

EXHIBIT "3"
2023-1026R
City Commission
Minutes

Nowak, Danielle

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

Dear Commissioners,

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

Kind Regards,

Grace Allen

Nowak, Danielle

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

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

Nowak, Danielle

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

Dear City Commissioners,

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

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

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

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

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

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

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

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

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

Sincerely,

Chris Cappiello & Giselle Mohammed

Cocopalms Residents

4773 NW 7th Mnr, Coconut Creek

Nowak, Danielle

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

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

Sent from my iPhone

Nowak, Danielle

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

Stop the rezoning of wooded area to industrial.

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

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

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

Sincerely,
Albert Gavett

Sent from AT&T Yahoo Mail for iPhone

Nowak, Danielle

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

Commissioner JB

Sent from phone

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

Dear Mayor Joshua Rydell,

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

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

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

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

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

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

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

Sincerely,

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

Nowak, Danielle

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

Dear Commissioner,

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

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

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

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

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

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

Sincerely,

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

Nowak, Danielle

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

Dear Commissioner,

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

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

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

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

Very sincerely,

Lonni Michelson

Banyan Bay Apartments

[Get Outlook for Android](#)

Nowak, Danielle

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

Commissioner JB

Sent from phone

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

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

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

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

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

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

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

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

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

I look forward to seeing the upgrades and the growth.

Yours truly,

Mercedes and George Raymond

Nowak, Danielle

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

Sent from my iPhone

Nowak, Danielle

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

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

Bonnie Shapiro
United Realty Group
(954) 298-6263

Nowak, Danielle

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

Dear Mayor Rydell and Coconut Creek City Commission:

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

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

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

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

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

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

Nowak, Danielle

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

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

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

Leon & Cornel Vandermerwe

Nowak, Danielle

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

Enough,! No more commercial buildings.

Sent from my iPad

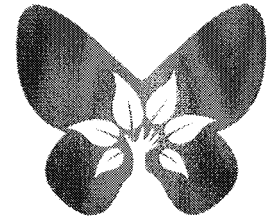
THE FOUNDATION FOR INDEPENDENT LIVING INC.

1367 Lyons Road | Coconut Creek, Florida 33063

Phone: 954.968.6472

Email: info@filinc.org

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



OCTOBER 24, 2023

To the Honorable Officials of Coconut Creek,

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

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

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

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

Warm regards,

Charles Mishner

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