by his attorney, Ralf Brookes, who was unable to attend.

Gail Rogers, 661 NW 48 Avenue, Coconut Creek, stated she was in opposition to the project.

Mercedes Jimenez, 4945 NW 6 Street, Coconut Creek, spoke in support of the project. She stated she thought the project honored Coconut Creek and would make the area safer, as well as developing an abandoned part of the community.

Timothy Mucha, 518 NW 47 Lane, Coconut Creek, spoke in support of the project. He shared that his family had moved from western New York 34 years ago, and after searching the entire area, they decided Coconut Creek was the place for them. He stated he was an engineer, and when he saw what was provided, he was impressed.

Mary Ann Pecnik, 4737 NW 5 Court, Coconut Creek, spoke in support of the project.

Alejandro Rodriguez, 502 NW 47 Avenue, Coconut Creek, spoke in support of the project and thanked the members of the Commission who had met with the residents. He stated the process had started with the opposition not being truthful, and as a result he had signed a petition against the project. He addressed bullying on social media and stated it would not be tolerated.

Carmen Rodriguez, 502 NW 47 Avenue, Coconut Creek, spoke in support of the project. She stated she had not started out supporting the project because she was told there would be a lot of trucks, prostitution, and crime in their backyard, but she had done her homework. She noted Greystar would bring revenue to their community and make the neighborhood safer.

Elisa Rodriguez, 502 NW 47 Avenue, Coconut Creek, stated she was in support of the project and yielded her time to her mother, Carmen Rodriguez.

Mrs. Rodriguez continued, noting the research conducted by Bridgette Seville regarding traffic and stated the community was going to be beautiful with the concrete wall built by Greystar.

Marian Susanj, 4772 NW 5 Court, Coconut Creek, spoke in support of the project. He stated he originally was not in support because he loves trees and animals, but once he saw the proposal, it was far beyond what he thought could happen. He noted his friend was a truck driver and was unable to attend due to knee surgery but had expressed his support for the project.

Sedley Lawrence, 527 NW 47 Avenue, Coconut Creek, spoke in support of the project. He advised he had also started against the project until he saw the concessions made and the proposal. He stated he had never seen a company work so hard to meet the needs of the people.

Jim Acker, 4946 NW 6 Street, Coconut Creek, yielded his time to Beth Acker.

Mayor Rydell stated Ms. Acker had submitted an 11-page document which included property appraiser's records and a site plan, and the document was distributed to the members of the Commission, City staff, and to the applicant, as well as being included in the record for the meeting.

Beth Acker, 4946 NW 6 Street, Coconut Creek, spoke in support of the project. She stated she preferred to make decisions based on an analysis of the data and had looked at several areas to gather information. She noted two percent (2%) of the City was industrial uses, negating the argument that the City was overrun. She discussed the impact of the proposed project on the community, its schools, and tax base, versus a Live Local Act project.

Manuel Hernandez yielded his time to Beth Acker.

Continuing, Ms. Acker addressed bullying on social media by the opposition to this project, including personal attacks. She stated many people had started out unsure and had done their own research and become supportive of the project, and noted many were tired of nitpicking over details that should be left to the City and the developer to work out. She added that she understood voting in support was difficult but was the right thing for the majority.

Mark Martone, 4770 NW 9 Street, Coconut Creek, spoke in opposition to the project. He advised that his objections had been recorded by Mr. Hage. He stated the corporation was trying to show they were powerful, and the residents were not, and asserted not one (1) of the concerns of those who did not live in bordering homes was being addressed.

Matt Carvalho, 4718 NW 5 Court, Coconut Creek, spoke in support of the project. He stated he could see there were a lot of people in support in the audience.

Cathy Green, 4767 NW 5 Court, Coconut Creek, spoke in support of the project. She commented she had worked for an architect for 30 years and thought the presentation from

Greystar was wonderful from the beginning. She added that she loved what Greystar had done for and with the community.

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

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 wrote in opposition to the project. She commented that the applicant had unwittingly provided the City with a snapshot of the needs and desires of the residents of South Creek, including security, safety, healthy living options beside their homes, and beautification of their surroundings, and want to support local businesses but yearn for responsible development in their neighborhoods. She urged the Commission to deny the proposed plan and provide a socially responsible development.

Marisa Boche, 4724 NW 5 Court, Coconut Creek, wrote in support of the development, asserting it was a first step toward improving the area.

Carlos and Febe Boche, 601 Lyons Road, Coconut Creek, wrote in support of the project. They commented that they like to walk with their grandchildren, who live in Cocopalms, and are thrilled for future development.

Harold Brown wrote in opposition to the project, commenting that he and others were strongly in favor of preserving the forest for many reasons, including wildlife habitats, views, and fresh air. He suggested partnering with an organization or a City purchase agreement to protect the land.

Diane Dankner wrote in support of the project, noting that she had spent extensive time reviewing the information, and found the proposal included aesthetically pleasing buildings, walking trails, lush landscaping, a conservation area well above the green space requirements, positive fiscal impacts on the community, zero impact to the population density, jobs, less traffic than other uses, and other benefits.

Brad Friedman, 4880 NW 6 Street, Coconut Creek wrote in support of the project. He stated his position had been in opposition to anything being built, but after meeting with Greystar representatives and seeing they had taken the residents' feedback, he would like to see it approved.

Jatniel Garcia, Lakewood East, wrote in opposition to the project, commenting a park would be more benefit to the residents and the City should buy the land to truly establish Coconut Creek as a forward-thinking, environmental City.

Wynmoor resident Ronald J. Hansen Sr. wrote in support of the project. He stated the development had a beautiful layout and dedication to maintaining a park-like setting while offering great jobs to the surrounding area. He asserted that great business partners enhance a City, and he looked forward to their success.

Rafael A. Pelaez, 548 NW 47 Lane, Coconut Creek, wrote in support of the project. He stated the project would be a positive outcome for the community.

Mercedes and George Raymond, 4945 NW 6 Street, Coconut Creek, wrote in support of the project, asking the Commission that the transformative project be approved. They highlighted the planned trees and wall as safety improvements and stated the project would build the local economy and the City's tax base.

Alene Smith, 2465 Ginger Avenue, Coconut Creek, wrote in support of the project. She advised that she was initially against the project, but after seeing the developer cooperate with the residents and go above and beyond to lessen the traffic and impacts, she had completely changed her opinion and believe this development would be a great improvement and asset to the community. She asked that the Commission vote yes.

Janet Wincko, Cocopalms resident, wrote in support of the project. She stated she was not in support of previous projects, but after thoughtful consideration, believed the industrial park proposed was the best option. She noted the economic benefits and asked the Commission to make the decision in the best interest of the residents.

City Clerk Kavanagh played one (1) advanced public comment received by voicemail for the items into the record, as follows:

Diane Ippolito, 550 NW 47 Avenue, Coconut Creek, commented that she was in support of the project.

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.

Mr. Mele addressed public comments briefly. He stated he had seen the memo from Ralf Brookes previously at other hearings, so it was clear it was a memo he used often when there was no one speaking in favor. He noted tonight, twenty-five (25) people appeared in person to speak in favor of the project, along with nine (9) emails and one (1) voicemail in favor, so this was not that situation. Mr. Mele stated the memo called this spot zoning to create greater intensity, but that was the opposite of what was being requested. He advised the shopping center with a currently approved site plan was bigger and more intense with more traffic than the proposed development. He stated previous proposals had unanimous objections from neighbors, and pointed out that was not what was happening tonight.

Mr. Mele acknowledged previous concerns that the details were not all nailed down, and stated that was no longer the case, as the conditions were on the record and could be relied on. He responded to comments comparing the project to eight (8) Walmart Neighborhood Markets with the square footage of the project and stated it was inaccurate. He added that the only impact on schools that the project would have would be tax money paid to the School Board. He commented on the extensive community outreach conducted, and stated those who were initially opposed and took the time to learn about the project had changed their minds.

Staff had no closing remarks.

Mayor Rydell opened Commission discussion.

Commissioner Wasserman thanked everyone for the time and effort invested into this project. He discussed whether it was acceptable to reconsider a position, and noted he was not okay with where this discussion had gone. He stated he started out very much against this project, had advocated for consumer-based services on the site and had spoken out after residents educated

him about trucks. He asserted that he believed he had used his position to advocate for more concessions, and the project was not what it once was. Commissioner Wasserman advised that he wanted to help South Creek, to invigorate it and breathe life into it. He stated this had not been an easy decision for him because he understood what was at stake.

Commissioner Brodie shared that he was appalled by what he had read online related to these applications, especially personal attacks on neighbors. He noted those who live closest to this project would be most impacted, so their input was weighted differently in his mind than that of those who live in other neighborhoods. He stated he could not believe the developers had gone to the extent that they had with community outreach and asserted that the addition of Mr. Butters to the team added expertise and clarity to the project. Continuing, Commissioner Brodie acknowledged Ms. Acker's comments regarding the tax implications of the project. He stated this development was not an easy decision, but it was what was best for the entire City.

Commissioner Railey thanked those on both sides for their time and effort. She advised that the Commissioners had thought long and hard about this proposal and weighed all the facts, and noted it was something they did not take lightly. She stated Greystar had gone above and beyond anything she had encountered in its compromises for the residents. She added that she wanted all residents to feel their voices were heard, but they could not all be happy with the result.

Vice Mayor Welch echoed Commissioner Railey's thanks to all those who took the time to get involved and commented the most important part of the process was the community input. She stated all of her concerns with the development have been addressed, including those about tractor trailers, traffic through the neighborhoods, and proximity to the neighborhoods. She shared her observations of similar projects at Lyons Business Park and other technology parks and advised that she saw significant buffering and minimal truck traffic. Continuing, Vice Mayor Welch stated she understood why some people who try to walk in the area were interested in getting it cleaned up. She noted she did not have input on the community garden, but the employment partnerships with non-profit organizations representing vulnerable populations would be a plus. She commented on meeting with residents in Coco Point Park as it became dark and stated she had thought of the benefit of the solar lights. Vice Mayor Welch highlighted the fact that the developer was interested in putting an eight (8) foot concrete wall all the way from Lyons Road to Banks Road for the residents instead of a fence, along with the extra twelve (12) feet of buffer. She stated she thought that was a product the neighbors could live with, and that it would be a benefit to the community. She reiterated previous comments that this vote was not taken lightly, and the residents were being listened to.

Mayor Rydell asked the applicant to highlight the differences in the traffic studies between the original approved plan and the current proposal. Mr. Mele shared the appropriate slide from his presentation and reviewed the findings. He stated the estimated trips associated with the current approved zoning and site plan were six thousand seven hundred ninety-six (6,796) per day with three hundred sixteen (316) in the morning rush hour and five hundred eighty-nine (589) in the afternoon rush hour, and the estimated trips associated with the proposal were one thousand two hundred ninety-four (1,294) per day, with one hundred thirty-one (131) trips in each the morning and afternoon rush hours. He explained this represented an eighty-one percent (81%) reduction in average daily traffic, fifty-nine percent (59%) reduction in morning rush hour traffic, and seventy-eight percent (78%) reduction in afternoon rush hour traffic.

Mayor Rydell asked staff to clarify how bonding for a traffic light would work. Mr. Stoudenmire provided a brief explanation of the process and timeline. Mr. Mele added additional clarification and stated the County standard was two (2) years from Certificate of Occupancy, but this had not

been finalized. Mayor Rydell asked whether the applicant would agree to bond for the traffic light for four (4) years following Certificate of Occupancy. Mr. Mele confirmed they would.

Mayor Rydell stated the community garden was a feel-good thing, and the problem with the amenity would be the sustainability and maintenance of it. He asked who would maintain the solar lights in the park. Mr. Mele stated the applicant would maintain the lights. Mayor Rydell credited Mr. Klotz and noted a lot of people had said he had done a great job in shifting the views of residents. He stated this was how it should be. He commented on the negative comments made by residents and stated comments toward him were fine, but it was unacceptable to attack residents. Continuing, Mayor Rydell discussed the legal requirement for the Commission to determine whether this project fits into the area. He stated traffic was among his biggest concerns in moving this development to second reading, and noted that he had double checked, and moving the address was successful in pushing the traffic flow on navigation systems. He advised that tangible things like this were persuasive to him. Mayor Rydell stated he was not for the project in the beginning because he did not think it fit in the area but looking at the utilization and the preserve area now, and considering the significant concessions, he was not sure. He expressed concern with the fragmentation of neighborhoods that had occurred. Mayor Rydell inquired as to the planned height of the butterfly at the City entrance. Mr. Mele advised it was approximately eight (8) feet in height. Mr. Klotz provided additional clarification. Discussion ensued regarding the maximum height of the butterfly. Commissioner Railey asked if there were Code restrictions on the monument. Mr. Stoudenmire explained there were, but because it was included in the PCD, the sign would not be held to the traditional Code standards. Discussion continued. Mr. Klotz shared that he had made a point of visiting every entrance point to the City, and what they are discussing was the biggest he had seen by a multiple.

Mayor Rydell asked for clarification on how many trees would be moved and preserved on the site. Mr. Mele noted the Environmental Consultant on the project had pointed out to him that the numbers did not include the additional twenty (20) feet of landscaping conceded earlier in the meeting. Mr. Klotz shared the tree breakdown, including nine hundred sixty (960) trees, three hundred fifty-eight (358) palms, and nine thousand (9,000) shrubs. Mayor Rydell asked whether there was an intent to do anything with the preserves. Mr. Klotz stated they were excited for the opportunity to enhance the preserve, possibly adding additional wetlands and a walking trail, but that was not an option, as the County standards effectively required fencing the preserve off. Mr. Mele added additional clarification. Mayor Rydell commented on Mr. Butters' involvement in the project. He stated there was a wide array of things that could be meant by an industrial park, but nothing Mr. Butters was associated with was a true logistical center. He asserted it was persuasive that Mr. Butters had been made the leasing agent on this project.

Vice Mayor Welch asked for staff's position on the concrete wall south of Coco Point Park, adjacent to the chain link fence that goes around that piece of the preserve, as it would be on City property. Mr. Stoudenmire stated if the Commission desire was to have a wall there, it was completely up to the City. Vice Mayor Welch stated she thought it would be an aesthetic improvement and an improvement to security. She noted that on past projects, the City had not asked for the wall to be built first, but she liked that it was early in this instance. Mr. Mele advised that every condition relating to the wall specified that it had to be built before going vertical on the actual buildings.

City Attorney Pyburn clarified the process for voting on the additional conditions.

AMENDMENT: Welch/Railey – To amend Ordinance No. 2023-012 to include additional language related to the findings, to clarify the reference to ARC Broward under the job creation section, and to clarify that the bond for the traffic signal would

be for four (4) years following Certificate of Occupancy.

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

MOTION: Welch/Railey – To adopt Ordinance No. 2023-012, as amended.

City Attorney Pyburn reiterated that the motion on the floor was to move for approval Ordinance No. 2023-012, as amended, and stated to crystallize the findings of the Commission in support of a motion to approve, she proposed the following list of elements within the Comprehensive Plan, which were touched on throughout the course of the public hearings for the pending applications. She noted the list was not exhaustive or complete, but allowed for Light Industrial Uses within the PCD as deemed appropriate, pursuant, but not limited to the following:

- Future Land Use Element of the Comprehensive Plan
 - Policy II-2.1.5 – Regional Commercial Located on Arterial Roadways;
 - Objective II-3.1.0 and Policy II-3.1.1 through Policy II-3.1.6 – Allowing Light Industrial in Commercial;
 - Policy II-5.3.6 – Regional Facilities Located on Major Traffic Corridors;
 - Policy II-9.1.3 – Aesthetically Pleasing Innovative Site Planning Concepts; and
 - Policy II-11.1.6 – Access to Principal Arterials, Expressways, or other Regional Transportation Facilities.
- Transportation Element of the Comprehensive Plan
 - Objective III-5, Policy III-5.1 and Policy III-5.2 – Enhanced Pedestrian Bike and Streetscape Features.

City Attorney Pyburn reiterated that this list was not exhaustive, and there were many other goals, objectives, and policies that were discussed throughout the course of the public hearings and offered through various testimony in order to deem the use appropriate under the City's Comprehensive Plan.

Vice Mayor Welch amended the motion to reflect City Attorney Pyburn's statement, seconded by Commissioner Railey. The amendment to the motion passed by unanimous voice vote.

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

AMENDMENT: Welch/Railey – To amend Ordinance No. 2023-013 to provide for Gyms and Exercise Clubs to be added as a permitted use in the Greystar Cocomar PCD.

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

MOTION: Brodie/Railey – To adopt Ordinance No. 2023-013, as amended.

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

AMENDMENT: Welch/Railey – To amend Resolution No. 2023-097 to reduce the lengths of Building A and Building B by 20 feet as discussed with a provision for additional landscaping in the area previously occupied by the building, including, to the extent feasible, incorporating any existing tree canopy be preserved and incorporated into the expanded landscape areas, to clarify that the bond for the traffic signal would be for four (4) years following Certificate of Occupancy, and to include an eight (8) foot wall on the south side of Coco Point Park on City property, with the construction of the wall to be consistent with the other walls

taking place before any vertical construction on the site.

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

MOTION: Brodie/Railey – To approve Resolution No. 2023-097, as amended.

Upon roll call, the Resolution, as amended passed, by 4-1 vote, with Commissioner Wasserman voting nay.

CITY MANAGER REPORT

City Manager Brooks had no report.

CITY ATTORNEY REPORT

City Attorney Pyburn provided a brief update on PFAS litigation previously discussed. She stated the court issued guidance on October 27, the day after the Commission voted to approve retaining outside counsel to allow the City to join the multi-district litigation. She explained the City did not directly treat raw water, as the City was a retailer of water from the County, so the City would not be eligible for a claim. She noted that the County Commission would be voting on Tuesday, November 14, to delegate authority to opt-in to the lawsuit to the County Administrator, and a decision was to be made by the County Administrator by December 11 whether or not to opt in to the lawsuit, in which the City would then be a party to the claim. If the County decided to opt out, then the City could file its own claim.

COMMISSION COMMUNICATIONS

Commissioner Wasserman asked City Manager Brooks for an update on discussion with the owners at Coconut Creek Plaza. City Manager Brooks advised the owners were overseas, and staff was working to set a meeting with Commissioner Wasserman.

Commissioner Brodie wished the Marines a happy birthday. He invited everyone to the Veterans Day ceremony on Saturday, November 11.

Commissioner Railey thanked the Veterans and their families and asked that people being torn apart by the conflicts around the world be in their prayers.

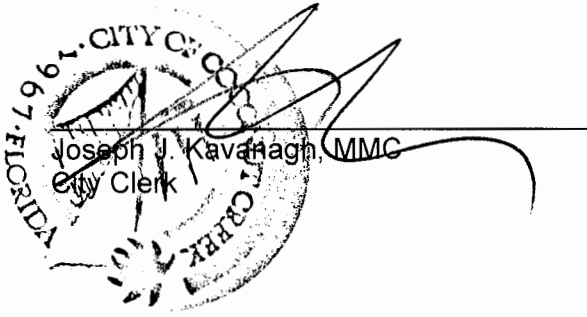
Vice Mayor Welch shared an update from the Metropolitan Planning Organization (MPO) meeting. She stated though they were not able to take the three (3) Florida's Turnpike expansion items off the Five (5) Year Enterprise Plan for the Turnpike, the concession to eight (8) lanes was stated on the record and there was encouraging municipal support. She noted the item would come back before the MPO in July and she was asked to speak on the topic in June. Vice Mayor Welch stated the Vinkemulder neighborhood meeting was scheduled for November 14, and she was eager for the opportunity to discuss people's information and concerns. She noted she met with representatives of Filthy Organics, who were located in Coconut Creek, regarding their participation in the pilot project in Deerfield Beach and hoped to have more information to provide soon on the potential for grants to support a project in Coconut Creek. She provided an update on the glass crusher, explaining the final piece to make it operational was expected in mid-December.

Mayor Rydell shared that he had happened into the Special Events Grants Committee meeting earlier in the week, and his thought was that the final say on that committee's work should be with the

Commission. He suggested the award presentations could take place at a Commission meeting. City Manager Brooks commented that \$25,000 was budgeted for the program and there were program guidelines which had been approved by the Commission. She noted each grant has been less than \$3,000 and clarified that the City Manager has spending authority up to \$50,000, and the Procurement Division had a quote threshold of \$3,000. She pointed out that Commissioners serve on the Boards for some of the nonprofits, so it may be impractical to put the approval back with the Commission. Mayor Rydell stated the City Manager's spending authority used to be \$25,000, and good government may lend itself to reduction of the amount. Discussion continued regarding the works of the Special Events Grants Committee and the administration of funding. Consensus was to place final approval of the Special Events Grants Committee program under the Commission. Vice Mayor Welch was not in support.

ADJOURNMENT

The meeting was adjourned at 12:00 a.m.



Joseph J. Kavanaugh, MMC
City Clerk

12/14/2023
Date

EXHIBIT "1"
2023-1109R
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"
2023-1109R
City Commission
Minutes

Nowak, Danielle

From: Grace Allen <ghyacinth50@gmail.com>
Sent: Thursday, November 9, 2023 11:26 AM
To: CommissionComments
Subject: Cocomar Business Park

Dear Commissioners,

What the developer has unwittingly done is to provide you with a snapshot of the needs and desires of the residents of South Creek. They want security, safety, healthy living options beside their homes and beautification of their surroundings. They want to support local businesses but yearn for responsible development in their neighborhoods. Businesses that are already the fabric of our city deserve more options to expand their companies, but it should not be at the expense of our communities. Do these companies require or need 44-foot high warehouses? Just because it is the current preference of warehouse developments, that does not make it acceptable for our neighborhood and the proposed space. Allowing these monstrous developments opens us up for future fights because of precedence. When and if these warehouses change hands eg. Greystar decides that the logistics niche is not profitable then these warehouses have the potential to attract other clients who could use them to their maximum capacity, for example, all 79 bays with semi-trucks as in an Amazon type packaging center. The residents cannot then argue about the increase in traffic or other potential hazards not currently considered. Note in the developer's presentation, there is continuous reference to other warehouse developments in our city. Why do they do this? As lawyers, precedence allows them to use this to pressure city officials to give in to their requests. However, again they have unwittingly revealed that the First Gate Logistics Center at Copans and Banks Road only has 20 bays. It is also only 32 feet high and is not located beside any residential communities. If they are concerned about spaces for current companies who will possibly leave the city because of the lack of space, then suggest to them to build a Lyons Business Park Center Part 2. This could provide all the amenities being requested by the residents as well as the warehouse space desired by our neighborhood companies. This is a win-win. This size development would better fit the space and is more compatible with the current residential communities surrounding it. Please deny their current proposed plan and challenge them to do a socially responsible development for the neighborhoods in which they wish to occupy and not constantly weaponize the possibility of affordable homes.

Kind Regards,

Grace Allen

Nowak, Danielle

From: Marisa Boche <marisa.boche@gmail.com>
Sent: Thursday, November 9, 2023 10:23 AM
To: CommissionComments
Subject: Greystar Cocomar

Hey Commissioners,

I'm Marisa Boche, residing at 4724 NW 5th CT, right on the south end of Coco Palms, facing the Cocomar property. I just wanted to drop a note expressing my approval for the rezoning of the Greystar Cocomar development.

In my opinion, this is a crucial first step towards improving the south creek area. The attention that Cocomar will bring has the potential to positively influence places like Coconut Creek Plaza, prompting and accelerating much-needed updates and repairs. This is especially important for properties like the abandoned Lorenzo Pizza, which is currently an eyesore.

Thanks for your time and consideration. I approve the rezoning.

Best,
Marisa Boche

Nowak, Danielle

From: jonathan boche <jonfboche@yahoo.com>
Sent: Thursday, November 9, 2023 10:56 AM
To: CommissionComments
Subject: Greystar Cocomar

Hello Commissioners,
We're Carlos and Febe Boche, residents and owners of an apartment at 601 Lyons Rd in Coco Parc. We're reaching out to give our wholehearted approval for the Cocomar rezoning.

As the years go by, Febe and I find ourselves driving less, preferring to stroll to Publix and Windmill Park with our grandkids who live at Coco Palms. We're genuinely thrilled about the upcoming additions of Sprouts and Cali Coffee on the corner of Lyons and Coconut Creek Parkway.

Though we're not sure who will be moving into the Business park, we have confidence that it will attract tenants who will contribute positively to Coconut Creek.

Thanks for your consideration. We approve of the Cocomar rezoning.

Carlos and Febe Boche

Nowak, Danielle

From: qr.brown@gmail.com
Sent: Thursday, November 2, 2023 11:53 PM
To: ylopez@coconutcreek.net
Subject: Possible Zoning Change

Hello,

I understand that the land to the south of 4798 NW 5th Ct, Coconut Creek, FL 33063 is being considered for a zoning change. I along with others are strongly in favor of preserving the forest to the south and west, for many reasons. These include maintaining the benefits that forests provide, providing a habitat for wildlife, maintaining the views that residents have benefited from, and helping provide fresh clean air along with oxygen generation. There are other benefits as well, so I am hoping that this medium forest area can be saved. There are ways to do it, including partnering with land protection organizations, city purchase agreements to permanently protect the forest, and grants.

I am hoping that a way can be selected to permanently protect the land and forest there.

Thank you for your time and consideration,

Harold Brown

Office of Management Committee, Abbey Lauth

From: Perri Cohen <perribcohen@gmail.com>
Sent: Friday, November 3, 2023 11:01 AM
To: Jackie Railey
Subject: Fwd: FW: Nice meeting to you - Cocomar Business Center, Coconut Creek

----- Forwarded message -----

From: Diane Dankner <diane.dankner@gmail.com>
Date: Fri, Nov 3, 2023 at 10:50 AM
Subject: Re: FW: Nice meeting to you - Cocomar Business Center, Coconut Creek
To: JC Conte <JCConte@butters.com>
CC: Malcolm Butters <MSButters@butters.com>, Herbie Klotz <hklotz@greystar.com>, Perri Cohen <perribcohen@gmail.com>

JC,

I apologize. I thought this went out yesterday.

Just one question about "South" Creek. I assume type, but maybe I'm wrong

Hello All,

As you know Greystar is seeking final approval for the CocoMar Business Park project at Lyons and West Atlantic Boulevard. I have spent extensive time reading and reviewing all of the pertinent information on their proposed project and would like to share with you my conclusions.

The CocoMar project includes:

- Very Aesthetically pleasing buildings
- A park with beautiful walking trails and lush landscaping.
- A Conservation Area of 7 Acres which will be enhanced.
- Well above average green space for comparable business parks at 43%, the highest in Coconut Creek.
- A very positive financial impact to our community services
- Zero impact to our population density
- +/- \$16,000,000 to Coconut Creek coffers over the next 10 years. Approximately a 3% increase to the current Coconut Creek annual budget.
- Increased employment with a commitment to hire locally and potentially from non-profits.
- Way less traffic than any other property type, particularly on weekends.

- No additional burden to classroom size.
- Financial support to Coconut Creek base charities like; The Foundation for Independent Living. (See attached letter of support from them)

All of this will also give us increased property values because of the aesthetics, low population density and more park and recreational facilities for our city and a much safer **South*** Creek

If you are in support of the CocoMar project, please write a quick email with a sentence or two of support and send directly to Herbie Klotz and JC Conte at our respective email addresses.

***I assume this should be Coconut, unless South is that section of Coconut Creek**

On Wed, Nov 1, 2023 at 4:33 PM JC Conte <JCConte@butters.com> wrote:

Hi Diane,

It was a real pleasure meeting you and Perri Cohen today. I appreciate you coming by my office to better understand what we are trying to accomplish at Cocomar. Below is the email that I sent to Perri and attached is presentation we looked at in my office today. Also attached, and very important piece to your communication, is the letter of Support from the Foundation of Independent Living <https://filinc.org/services/> which is a Coconut Creek based non-for profit that has been helping the mentally handicap find meaningful work & independent living situations since 1985.

We are looking forward to reviewing the draft of your email to your list of +/-100 Republican / Conservatives that live in Wynmor.

Please confirm receipt.

Thank you,

JC

JC Conte - SIOR

EVP & Director of Industrial Brokerage Services

Butters Realty & Management

C: 305-901-6033 (Miami-Dade)

O: 954-312-1200 (Broward)

C: 954-336-8001

E: JCConte@Butters.com

From: JC Conte

Sent: Tuesday, October 31, 2023 4:57 PM

To: perribcohen@gmail.com

Cc: Malcolm Butters <MSButters@Butters.com>; Herbie Klotz <hklotz@greystar.com>; 'Ana Maria Conte (Anabla954@aol.com)' <Anabla954@aol.com>; Brian Ahearn <bahearn@butters.com>

Subject: Nice Speaking to you - Cocomar Logistics Center

Hi Perri,

Thank you for taking my call this morning and thank you for your concern for my sister's health. I've copied her here to keep her in the loop. I was extremely glad to hear that your father and former husband were both developers. That helps tremendously. I think it's easiest if I give a bullet point outline as it relates to the project and what's been accomplished thus far:

1. Preliminary approval occurred last Thursday.
2. Next meeting, next Thursday (11/9/2023). Shooting for final approval.
3. Greystar is the developer. Butters will be the Exclusive Leasing Team.
4. Total Buildings 3 – Single Story – Totaling 384,000 SF – 43% Green space

5. Conservation Area – 7 Acres

6. Attached is a summary of the Presentation that was given last Thursday.

7. Attached is a letter of support from The Foundation for Independent Living which is one of the non-for profits based in Coconut Creek that the project will support.

8. The project is expected to generate +/- \$16,000,000 to the City of Coconut Creek over the next ten years.

Lastly, if we could host you and your friends for lunch or dinner in the next few days, at a location of your choice we'll make it happen. We could answer any and all questions there.

Please confirm receipt.

Thank you,

JC

JC Conte - SIOR

EVP & Director of Industrial Brokerage Services

Butters Realty & Management

C: 305-901-6033 (Miami-Dade)

O: 954-312-1200 (Broward)

C: 954-336-8001

E: JCConte@Butters.com

Nowak, Danielle

From: Brad Friedman <brdfriedman@gmail.com>
Sent: Wednesday, November 8, 2023 6:47 PM
To: CommissionComments
Subject: Greystar cocomar

To whom it may concern

My name is Brad Friedman and I live at 4880 nw 6 st which is the property line of Lakewood east. I have lived at here for 15 years now and I know for about the whole time we have been here they have been trying to build behind us but to no avail. However now it seems as this is a forgone conclusion. At first we were against the building of anything behind us, however after meeting with Herbie and Rodrigo, they have listened to what we would want to be done to make this transition better for us residents. They took our advice on taking the wall north of the preserve and also putting lights in the park. I was originally against the project, but after learning more and meeting with these individuals I am now a full supporter of the project and would like to see it approved.

Brad Friedman

Nowak, Danielle

From: Jatniel Garcia <jatnielnlily@gmail.com>
Sent: Friday, November 3, 2023 1:26 PM
To: j_rydell@coconutcreek.net; swelch@coconutcreek.net; jrailey@coconutcreek.net;
jwasserman@coconutcreek.net; jbrodie@coconutcreek.net
Subject: COCOMAR Development

Good afternoon,

I live in the Lakewood East area. I can see the land in question from my front yard. It is my understanding that this is private property and zoned commercially. However, would a green space like a park not benefit the area better? The city can buy the land and allow for a green space that have been shown to improve the quality of air, provide a communal space for residents to come together, enriching the sense of community, and truly establishing Coconut Creek as an environmental forward facing city.

My daughters' play often in the park adjacent to the land and often comment on the beauty of the land there. Our children deserve as many green spaces as possible in an increasingly warming planet. The city island heat effect brings temperatures ever higher in places like South Florida that are heavily developed. Green spaces help dampen the heat. There is a responsible way of dealing with this land to beautify it and make the community proud.

The reality is that anything would be better than warehousing space there. On Banks and Copans an industrial space was recently built. The constructions has been available for 6 months and sits completely empty. Is that the future of one of the last hardwood green spaces we have in Broward?

Please reconsider.

Regards,

Jatniel Garcia

Nowak, Danielle

From: Rons Email <ronald.hansensr@gmail.com>
Sent: Monday, November 6, 2023 4:56 PM
To: CommissionComments
Subject: Fwd: Support for CocoMar Bus Dev

Gentlemen

As a resident of The Wynmoor Country Club I wanted to send a brief note expressing my support for the CocoMar project on Lyons rd with it's beautiful layout and dedication to maintaining a park like setting while offering great jobs to the surrounding area. Great business partners enhance a community.

I look forward to your success and visiting the location once the project is complete.

Sincerely,

Ronald J. Hansen Sr
914-588-5703

Nowak, Danielle

From: rafaelpelaezjr <rafaelpelaezjr@aol.com>
Sent: Thursday, November 2, 2023 8:33 PM
To: CommissionComments
Subject: Industrial complex

Greetings,

Hope all is well. I'm an owner at the Coco Palm community. I just want to voice that I am in favor of a possible industrial complex near Lyons Rd. and Atlantic Blvd.(N.W. corner. If this project takes place, I feel that it would be a positive outcome for our community.

Regards,
Rafael A. Pelaez
548 NW 47th Ln

Sent from my T-Mobile 4G LTE Device

Nowak, Danielle

From: MJ Del Sol <mjdelso@gmail.com>
Sent: Monday, November 6, 2023 11:41 AM
To: CommissionComments
Cc: Hubby ♥
Subject: Please Approve Cocomar Business Park and vote Yes!

Coconut Creek Commission,

My husband and I are proud residents of our beautiful community Lakewood East. We were drawn to this neighborhood and our home, by the tranquility of the neighborhood and our amazing lake, which we live on. It is with a sense of urgency that I write to express my support for the Cocomar Business Park, and to encourage you, our respected city commissioners, to vote "Yes" for this transformative project.

At first, I was among those who had reservations about the Cocomar Business Park proposal. We live directly to the north of the proposed building A, a block north from the property line, so our home is objectively more impacted than most, and we won't be getting any easement or wall. After taking the time to study these business parks and speaking one-on-one with Herbie and Rodrigo Diaz, my perspective has evolved significantly.

Our home is two stories, so I appreciate Greystar's commitment to adding and maintaining lush, dense, and tall trees between Lakewood East and the building. Safety is also a big concern and one of the reasons I am so excited about Cocomar Business Park. It goes without saying, but the addition of the wall on our southern property line and providing new space for existing and new companies to expand in Coconut Creek will make our neighborhood safer and grow the local economy and our city's tax base.

We look forward to hearing a resounding yes on Thursday for the approval of this project.

Thank you in advance.

Mercedes and George Raymond

Nowak, Danielle

From: Leni Smith <lenis1@comcast.net>
Sent: Sunday, November 5, 2023 7:14 PM
To: CommissionComments
Subject: Public Comment - Commission Meeting 11.9.2023 - Agenda Item Greystar

Re: Greystar Development

Mayor, City Commission & City staff;

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

For appx 1 year now, I have been following the Cocomar/Greystar Development. I have been absolutely against this project which would affect the entire city. The developer has cooperated with the residents, gone above and beyond and has lessened the traffic impact. After listening to the concessions made of most recent, I have completely changed my opinion and believe this development would be a great improvement and asset in our city. Please vote Yes!

Best,

Alene Smith

2465 Ginger Ave.

Coconut Creek, FL 33063

Nowak, Danielle

From: Janet and Ray Wincko <janray@aol.com>
Sent: Thursday, November 9, 2023 2:56 AM
To: CommissionComments; janray@aol.com
Subject: Greystar - letter of support

Good evening,

My name is Janet Wincko and I'm a 30-year resident of Cocopalms. Unfortunately, I am out of town tonight and unable to attend this very important Commission meeting, therefore, I'm submitting this email to express my support of the Greystar project.

Over the years I have seen several projects brought for consideration on that property and I have not been in favor of those projects. However, after thoughtful consideration of factors such as traffic, safety, etc., I truly believe that the Greystar project is the best option. The project plan presented is a beautiful light industrial park that will provide employment to many Coconut Creek residents, but more importantly provide much needed tax revenue for the city.

I ask that you make the decision that is absolutely in the best of interest of the residents of Cocopalms, as well as the larger community of Coconut Creek, and vote in favor of this project.

I appreciate your consideration.

Thank you,
Janet Wincko