

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