

EXHIBIT "2"
2023-0713R
City Commission
Minutes

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

FYI

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

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

Please make a part of the record

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

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

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

Subject: Case against Cocomar LOGISTICS PARK

Scan_20230423 (8).jpg



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

COCOPALMS HOMEOWNERS ASSOCIATION, INC.

Case against Cocomar LOGISTICS PARK

Dear Commissioners,

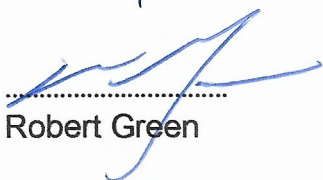
The City of Coconut Creek supports the health, safety, and well-being of its residents. It promotes smart growth, clean energy, open and green spaces as well as a small-town feel. How does a logistics park in close proximity to residential areas fit into these priorities?

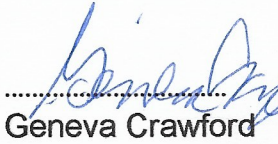
There are four residential areas that surround this vacant lot. However, our community, Cocopalms will be the most impacted by a project of this size. It is not a good fit for the space. There is not enough area surrounding the projected buildings to create a safe buffer. This would at least ensure that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

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

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

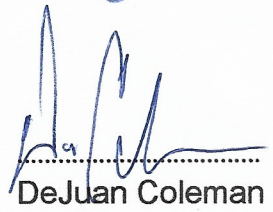
Sincerely, *Board MEMBERS OF Cocopalms HOA*


.....
Robert Green

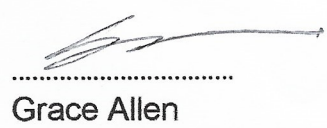

.....
Geneva Crawford


.....
Bridgette Seville


.....
Matthew Hallman


.....
DeJuan Coleman


.....
Ramon del Saltor


.....
Grace Allen

Petition to Stop Greystar Development New Warehouse Construction

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

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

Name	Signature	Address/Email	Date
Joyce Bogliano		joycier60@yahoo.com	4.23.23
William KANE		MKANE75458@GMAIL.COM	4-23-23
Dale Adrosky		Balivon22@gmail.com	4.23.23
Kenya Grace		Kenya x Jones@gmail.com	4/23/23
Wade Kilborn		Duttonprett@yahoo.com	4-23/23
Patrick Turner		sturn56@gmail.com	4/23/23
Moody Dubreuz		Moody.D23@msn.com	4/23/23
Cleopatra Signon		Clesesa@gmail.com	4/23/23
Aaron Primmer		Aaronprimmer@hotmail.com	4/23/23
Michael Felobon		EladygBaptiste10@gmail.com	4/23/23
T. GUEST JR			4/23/23
Noel J Roy		NgelRoy295@yahoo.com	4/23/23
KEVIN (AEG)		KEVIN50192@GMAIL.COM	4/23/23
TIMOTHY MUCHA		TMUCHA@ME.COM	4/23/23
Renee Mucha		renee.mucha@gmail.com	4/23/23
Nick Pucinski		NickPucinski1024@gmail.com	4/23/23
OSWANY TORRES		OswanyTorres@gmail.com	4/23/23
Yineth Jorge		prietyineth@gmail.com	4/23/23
Whitney Love		Whitney.Love11.16@gmail.com	4/23/23
Andra Johnson		onelove33319@yahoo.com	4/23/23
Nia Love		lovenia007@gmail.com	4/23/23
MATTHEW HALL		MATTWILLHALL@AOL.COM	4/23/23
Suzan Nguyen		SUNG33442@LIVE.COM	4/23/23
Carbs Cardenas		coconct22@icloud.com	4/23/23
Bellamedy		bellamedy91@pine.com	04/23
Seth and Sheri		Seth54@bellsouth.net	4/23

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

Address/Email	Date
Sethad SA @ bellsouth.net	4/23
4767 N.W. 5 th Ct	4/23
4767 NW 5 th Ct Coconut Creek	4/23
4760 NW 5 th Ct COCONUT CREEK	4/23
→ sawwilliams@gmail.com	4/23
segovia.juan@me.com	4/23
rachthom@gmail.com	4/23
dahmanrazz@gmail.com	4/23
dilraz@icloud.com	4/23
mrazzaghe19@gmail.com	4/23
P.parmnarine@hotmail.com	4-23
4749 NW 5 th Ct	4-23
4749 NW 5 th Ct.	
Sebastianheud2231@gmail.com	4/23
mziolkowska12@gmail.com	4/23
eziolkowska42@gmail	4/23
JCMALof 7764@ AOL	6/23
sandracardonaortic@gmail.com	6/23
Victormvelazquez@gmail.com	4/23
TIKOBRODYZI@gmail.	4/23/23
BrodyTIKO2@gmail	4/23/23
—	4/23/23
freddiearguello@comcast.net	4/23/23
himsingh22@yahoo.com	4/23/23
—	
jongarthy@gmail.com	4/23/23
slake4@yahoo.com	4/23/23
coleman2609@gmail.com	
4765 NW 6 th Place Coconut Creek	4/23/23
4765 NW 6 th Place COCONUT CREEK	4/23/23
avonda.miller1010@gmail.com 4765 NW 6 th PL	4/23/23
4765 NW 6 th PL 33043 creek	4/23/23
4744 NW 5 th PL JANRAY@AOL	4/23/23
" " " "	4/23/23
4775 NW 5 th PLACE CC.	4/23/23
ghyacynth50@gmail.com	4/23/23



Name

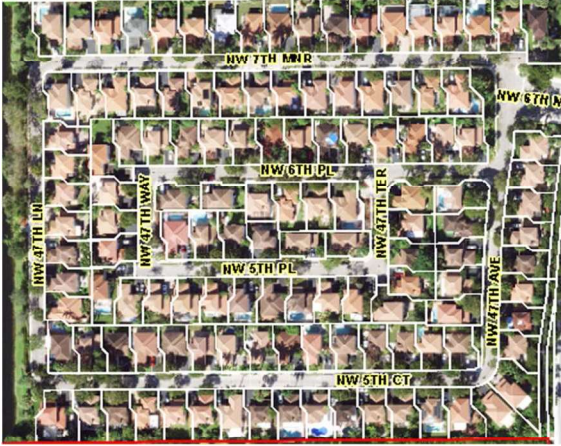
Address/Email

Date

Rona RASER
Bethel Telusma
Danni Kattinberg
Willy Jan Pap

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

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



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

Fyi

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

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

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

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

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

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

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

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

Thank you!

Sent from my iPhone



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

July 11, 2023

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

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

Dear Mayor Rydell and City Commissioners:

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

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

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

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

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

Sincerely,

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

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

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

Kindly

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

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

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

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

Sent from my iPhone

[vision 2030 inclusive, innovative, progressive]

Under Florida law, most e-mail messages to or from Coconut Creek employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the City, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

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

Hello,

Please see below.

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

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

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

Dear Coconut Creek City Commissioners,

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

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

Best,
Briana Drabik
3773 Woodfield Drive

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

Fyi

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

From: Joan French <joanfrench55@gmail.com>

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

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

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

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

Kind regards,
Resident
CocoPalms

CEDS



Community & Environmental Defense Services

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

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

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

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

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

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

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



Preventing Warehouse & Distribution Center Impacts To Neighborhoods



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



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

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

What is a Warehouse and a Distribution Center?

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

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

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

Warehouses & Distribution Centers: Potential Adverse Effects

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



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

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

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



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



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

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

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

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

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

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

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

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

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

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

Diesel Exhaust & Health

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

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

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

These recommendation begin on page 11 of the CARB Handbook.

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

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

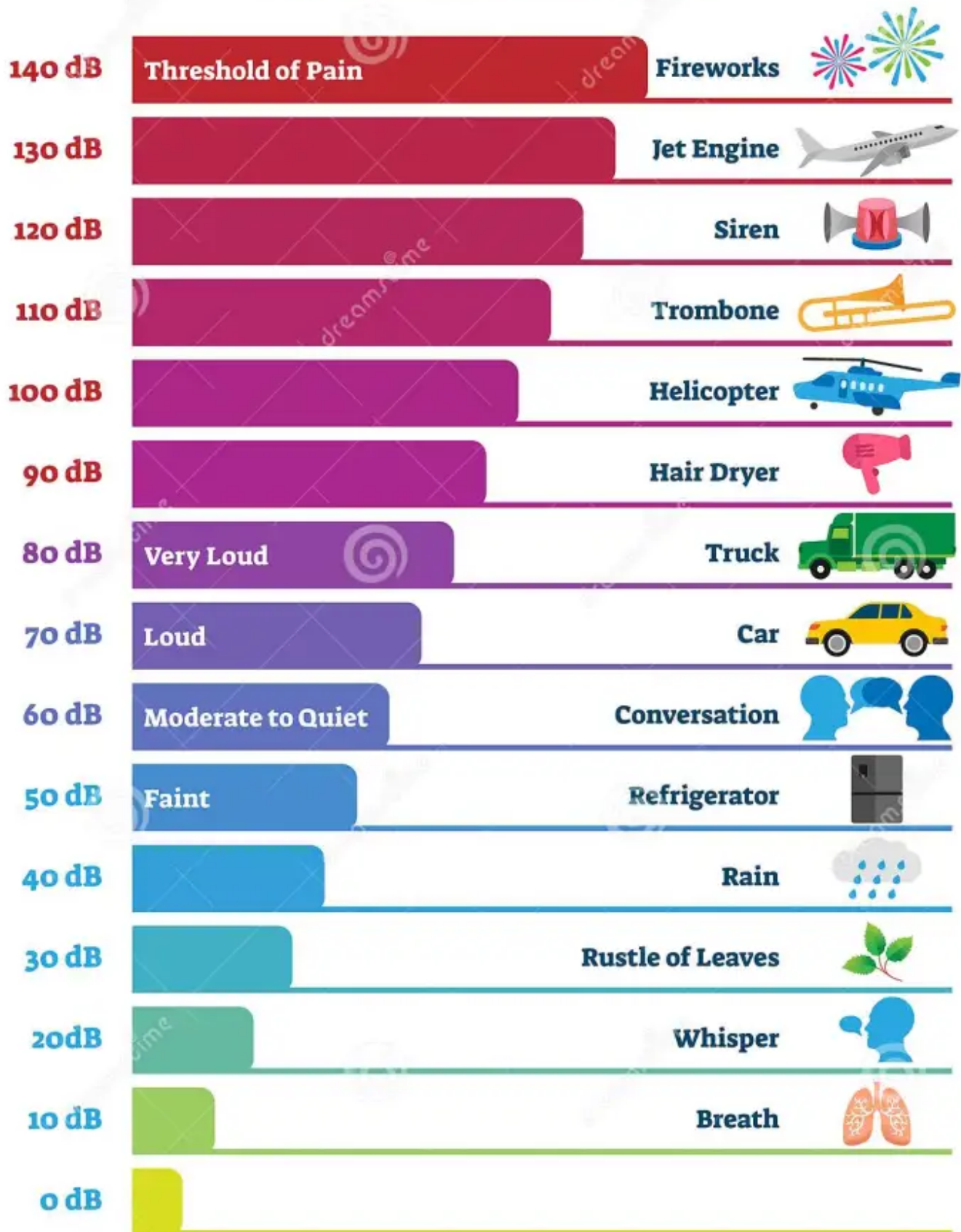


america) or Near-Zero (<https://www.socalgas.com/for-your-business/natural-gas-vehicles/near-zero>) emission trucks and discourage proposals that would add more conventional diesel truck traffic.

Noise

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

DECIBEL SCALE



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

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

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

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

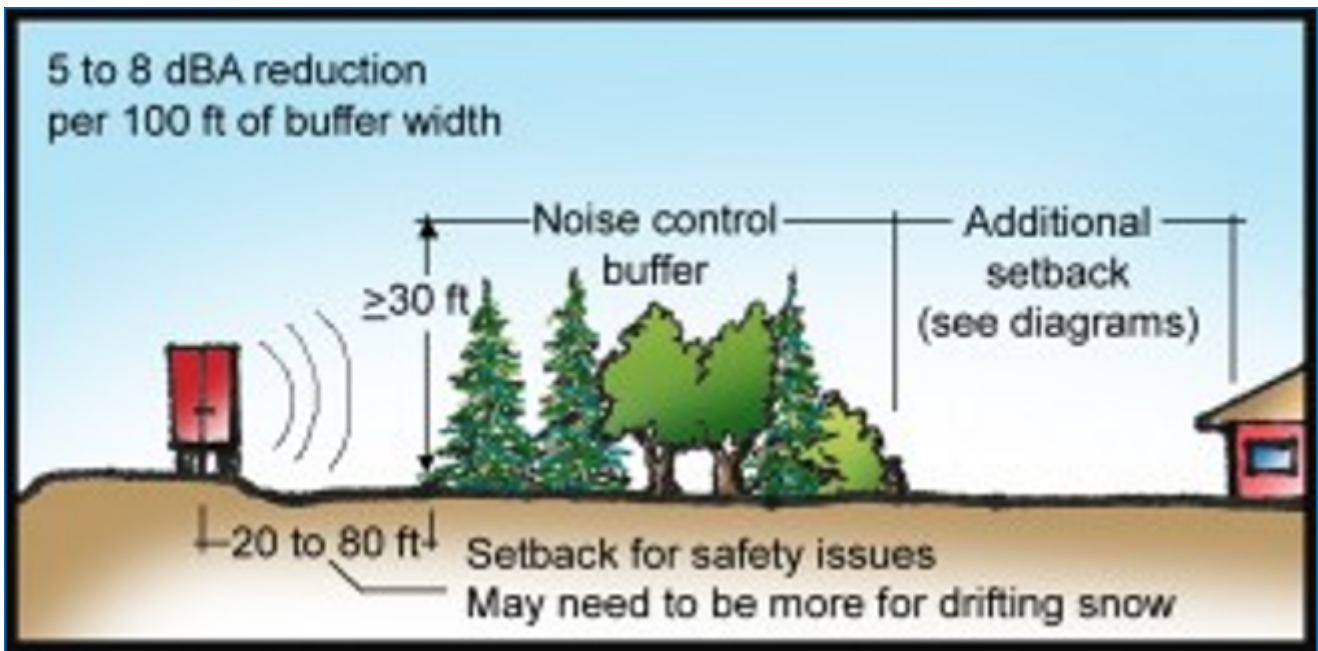
Idling diesel trucks emit noise at 85 dBA (decibels) measured at a distance of 50 feet. In general, noise decreases 6 decibels for every doubling of distance from a source. So, if truck noise level is 85 decibels at 50 feet then it would be 6 decibels lower or:

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

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

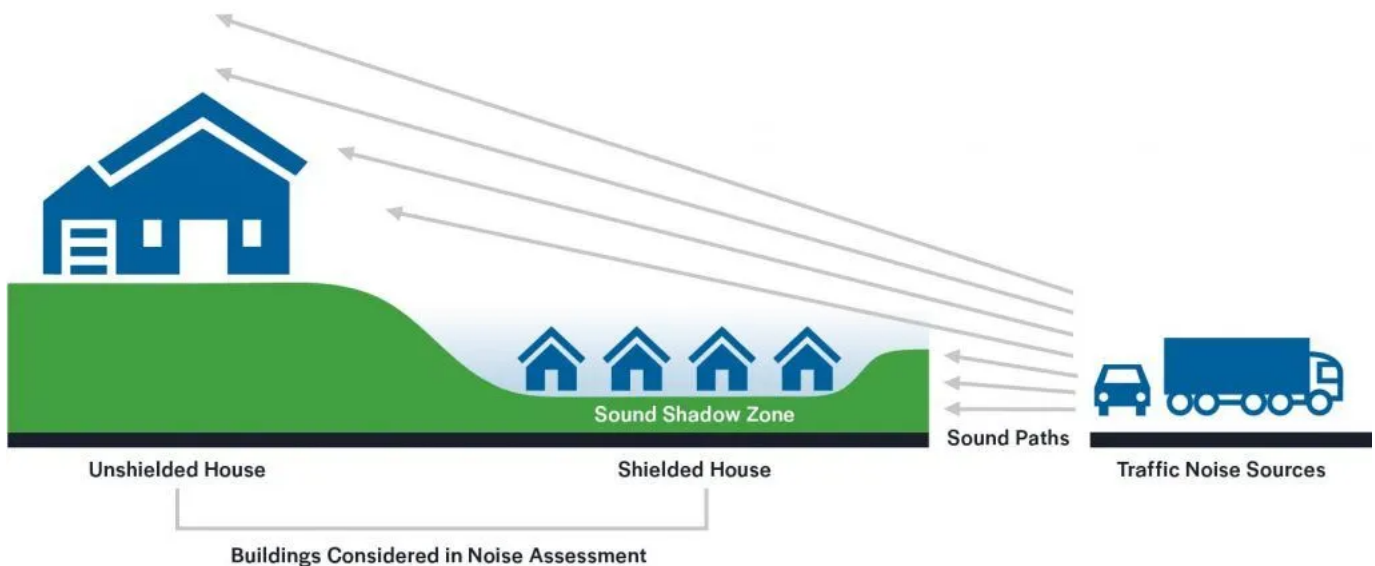
If a home is located 400 feet from the portion of a warehouse site where trucks would be idling the noise level could be 67 decibels, which is 12 decibels above the 55 decibel acceptable level for residential areas.

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



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

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



Hilly Area Example

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

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

Property Value

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

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

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

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

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

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

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



Truck Traffic & Neighborhood Streets

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

Warehouse Truck Traffic Volume

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

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

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

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

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

A table of Trip Generation 10th Edition rates is available

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

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

Warehouses Are Not A Light Industrial Use

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



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

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

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

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

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

Given that the:

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

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

Identifying & Resolving Warehouse & Other Trucking Facility Impacts

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

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



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

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

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

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

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

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

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

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

Defeating A Fatally Flawed Warehouse – Distribution Center Project

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

CEDS Initial Strategy Analysis Best Place To Start

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

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

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

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



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

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

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

CEDS Uniquely Qualified to Help You Preserve Your Neighborhood & Environment

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

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

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



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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

Kind Regards,

Max Gordon

Coconut Creek Resident

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

Hello Karen and Terrill,

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

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

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

Dear City of Coconut Creek Commissioners,

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

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

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

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

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

Thank you,

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

April 18, 2023

Dear City of Coconut Creek Commissioners,

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

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

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

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

Thank you,

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

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

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

Fyi

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

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

Please do not allow development of this rare property! Please

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

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

Fyi

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

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

Dear John Brodie,

Sent from my iPad "Linda"

Begin forwarded message:

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

Dear Sir,

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

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

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

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

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

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

Sincerely,
Linda Barrio

June 6, 2023

Dear Coconut Creek City Commissioners:

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

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


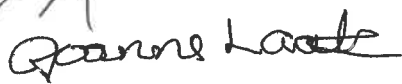
My wife and I would much prefer to see an aesthetically pleasing and environmentally conscientious site that would provide modern era services to our community. We wish that the community leaders would finally move forward and work to improve our community, rather than continue to stand fast and oppose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

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

Thank you for your consideration.

Best to all,

Dan and Joanne Laak
3601 Cocoplum Circle
Coconut Creek

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

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

April 20, 2023

Dear City Commissioners:

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

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

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

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

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

Thank you again for your consideration.

Kerri Lichty

3205 Portofino Point C2

Coconut Creek, FL 3306

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

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

Fyi

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

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

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

Sent from my iPhone

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

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

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

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

Subject: Complaint Regarding Rezoning of Lands to Light Commercial

Dear [City Council Members],

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

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

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

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

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

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

Yours sincerely,

Fernando R Mazaira

Sent from my iPhone

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

Fyi

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

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

Dear Mr. Brodie,

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

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

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

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

Respectfully,

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

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

April 12th, 2023

City of Coconut Creek
Department of Sustainable Development

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

Dear Sir/ Madam

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

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

Kind Regards,
Jorge & Gloria Mera

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

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

Good afternoon Dear City Commissioners,

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

Sincerely, Roody.

June 1st 2023

Dear Coconut Creek City Commissioners,

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

I strongly urge you to approve the project.

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

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

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

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

Thank you.

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

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

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

Dear John,

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

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

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

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

Regards,

Mariane DiPierro Pavelic
4501 Glenwood Drive
Coconut Creek, FL 33066

mariane@pavelic.com
954-214-5264

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

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

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

Kindly

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

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

Ladies and Gentlemen,

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

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

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

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

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

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

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

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

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

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

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

Sent from my T-Mobile 5G Device

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

Sent from my iPad

Begin forwarded message:

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

Thank you,

Sincerely,

Sharon Smith
Tampa FL

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

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

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

Dear Coconut Creek City Commissioners,

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

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

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

Yours truly,

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

[Sent from Yahoo Mail for iPhone](#)

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

Mayor and Commissioners of Coconut Creek,

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

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

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

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

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

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

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

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

Fyi

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

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

Hello commissioners,

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

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

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

Regards,
Scott Thomas

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

Dear Commissioner

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

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

I strongly disagree and say NO!!

Margaret Trimino

Sent from my iPhone

April 14, 2023

Dear City Commissioners:

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

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

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

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

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

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

Thank you again for your consideration.



Helen Weissman
CBRE

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

FYI

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

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

Good morning,

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

Thank you,
Emily Wirley

April 26, 2023

Dear City Commissioners:

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

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

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

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

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

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

LAW OFFICES
TUCKER & LOKEINSKY, P.A.

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

MORRIS C. TUCKER (1923-2001)

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

May 5, 2023

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

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

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

Dear Commissioner:

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

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

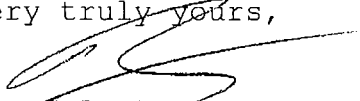
The Association strives to foster a community where its members may expect peace and quiet enjoyment of their community and is extremely disappointed that the City seeks to re-zone this land with an inherently disruptive industrial park. Industrial parks in general create more traffic and more noise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

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

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

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

Very truly yours,



BRIAN D. ALBAUM, ESQ.
For the Firm.

cc: Client via electronic mail