CITY OF COCONUT CREEK
PLANNING AND ZONING BOARD MINUTES

Government Center
4800 West Copans Road
Coconut Creek, FL 33063

Date: April 12, 2023
Time: 7:00 p.m.
Meeting No. 2023-0412

1. CALL TO ORDER

The meeting was called to order by Chair Doug Young at 7:04 p.m.

2. PRESENT UPON ROLL CALL:

Chair Doug Young
Vice Chair Thomas Casey
Jeffrey Barker
Corinne Lajoie
Colleen LaPlant, Alternate

Also present: Deputy City Attorney Kathy Mehaffey, Sustainable Development Director Scott Stoudenmire, Sustainable Development Assistant Director Justin Proffitt, Principal Planner Lizet Aguiar, Senior Planner Linda Whitman, Senior Project Manager Michael Righetti, and Deputy City Clerk Marianne Bowers.

Chair Young noted that the meeting was being conducted live with a quorum physically present and Deputy City Attorney Kathy Mehaffey explained the procedures for public participation and comment for the meeting.

3. APPROVAL OF MINUTES

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S) (2023-0308).

MOTION: Casey/Lajoie – To approve the Minutes of the March 8, 2023, Planning and Zoning Board Meeting.

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

AGENDA ITEMS

Deputy City Attorney Mehaffey explained the City's quasi-judicial procedures that would be applied to agenda items 4, 5, 6, 7, and 8. Deputy City Clerk Marianne Bowers confirmed the public notice requirements for agenda items 4, 5, 6, 7, and 8 had been met and swore in the witnesses.

4. **LAND DEVELOPMENT CODE AMENDMENT:** AN AMENDMENT TO THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE III, "ZONING REGULATIONS," DIVISION 8, "MASTER BUSINESS LIST," TO CREATE SECTION 13-624, "MASTER BUSINESS LIST - PLANNED COMMERCE DISTRICT" AND ADOPT A LIST OF PERMITTED AND SPECIAL LAND USES FOR THE HALE PLANNED COMMERCE DISTRICT (PCD) GENERALLY LOCATED AT THE

SOUTHWEST CORNER OF LYONS ROAD AND COCONUT CREEK PARKWAY IN THE CITY OF COCONUT CREEK. (QUASI-JUDICIAL)(PUBLIC HEARING)

Chair Young read the item into the record.

Deputy City Attorney Mehaffey asked the Board if there were any applicable ex-parte disclosures for item 4, and there were none.

Sustainable Development Assistant Director Justin Proffitt presented the item, explaining the amendment would create a new section in the City's Land Development Code to provide a Master Business List for Planned Commerce Districts (PCD) and adopt the permitted and special land uses for the Hale PCD, which was discussed at the March 8, 2023, Board meeting. He reviewed the list briefly, noting it was predominantly made up of retail and personal service businesses typical of a shopping center. He stated the changes also included the previously approved addition of self-storage as a special land use, as well as the removal of hotels, motels, and other visitor accommodations and convenience stores with vehicle fueling stations from the PCD. Mr. Proffitt noted staff was recommending the addition of community facility as a land use to recognize the existing Dave Thomas Education Center. He stated with that addition, staff recommended approval of the amendment.

Board Member Jeffrey Barker stated he does contract work for the owner's representative, and as a result would be abstaining from voting on the item.

Chair Young opened the public hearing on the item.

Perry M. Egelsky, 4958 NW 6 Street, Coconut Creek, Principal of the Dave Thomas Education Center, stated he did not know a lot about what was going on, but the construction in the area was disruptive to the education process. He asserted nothing had been brought to the leadership at the school, and asked for an explanation of what was being discussed.

Mr. Proffitt provided a brief overview of the item, noting the intent to clarify that the school was a permitted use.

Principal Egelsky asked who monitors the work being done adjacent to the school property. He expressed concern that the school leadership had not been extended the courtesy of a meeting to set expectations. He noted it had impacted parking and traffic and brought construction workers to the area next door to the school. He stated he hoped someone would take the time to contact him.

Chair Young stated staff would make sure someone contacted Principal Egelsky to answer his concerns. There being no further public comment, Chair Young closed the public hearing.

MOTION: Lajoie/Casey – To approve Agenda Item 4 as presented.

Upon roll call, the Motion passed by a 4-0 vote, with Mr. Barker abstaining, a copy of which Form 8B is attached hereto and incorporated here in.

5. **GUNTHER:** A PMDD SITE PLAN APPLICATION FOR SITE PLAN MODIFICATIONS TO THE EXISTING PRE-OWNED BUILDING TO ACCOMMODATE A NEW MITSUBISHI DEALERSHIP AT 4350 NORTH STATE ROAD 7. (QUASI-JUDICIAL)(PUBLIC HEARING)

Chair Young read the item into the record.

Deputy City Attorney Mehaffey asked the Board if there were any applicable ex-parte disclosures for item 5, and there were none.

Mr. Proffitt presented the item, noting the application represented a minor amendment to the existing Volvo dealership site plan to accommodate a proposed 1,343 square foot building expansion for a Mitsubishi pre-owned automobile sales office. He stated the plan was reviewed against the City's MainStreet Project Area requirements, and staff recommended approval subject to the condition outlined in the staff memo.

Adriana Murillo, Project Manager, Stiles Architectural Group, presented on behalf of Gunther Motor Companies. She explained the construction materials planned and stated the interior floor plan would include four (4) offices.

Mr. Barker asked if Mitsubishi currently had activity at the site, and Ms. Murillo stated there was currently activity related to Volvo and Volkswagen, but not Mitsubishi.

Mr. Barker asked how the addition would be integrated into the operations at the site. He expressed concern there would be confusion with additional signage. Ms. Murillo pointed to the elevations and noted the location of the planned signage. Discussion ensued regarding the monument sign proposed as a simple, rectangular sign approximately six (6) feet in height.

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

MOTION: Barker/LaPlant –To approve Agenda Item 5 as presented.

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

Chair Young asked if there were any objections to hearing items 6, 7, and 8 together, as they were related, and there were no objections.

Deputy City Attorney Mehaffey asked the Board if there were any applicable ex-parte disclosures for items 6, 7, or 8, and there were none.

6. **GREYSTAR COCOMAR:** A REZONING APPLICATION TO MODIFY AN EXISTING PLANNED COMMERCE DISTRICT (PCD) TO INCLUDE NEW DEVELOPMENT STANDARDS AND AN UPDATED LIST OF PERMITTED USES (QUASI-JUDICIAL)(PUBLIC HEARING)

7. **LAND DEVELOPMENT CODE AMENDMENT:** AN AMENDMENT TO THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE III, "ZONING REGULATIONS," DIVISION 8, "MASTER BUSINESS LISTS," TO AMEND SECTION 13-624, "MASTER BUSINESS LIST - PLANNED COMMERCE DISTRICT" TO ADOPT THE PERMITTED AND SPECIAL LAND USES FOR THE GREYSTAR COCOMAR PLANNED COMMERCE DISTRICT (QUASI-JUDICIAL)(PUBLIC HEARING)

8. **GREYSTAR COCOMAR:** A SITE PLAN APPLICATION FOR DEVELOPMENT AT THE NORTHWEST CORNER OF ATLANTIC BOULEVARD AND LYONS ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)

Mr. Proffitt presented the item and introduced staff that had participated in the review of the project. He stated the applicant was proposing a light industrial, flex space, and warehouse development consisting of three (3) separate buildings totaling 383,905 square feet to be known as the Cocomar Industrial Logistics Park. He explained the 36-acre parcel had a future land use designation of commercial and a zoning designation of PCD. Mr. Proffitt stated the City had approved a development, which was called the Cocomar Planned Commerce District, in 2008. He reviewed the previous approval and site plan briefly and noted that site plan was still in effect and had not expired.

Mr. Proffitt noted the request before the Board included a rezoning of the site, which no longer included the portion of the site that was in Margate, in order to provide amended development regulations and a new list of permitted and special land uses. He explained the applicant was requesting a plat note amendment to reflect the new uses, and site plan approval for the development.

Mr. Proffitt noted that before this meeting, multiple Development Review Committee (DRC) meetings were held to review and discuss comments on all of the applications, and the applicant held two (2) neighborhood outreach meetings. He stated staff had reviewed the applications against the City's Land Development Code and Comprehensive Plan, and staff recommended approval subject to additional considerations, to include the Board finding that the proposed business uses were deemed appropriate and subject to the conditions of approval included in the staff memos for each item. He noted the applicant had agreed to the conditions of approval.

Attorney Dennis Mele, Greenspoon Marder LLP, on behalf of the applicant, began a *PowerPoint* presentation. He reiterated that the applicant concurred with the staff recommendations and conditions as outlined. He began with an overview of the property, noting the conservation easement. He discussed the previously approved plan and the subsequent litigation against the City, noting that the court had found the City of Coconut Creek acted appropriately in that approval.

Attorney Mele reviewed the planned traffic patterns, including efforts to keep the truck activity in the middle of the property and plans to restrict ingress and egress on Lyons Road. He discussed plans for green space, noting substantial buffers between the project and residential neighborhoods to the north and along the roadways. He shared landscape plans, tree surveys, elevations, and sustainability commitments. Continuing, Attorney Mele reviewed the traffic study data, noting the project resulted in less trips than the previously approved plan. He summarized the requests made in each of the applications briefly, and noted everything had been brought forward at the same time for transparency in what was planned.

Chair Young opened the public hearing. Deputy City Clerk Bowers played the following advanced voicemail comments:

Whitney Giniewicz, 4300 NW 4 Court, Coconut Creek, spoke in opposition of the development.

Beth Acker, 4946 NW 6 Street, Coconut Creek, spoke in opposition of the development and stated her home was directly, negatively impacted by the project.

Bobbi Campbell, 4939 NW 6 Street, Coconut Creek, spoke in opposition of the project and stated it would create chaos, including traffic and flooding, in an already congested area.

Gabriela Marder, 4501 Cedar Hill Road, Coconut Creek, spoke in opposition of the rezoning and the addition of commercial or industrial development to the neighborhood.

John Ahlbum, 660 NW 49 Avenue, Coconut Creek, spoke in opposition of the building development and commented on the wetland.

Katrina Chin, 4601 Cedar Hill Road, Coconut Creek, spoke in opposition of the project, commenting she did not believe it would be beneficial to the community.

Lorena Castenada, 1060 NW 45 Avenue, Coconut Creek, spoke in opposition to the site being developed, especially for warehousing and commented on the wildlife in the surrounding communities.

Mary Phyllis Cambria, 2250 Seagrape Circle, Coconut Creek, referenced the developer's website and stated a warehouse would be just as busy as a commercial space and commented on the previous plan and traffic.

Melissa Castaneda, 620 43 Avenue, Coconut Creek, spoke in opposition of the project and commented on traffic, noise, and decreased property values.

Stephanie Lopez, 3869 Cocoplum Circle, Coconut Creek, asked that the beautiful nature of Coconut Creek not be taken away. She stated development was fantastic, but taking away green space for warehouses only brings in ugliness and was unsafe.

Wanda Calix, Woodlake Villas, Coconut Creek, spoke in opposition of the development and commented that it did not belong in a residential neighborhood.

Deputy City Clerk Bowers read the following 26 advanced written comments received by email into the record, copies of which are attached hereto and made a part hereof as Exhibit "1:"

Tony Ferrara wrote in opposition to the Greystar project, citing the influx of commercial vehicles and stating it would devalue the homes in the neighborhood.

Dave Chadee expressed concern with the project and shared his objection.

Robert Popiel, Jr. commented warehouses should not be built within a residential area. He stated it would change the environment, be an eyesore, and impact home values. He asserted the residents had fought this over and over, and the City needs to listen.

Sol Briks provided a link to an article in Florida YIMBY titled "Greystar Cocomar, An Industrial Venture, Slated For Lyons Road And West Atlantic Boulevard."

Kathleen Crotty wrote in opposition to the project. She commented the facility would create more traffic on an already congested Lyons Road and impact students coming from the schools. She suggested an area that was pedestrian friendly, included restaurants, and would benefit the community.

Julie C. Hall commented the City should not allow commercial development in the residential area, citing impacts on property values and traffic.

Wanda Calix, Woodlake Villas, wrote in opposition to the project, commenting on the surrounding residential, recreational, and educational uses in the area. She inquired as to

what studies had been done to measure the impact on the community.

Hope Levin wrote in opposition to the project, commenting the neighborhood did not want the traffic, and that the warehouses would attract criminal activity which would impact the local schools.

Sarae Rocha wrote in opposition to the warehouse planned, asserting it was a residential family neighborhood and her children would be unsafe. She stated the industrial space would cause noise, traffic, and impact safety.

Lissa Casamayouret wrote in opposition to the development. She stated her family wants to keep the neighborhood and the feeling of it alive as long as they can. She noted new construction of warehouses did not feel right, and she wished a better idea would come along, or they would leave it as is.

Lin Aasved, 4481 NW 2 Court, Coconut Creek, commented the development would bring noise, additional traffic, and potential danger to the residential neighborhood. She referenced projects in other areas and stated it was time to slow development.

Ryan Meldrum, 641 NW 48 Avenue, Coconut Creek, wrote that he was strongly opposed to the project. He stated the last thing needed at the busy intersection was a 40-foot-tall industrial building with semi-truck traffic, and commented the noise, pollution, and traffic impacts were being underestimated. He expressed concern with the trees being removed, environmental impact, and with shielding the neighborhood from the buildings.

Phyllis Cambria, 2250 Seagrape Circle, Coconut Creek, expressed concern that the jobs associated with the proposed development and the potential tax revenue were inflated, that environmental impacts were not aligned with the City's goals, and that the traffic study incorrectly stated there would not be increased traffic.

Marianly H. Primmer asked the Board to vote no on the development. She stated her family was attracted to the area because of the parks. She asserted carving industrial out of a residential neighborhood would add traffic congestion and discussed the developer's claims regarding truck traffic. She added that she would not have bought a house next to warehouses, and asked about jobs, parking, and empty warehouses.

Linda I. Hopper wrote in opposition to the project, commenting the warehouses would be an eyesore and impact property values, traffic, and school safety. She commented on the location of industrial space being directly next to a residential area.

Max Gordon wrote in opposition of the project, commenting on the City's environmental consciousness and how the plan would destroy some of the unique environment, including a habitat for animals and butterflies. He stated there was a plethora of empty buildings that could be updated and used for a logistics park and noted residents wanted more parks and quiet neighborhoods.

Alex Rodriguez wrote in opposition to the project, citing traffic and the noise of idling trucks.

Rebecca Warren commented it would be a great disservice to the citizens of southern Coconut Creek to allow the proposed project to go forward. She commented that the area should be preserved as a park and a living habitat for animals and people. She cited concerns with traffic and noise.

Beth Tattershall, 4755 NW 7 Manor, Coconut Creek, wrote in opposition to the project, citing proximity of industrial development to residential neighborhoods and additional traffic, resulting in heightened danger to motorists, bicyclists, and pedestrians.

David Tattershall, 4755 NW 7 Manor, Coconut Creek, wrote in opposition to the development, desiring to minimize impacts on the adjacent residential area and traffic impacts due to the merging lane from Lyons Road onto Atlantic Boulevard.

Jeff Marder wrote that Coconut Creek needed to keep its commitment to beauty and quiet while attracting businesses desired by the residents.

Derek Blesch, 4743 NW 5 Court, Coconut Creek, wrote in opposition to the rezoning application. He stated the area was residential, along with shopping centers and parks, and industrial development would not serve the community in a positive way. He expressed concern with the impact on traffic and property values.

Anita Jairam, 4743 NW 5 Court, Coconut Creek, wrote to object to the Greystar proposal. She stated the area was residential and the site was not appropriate for a warehouse. She expressed concern with traffic and negative impacts on residents.

Jonathan Harris stated he had chosen to live in Coconut Creek because of the lifestyle in the community, including the freedom to live with animals and butterflies. He asked what the developers would do about the traffic, displaced wildlife, and reduced property values.

Charles and Janice Alexander wrote in opposition to the project, commenting the project would ruin their ambiance and remove the reason they had moved to the community.

Lorena Castaneda wrote in opposition of the project, commenting that developing the parcel would have a negative impact on the community, including the students at local schools and displaced wildlife. She asked that the area be left as it is.

Following advanced public comments, the following members of the public provided comment.

Ramon Del Salto, 4749 NW 5 Court, Coconut Creek, asked the Board how they would feel if this project was built in front of their houses.

Robert Green, 4767 NW 5 Court, Coconut Creek, stated he had a few problems with the proposal. He asserted no one from the City had addressed the impacts on property values in the area. He stated the presentation did not show the entrance off Lyons Road, and discussed the height of the building, maintenance of trees, and maintenance of the wildlife refuge.

John Crosby, 4300 NW 10 Street, Coconut Creek, commented that the applicant was trying to convince residents this was a nice project they were building, but at the end of the day it was still a warehouse.

Jonathan Boche, 4724 NW 5 Court, Coconut Creek, shared that his house would be directly impacted by the project and added that he and his wife had long commutes to work, but they do it because they want to live in Coconut Creek and be a part of the community. He addressed the impact on wildlife and noted with the number of warehouses nearby, he did not see the value in another.

Perry M. Egelsky, 4958 NW 6 Street, Coconut Creek, stated the area was the main entrance into the City. He commented the City had plenty of revenue and mentioned the presentation did not provide a view from the backyard of a neighboring residence. He stated the 2008 approval was not a done deal and that the residents were not consulted on the size of the easement.

Joanne Thuna, 4167 NW 22 Street, Coconut Creek, commented the comparison to the 2008 project did not make sense because the people of Coconut Creek had rejected it. She asked how many semi-trucks would be expected to go in and out of the property each day, what the hours of operation would be, whether they would allow trucks to idle overnight, if there was a traffic study, and how tall the trees would be. She asked who she should email to get answers to her questions.

Chair Young stated the applicant would address questions following the public hearing.

Jackie Mazzaglia, 4955 NW 6 Street, Coconut Creek, stated she had lived in the neighborhood for over 35 years and was totally opposed to the warehouse.

Ronnie Miller, 4201 NW 22 Street, Coconut Creek, stated the area had been beautiful and the City was charming, with a relaxed, laid back atmosphere, but the zoning change would change that. She commented that the significant negative impact was being underestimated. She added that the businesses were not needed, the environmental clauses on tenants were unrealistic, and there would be more trash, loitering, and crime.

Kim Lopez, 4954 NW 6 Street, Coconut Creek, stated the community was amazing and healthy, and putting an industrial warehouse in a residential neighborhood was shameful. She said if there was a problem with invasive species, the current landowner should be required to do something about maintaining the property. She discussed the wider variety in species of birds seen in her backyard each day and stated they would have nowhere to go and added that the City should consider what they stand for.

Jim Afflerback, 4955 NW 10 Street, Coconut Creek, stated the applicant's presentation had focused on the architecture and not said much about the resident impact. He asserted the residents were responding and more would be present if not for the weather. He stated the 2008 project should not be referenced, as it was dead, and traffic should be compared to what is there now. He shared concerns regarding the traffic impacts and questioned the environmental reports. He stated the residents depend on the Board to protect them, and asked that they vote no.

Mark Martone, 4770 NW 9 Street, Coconut Creek, commented everyone was discussing a warehouse being built, but what he was seeing in the proposal was an industrial park. He asserted there were five (5) residential areas here and nothing industrial. He stated the 50-foot buffer was not what residents wanted. He noted after years of negotiation and concessions, the previous project had been approved and then had not been able to move forward.

Marianly Primmer, 4785 NW 7 Manor, Coconut Creek, noted that she had not mentioned in her emailed comments that the developer had assured during the public meeting that trucks would be entering from Atlantic Boulevard, but she had not realized there was no turnpike exit to facilitate that. She asserted trucks would be passing schools and going through residential neighborhoods. She stated she had moved to the neighborhood because it was filled with families. She asked the Board to put themselves in their shoes.

Steve Goldrick, 685 NW 49 Avenue, Coconut Creek, stated part of the reason he had purchased his home was the buffer zone on Atlantic Boulevard. He noted Lakewood East was a beautiful small community with limited access, and it would be ruined by this project. He referenced the renderings and stated it would take time for the trees to grow to the heights shown. He added that as a professional truck driver, he knows truck traffic would be horrendous.

Cathy Green, 4767 NW 5 Court, Coconut Creek, stated her bedroom would look over the development. She commented on the planned height of the development and stated there would be no way of hiding it.

Susan Nobles, 630 NW 49 Avenue, Coconut Creek, stated several pictures of her home had been included in the *PowerPoint* presentation. She noted she was heartbroken as a first-time homeowner to lose the green space that she truly loved. She stated she thought Coconut Creek had a commitment to protecting green space and was disappointed to see that was a commitment in name, not in action. She added that there were other warehouse spaces that were vacant and asked that the Board reconsider the project.

Lorena Castaneda, 1060 NW 45 Avenue, Coconut Creek, stated she had submitted written comment, but would like to add that a recent study found almost 20 percent of all commercial real estate in the United States was vacant. She asked about the percentage of empty commercial space in Coconut Creek, and whether that was being taken into consideration when building new projects. She stated houses in South Creek sell rapidly, but commercial space remains empty, and asked that the City be consistent with reality. She added if the project passed, she would sell her house and tell everyone she knows the Butterfly Capital of the World is in name only.

Bryan Nelson, 4701 NW 7 Manor, Coconut Creek, echoed the sentiments of those who had spoken before him. He stated his biggest concern was traffic flow and trucks going by five (5) different schools. He asserted additional traffic would make the area unsafe.

Sedley Lawrence, 527 NW 47 Avenue, Coconut Creek, stated he would go past the entrance to this facility every morning, and it was already congested without the addition of truck traffic. He added that the public was loudly crying no on this project, and he concurred.

Ryan Meldrum, 641 NW 48 Avenue, Coconut Creek, added to his emailed comments, asking that the developer clarify whether a new traffic light would be installed on Atlantic Boulevard, the traffic patterns that would be followed, the height of the trees to be put into the buffer zone, and whether idling of trucks would be allowed overnight.

Reinaldo Ponce, 1060 NW 45 Avenue, Coconut Creek, commented the applicants had been sitting in the back taking notes and he was sure they had great rebuttals, but he would like them to remember that it was a monsoon outside and the people who were there were there because they really care and do not want this to happen.

There were no further questions or comments from the public, and Chair Young closed the public hearing.

Attorney Mele responded to the public comments on behalf of the applicant. He stated a number of people had asserted they should not be comparing this project to what was approved in 2008, but as a matter of law, that was what was required. He explained there was approved zoning, recorded plats, and an approved site plan. He noted that project

was still in effect, and could include different types of stores, as long as it substantially matched. He added that there were a number of special conditions, which were agreed to in 2008, and the current applicant had agreed to abide by all of those, which are still applicable.

Attorney Mele stated the approved heights for the 2008 project retail stores, Kohl's and Lowe's, were similar to what was being talked about for this project. He noted the traffic numbers were undisputed, and had been provided by Transportation Institute engineers, Broward County, and other agencies that measure traffic, to show that industrial use had less traffic impact than commercial. Attorney Mele addressed comments, regarding comparative property value and shared research data from other communities in Coconut Creek that were near industrial developments.

Attorney Mele reiterated that this project had less traffic, more open space, and larger buffers than the previous plan. He discussed the preserve area shown on the plan, and noted this was the result of a detailed study completed by the applicant's experts and approved by the Broward County environmental staff. He pointed out a lot of people had discussed preserving the green space, but this was private property that had been owned by the Diaz family since the mid-1980s, and they had property rights. He noted this was the corner of two (2) arterial roads and was not in a residential neighborhood.

Attorney Mele reviewed a brief history of the property and previous proposals and noted that the neighbors had not liked any of them. He stated at some point, this property would be developed. Continuing, he addressed concerns that there was not a need for more warehouses and assured that detailed market analysis had been conducted. He noted the project was referenced as a concrete jungle, but the plan greatly exceeded the City's requirements for green space. He noted the City's conditions of approval and stated they covered the concerns expressed regarding idling trucks, traffic patterns, location of air conditioning units, noise, and lighting.

Attorney Mele explained there were no endangered or protected species found on the property during the six (6) month review conducted by Broward County. He stated the applicant would be applying to the Florida Department of Transportation for a traffic signal and would be paying the full cost, if approved. He noted the eight (8) foot wall would have landscaping as required by the City, and the northern buffer would include trees more than 20 feet tall, which would be transplanted from elsewhere on the property. He asserted community meetings were held, and the applicant was amenable to holding another meeting prior to review by the City Commission. He noted the rendering from the north had been omitted for this meeting but would be prepared prior to an additional community meeting.

Vice Chair Casey asked for clarification on the design intent of the trellis feature shown on the eastern elevation of the building. Bruce Retzsch, RLC Architects, explained the area was intended as a drop off area and as a decorative element to break the length of the building. Vice Chair Casey asked whether it was intended for pedestrian traffic, and Mr. Retzsch responded that it goes over the driveway and a portion of the parking lot.

Mr. Barker inquired as to when the property's land use was made commercial. Attorney Mele provided a brief overview of the Coolidge Plat and the Tilinda Plat, noting the Coolidge Plat was changed to commercial in the late 1980s from residential. He continued to review the history of changes to the zoning and land use designations. Mr. Barker asked whether there was any desire or intention on the part of the City to change the land use to something more in line with what the residents had requested during public

comment, or if it was probable it would remain commercial land use. Mr. Proffitt stated he was not aware of a desire for another type of land use, and it was probable it would remain commercial. Mr. Barker asked whether the City was looking for an opportunity to purchase this property to remain a passive or active park. Mr. Proffitt confirmed they were not.

Mr. Barker stated he understood Attorney Mele's assertion that they had to use the 2008 approval as the legal comparison, but he was trying to understand how many of the land uses on the proposed list were normal in other zoning districts. Mr. Proffitt explained the overlap between industrial and commercial uses on the City and County level and discussed the rationale briefly. Attorney Mele provided additional detail, regarding the proposed list of uses.

Mr. Barker asked whether the traffic study made a distinction between passenger vehicles and delivery trucks or semi-trucks. Attorney Mele stated normal traffic studies do not distinguish between trucks and cars; however, the applicant had done additional study and could provide a breakdown, if requested. Mr. Barker stated it would be helpful to understand how that analysis compared to the truck traffic in the previously approved project. Chris Heggen, Traffic Engineer, Kimley-Horn and Associates, explained the standards for the traffic breakdown that was provided with the application and noted truck trips versus passenger vehicle trips were included based on a number of studies and averages. He noted the traffic for the industrial park was significantly lower than it was for the previously approved project and provided several examples.

Mr. Barker expressed concern with the height of the building as it related to neighboring properties. He suggested a consideration to step down the mass of the building on the ends to reduce the full volume, noting many businesses would not make use of spaces up to 40 feet tall. Herbie Klotz, Development Director, Greystar, shared that they had conducted hyper market research and the small bay industrial spaces were in demand. He discussed the research and noted that the applicant was committed to preserving the green space corridor. He addressed resident concerns briefly and stated the project would increase Coconut Creek's tax base by five (5) percent while also creating 800 jobs without creating any visual nuisance. He added that they do not take the project lightly and were excited to continue the dialogue. Attorney Mele stated they had reviewed the previous project and the Kohl's was 43 feet in height, and the Lowe's was 49 feet in height.

Ms. Lajoie stated there had been a lot of discussion about idling trucks and asked whether overnight storage of trucks was a permitted use on the property. Attorney Mele responded that it was not. Ms. Lajoie asked whether the lift station on the northwest corner of the project would make noise, and Attorney Mele explained it was underground. Ms. Lajoie inquired as to whether there were any changes made as a result of the community meetings. Attorney Mele stated there had been a large number of changes made as result of comments from staff and from the community, including increasing the buffers, adding landscaping, reducing left turns onto Lyons Road, and other changes. Ms. Lajoie asked whether there was an opportunity to tie the preserve into the existing community park, potentially with a public access easement. Attorney Mele stated they would be happy to add that if the County approved.

Ms. Lajoie stated she was having a difficult time reconciling the industrial use next to a residential neighborhood. She asserted the impacts might be less, but the residents were saying they would be more welcoming of neighborhood commercial they would visit and benefit from. Attorney Mele responded that when they tried to do commercial on the site; and the City approved it, the neighbors responded by suing the City. He listed efforts the applicant had made to protect the neighborhood.

Ms. Lajoie repeated concerns residents had shared regarding traffic patterns, and stated she was also afraid of traffic coming up Coconut Creek Parkway and through the City to access the site. Attorney Mele stated they had the same conversation in 2008. He noted eliminating the left turn on Lyons Road was done to address that, and there was less traffic total with this proposal. He discussed controls on the truck routes, and the applicant would be willing to do more, if requested. He reiterated that none of the proposals had been acceptable to the neighbors, including commercial, townhouses, and mixed-use of apartments and commercial.

Ms. LaPlant stated she respected the residents speaking up and had opposed the Kohl's project herself 15 years ago. She noted a beautiful development on the north side of the City and asked that a maintenance and beautification program be integrated into the proposal. She expressed concern with the hours of operation and asked whether similar projects had deliveries on Sunday. Mr. Proffitt confirmed the buildings referenced were open on Sundays.

Ms. LaPlant noted the trips were largely reduced from the Kohl's project, and pointed out the application stated there would be 3,204 jobs. Attorney Mele clarified there were approximately 800 direct jobs, and then indirect jobs were also included in the number referenced.

Chair Young stated the hours of operation beginning at 6 a.m. seemed early, and noted he believed 7 a.m. was the earliest he had seen while serving on the Board. Attorney Mele responded that he believed these were the same hours of operation previously approved. Mr. Proffitt stated they were the same hours previously approved except for the closing on Sunday, which had been reduced by an hour. Chair Young asked whether applicant would agree to opening at 7 a.m. Monday through Friday. Mr. Klotz stated he would agree to 7 a.m. on the Lyons Road entrance but would like to maintain 6 a.m. for the Atlantic Boulevard entrance. He stated he would also be willing to concede no ingress or egress at the Lyons Road entrance on Sundays. Chair Young inquired as to how much delivery was expected on Sunday. Mr. Klotz stated consumers had become accustomed to deliveries every day of the week. He noted in reality, a lot of businesses using the space would not use the space on Sunday, but they do not know that for sure.

Chair Young stated he had found the City looks out for the residents more than any place he had experience with, and he does not see issues with any of the Coconut Creek industrial developments that were adjacent to residential. He commented on the importance of property rights and asked staff to confirm the application met all of the regulations of the City of Coconut Creek and was asking for no variances. Mr. Proffitt responded that there were no variances requested. He stated the project met all requirements in the Land Development Code and Comprehensive Plan, subject to being deemed appropriate and to the conditions of approval.

MOTION: Barker/LaPlant – To approve Agenda Item 6 with the recommendation that hours of operation begin at 7 a.m. Monday through Saturday.

Upon roll call, the Motion passed by a 4-1 vote, with Ms. Lajoie voting nay.

MOTION: Baker/Casey –To approve Agenda Item 7 as presented.

Upon roll call, the Motion passed by a 4-1 vote, with Ms. Lajoie voting nay.

MOTION: Baker/LaPlant –To approve Agenda Item 8 with the conditions to modify building heights at north end.

Upon roll call, the Motion passed by a 4-1 vote, with Ms. Lajoie voting nay.

9. COMMUNICATIONS AND REPORTS

Mr. Barker thanked the members of the public for attending and recommended that, in the future, the advanced emails should be provided to the Board in advance and not read into the record.

Deputy City Attorney Mehaffey explained this was how the City Commission policy was currently written, but staff could evaluate the suggestion.

10. ADJOURNMENT

The meeting was adjourned at 10:36 p.m.

Marianne E. Bowers

Marianne E. Bowers, CMC
Deputy City Clerk

5/10/23
Date

From: Edwards, Amy
To: Nowak, Danielle; Bowers, Marianne; Proffitt, Justin
Subject: FW: greystar industrial rezoning
Date: Monday, April 3, 2023 10:36:17 AM

From: Anthony Ferrara <tony@ferrarasair.com>
Sent: Monday, April 3, 2023 10:07 AM
To: DRC <DRC@coconutcreek.net>
Subject: greystar industrial rezoning

I reside on Briarcliff lane. I don't agree it will be a good idea to have flex space in that area and rezone to commercial, Due to the fact that will bring in commercial vehicle, 18 wheelers, box trucks, etc to that designated area, which are surrounded by residential zoned zones. In my opinion it will devalue the homes! . I VOTE AGAINST IT!

Thx you

Tony Ferrara.

From: Dave Chadee
To: DRC
Subject: Rezoning modification/ light industrial .
Date: Thursday, April 6, 2023 8:13:34 PM

My name is Dave chadee
Resident of Coconutcreek.

I cannot express enough !! Off my
Very serious concerns off this
Particular project ??

I am advising the city off
Coconutcreek that I strongly ,disagree and
Dissatisfaction and objection .
To approval off the project.

No permit should be approved .

Dave chadee .

From: Robert Popiel jr
To: DRC
Subject: Omg note warehouse within the residential area
Date: Sunday, April 9, 2023 5:54:38 PM

Omg more warehouses within residential area
Shame on you if you let this happen
This will change our walks our regular daily traffic our children's environment to go back and forth to the parks
Why why why
This will be an eyesore and definitely change our home values
We've fought this over and over
So not part of coconut creek
And what they say they want to do with our properties
This must stop now
You are chasing locals away from coconut creek
Money should not be the answer
You should grow our neighborhoods not make them smaller
I'm really not liking this and the city needs to listen
Warehouses belong in commercial
Areas not within residents
Why go backwards and not being inviting to the community
Keep them out warehouses have planes to be
Not among us
Your killing coconut creek to improve as residential
Areas with wildlife growth
Shame shame on you city officials for being ok with this
Coconut creek resident
But your pushing us out
Xenia

Sent from my iPhone

From: Sol Briks
To: DRC
Subject: Spot zoning.. please cease and desist illegal zoning practices
Date: Monday, April 10, 2023 8:37:58 AM

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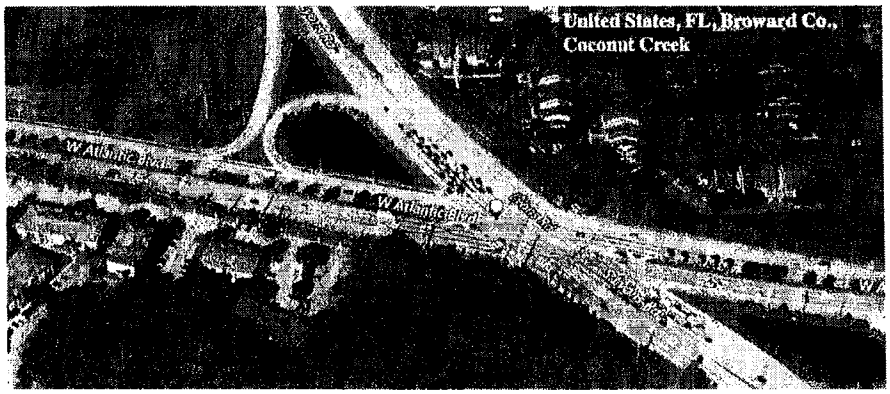
https://floridayimby.com/2022/08/greystar-cocomar-an-industrial-venture-slated-for-lyons-road-and-west-atlantic-boulevard-coconut-creek-florida.html?embedded_webview=true

Get Outlook for Android

Greystar Cocomar, An Industrial Venture, Slated For Lyons Road And West Atlantic Boulevard, Coconut Creek, Florida

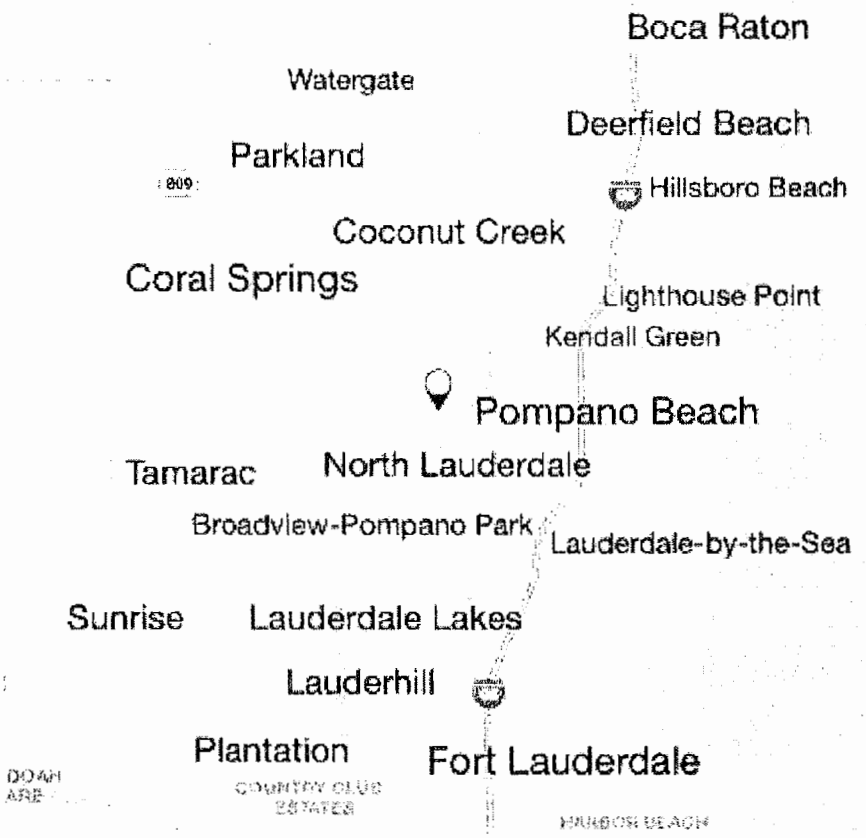


BY: COLT DODD 7:00 AM ON AUGUST 14, 2022

Developers hope to move forward with an industrial development in Coconut Creek, Florida. Dubbed "Greystar Cocomar," the venture would primarily comprise industrial space but in the future, could allow for retail and office space.

The South Florida Business Journal reports that the project will require more than 400,000 square feet of new construction and comprise three buildings measuring 32

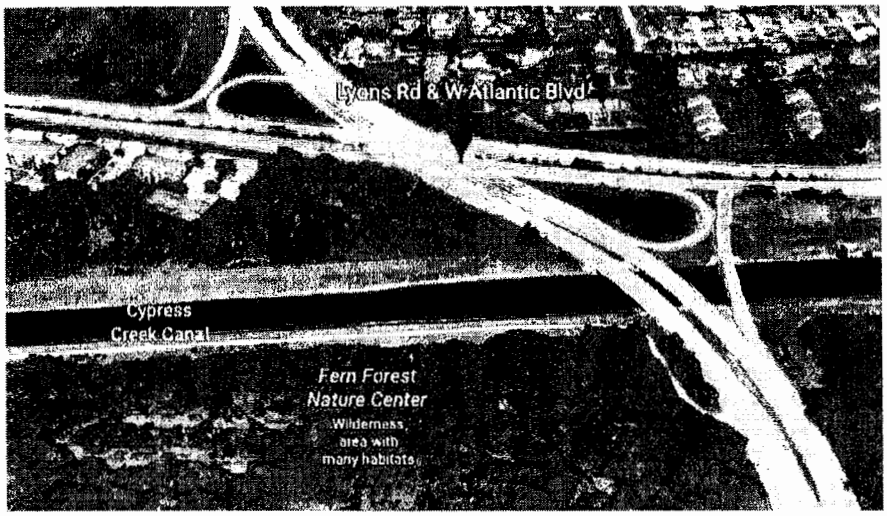
stories above grade. The venture will sit on a 36-acre build site, which is presently unoccupied.



The venture's located in Coconut Creek, Florida.

Plans also call for 308 parking spots. The venture's located in a wetlands-heavy area--just north of the Fern Forest Nature Center. Yet, part of the project's approval requires developers to preserve some of the region's native areas. Upon completion, Greystar Cocomar could create more than 850 jobs and will cost $34 million to complete.

Corwil Architects Inc. is the architect. HSQ Group inc. is the civil engineer, and Lennar Corporation LLC is the general contractor. Sitework could start later this fall if everything goes according to plan. Right now, the venture's presently seeking various approvals from the City of Coconut Creek.



The venture requires preserving more than seven acres of the area's native wetlands.

Greystar Cocomar's address is Lyons Road and West Atlantic Boulevard, Coconut Creek, Florida, 33066, in Broward County. The development is directly south of Coconut Creek High School.

‹ Previous post Next post ›

ON "GREYSTAR COCOMAR, AN INDUSTRIAL VENTURE, SLATED FOR LYONS ROAD AND WEST ATLANTIC BOULEVARD, COCONUT CREEK, FLORIDA"

Leave a comment

Your email address will not be published.

Comment

Name *

Email *

From: KATHLEEN CROTTY
To: DRC
Subject: proposed warehouses
Date: Monday, April 10, 2023 9:49:05 AM

I am strongly opposed to the building of warehouses NW of Lyons Rd. & Atlantic Blvd. As a resident of Coconut Creek for over 30 years I have
watched the development of family friendly attractions and city improvements. This new facility will create more traffic on an already congested Lyons rd. The schools that children walk to create a safety issue as the exit is close by. The developers say all the correct things in regards to planting trees in front of buildings and added sidewalks... and moderate traffic increase. That being said... they move on and we are faced with increased traffic flow. The developers advertise the facility will be
a combination of a logistics facility (which is nothing more than an industrial area specifically designed for storage, management, and distribution of goods.)and some commercial and professional services. Why not create an area that is pedestrian
friendly with restaurants that would help to increase property value of existing homes and benefit our community. Let's keep Coconut Creek a family oriented community and not another storage facility site hidden within a few other "commercial and professional sites"..... Kathleen Crotty (resident)

From: Jdhallinc
To: DRC
Subject: Development on Lyons Road and Atlantic
Date: Monday, April 10, 2023 10:34:00 AM

Why on earth would the city allow this type of commercial space to be built in that area. It is a green space which the city has very little left of. Coconut creek was such a beautiful hidden gem for many years and now the city is overgrowing with more commercial space. We already have storage units on Coconut Creek Parkway, we do not need more commercial space in our city. Property values will be affected not to mention more traffic which we do not need. You have already decided to bus students from all over the place to Coconut Creek High School which has increased the traffic and crime tremendously and now you want to add more stress to our little city. No longer a gem of a city. Stop the madness. Bus the kids back to their own city schools and stop destroying our city.

Thanks,

Julie

Julie C. Hall
(954)663-8055
jdhallinc@aol.com

From: Wanda Calix
To: DRC
Subject: Warehouse Development Corner of Atlsntic Blvd & Lyons Rd
Date: Monday, April 10, 2023 11:27:27 AM

Hello

I'am a resident of Coconut Creek. I have lived at Woodlake Villas for 12 years now. I am concerned with the upcoming development of Atlantic Blvd and Lyons Rd. This is my neighborhood we have a small forest surrounding us and too see it taken down for warehouses is disturbing. There is a residential park, residential neighborhood and school right behind the planned site. Not too mention and elementary school ,Windmill park all located walking distance.

This will be an eyesore for the entrance into the southside of Coconut Creek Butterfly Capital of the World. To see and Industrial Park on the left hand side .

Has there been a traffic study, environmental study, or health impact study done yet on the impact of this project to the lively hood of the community?

Please think about how this would effect the community versus selling greenspace to developers for $$$$

From: Hope Levin
To: DRC
Subject: Warehouses
Date: Monday, April 10, 2023 11:51:38 AM

I am a resident in coco palms subdivision. I am completely against this warehouse going up just feet from our family homes. Not only do we not want the additional traffic of trucks on lyons, it causes other problems.

We have several school zones along lyons.
Warehouses attract criminal activity such as prostitution and loitering. Look at other warehouse districts on Copans and Atlantic. Look at Blunt road. All attract criminals and undesirable in the areas.

Furthermore we elect our commissioners and city officials to represent us and our values. I expect they will do that job we put them there to do or lose their jobs.
Thank you for your attention,
Hope Levin
Sent from my iPhone

From: Sarae Rocha
To: DRC
Subject: NO WAREHOUSE IN MY BACKYARD
Date: Monday, April 10, 2023 12:26:30 PM

To whom it may concern, I am writing this to share my opposition to the warehouses planned for the corner of Lyons and Atlantic. We are a residential family neighborhood; we do not want warehouses in our back yard and semi-trucks entering and exiting on Lyons road. I live in South creek and enjoy our quiet peaceful side of the city. My children often cross Lyons road at the cross walk at Windmill park. I would have reservations with them crossing knowing trucks will be entering and exiting Lyons road. I enjoy the few natural spaces that are left in our city. We do not need to replace them with a concrete eye sore. Not to mention an industrial space will decrease our property value as no one wants to live next door to huge warehouses. I do not want more noise and more traffic in my back yard. I'm sure no one who lives here actually thinks this is a good idea. Please consider your residents before your pockets.

Thank you,

S.R. Concerned homeowner

From: Lissa Casamayouret
To: DRC
Subject: Industrial Concern
Date: Monday, April 10, 2023 12:52:05 PM

Hello, my name is Lissa Casamayouret, and I've been a resident in South Creek my whole life. My whole family lives in the neighborhood. We all have houses here. My children grew up in this neighborhood and go to the same schools that I went to when I was a child. We love our school. We love our community. We love our neighborhood and we only want to keep the great feeling of this neighborhood alive for as long as we can. When it comes to new construction and changes that could affect the feel of our neighborhood scares me so reading that there's plans to build warehouses right around the corner just doesn't feel right I wish a better idea could come along to make the area match the feeling of our neighborhood or just leave it as is.

Thank you for taking the time to read my email and considering my feelings.

Lissa Casamayouret.

From: Star Aasved
To: DRC
Subject: Re: Warehouse Development Proposal
Date: Monday, April 10, 2023 1:09:43 PM

Hello,

I am writing in regard to the planned proposal for warehouse development at Lyons Road and Atlantic Blvd., which will bring noise, additional traffic (including semis) and potential danger to a residential vicinity impacting existing homes, apartments and a school crosswalk.
Already existing developments are at Banks and Coupons, Banks and Coconut Creek Pkwy (where half a plaza was demolished) and plans are being made for the southwest corner of Lyons and Coconut Creek Pkwy.
It is time to slow "development" and consider nature. This area could be better developed into a natural area, beneficial wildlife.

Thank you,
Lin Aasved
4481 NW 2 Court
Coconut Creek

From: Ryan Meldrum
To: DRC
Subject: Greystart Indiustrial Rezoning Request - Lakewood East Resident Commentary
Date: Monday, April 10, 2023 4:15:55 PM

Good afternoon,

I respectfully ask that the below 400-word statement be read into the record at the 7 PM meeting on the 12th pertaining to Greystar's proposed industrial park at the intersection of Atlantic Blvd. and Lyons Rd.

Thank you,

Ryan Meldrum
Lakewood East resident

My name is Ryan Meldrum. I am a resident of Lakewood East who is strongly opposed to the city allowing for a rezoning of the land at the northwest intersection of Lyons Rd and Atlantic Blvd so that Greystar can build their light industrial park. I would like to note the following:

1. The last thing needed at this busy section of Coconut Creek is 40' tall industrial buildings with semi-trucks rolling into and out of Lyons and Atlantic from 6 AM to 9 PM. I believe the city is underestimating the impact this development would have on noise pollution and auto traffic, especially given the need for a traffic light to be added to Atlantic Blvd. at the ingress/egress point.

2. The development would seemingly remove most large trees that presently serve as sound and visual buffers against Atlantic Blvd for residents in Lakewood East and Coco Palms. We have no desire to view 40' tall buildings from our backyards and neighborhood streets or listen to semi-trucks as early as 6 AM. The proposed buffer zone will not sufficiently shield residents from the industrial buildings. This, along with the noise pollution, will negatively impact home values.

3. The proposed industrial space is antithetical to the recently approved nature theme of Coco Point Park, and the removal of flora and fauna from the present location is a further pillage of nature. This also runs counter to the city's focus on preservation. The proposed preservation areas next to the industrial buildings do not sufficiently offset the environmental impact.

4. Vacant industrial buildings sit at locations near the proposed development, particularly those located at the northwest intersection of Banks Rd. and Copans Rd. If there is such a demand for industrial space, then why is existing space currently vacant?

5. The representatives of Greystar are dishonest. They intentionally misled the Lakewood East residents at the 5 PM meeting on September 19th, 2022 as to when the meeting with Coco Palms residents would be held, saying it would be posted publicly so Lakewood East residents could attend if they wanted. In reality, the second meeting was held just two hours later the same day. This type of deception suggests Greystar is willing to do whatever it takes to get this development approved,

and this should concern the city commissioners as to the practices Greystar may engage in while constructing the proposed development.

From: Phyllis Cambria
To: DRC
Subject: Greystar Cocomar Project discussion at 4/12/23 Commission Meeting
Date: Tuesday, April 11, 2023 9:11:51 AM

Dear Coconut Creek City Commissioners:

My concern is for the planned Greystar Cocomar project claims which appear on Greystar's own "abettercocomar.com" website and appear to be inflated and/or inaccurate.

GREYSTAR'S CLAIM:

Nearly 3,000 projected jobs. *

CONTENTION:

Greystar alleges that number was projected using guidelines from the Economic Policy Institute. However, those tables include supplier staffing numbers which currently are only assumed nor necessarily local. Without knowing the numbers and types of businesses to be leased, Graystar is only guessing.

Conversely, the "South Florida Business Journal" projected that at the completion, the facility *could* provide approximately 850 new jobs which is much less than 3,000.

GREYSTAR'S CLAIM:

More than $1.3 million in annual tax revenue.

CONTENTION:

According to tax records, the property tax for Greystar Cocomar in 2022 was $368,312. Are they projecting the

additional revenues would come from unknown businesses who have yet to lease space?

GREYSTAR'S CLAIM:

Restoration of wetland and ecological preserve, if approved.

CONTENTION:

Approved by whom and how restored? Coconut Creek greatly prides not only its green space, but the Leadership in Energy and Environmental Design (LEEDS) awards received and plan to continue to be part of the Main Street project. While Cocomar isn't part of Main Street, will Greystar be required to follow the same codes?

GREYSTAR CLAIM:

Removal of previously approved left turn-out on Lyons Rd. for safety, and addition of a new right turn lane and 7-foot bike lane on Atlantic Blvd.

CONTENTION:

Despite a recent traffic survey which claimed Cocomar would not create additional traffic issues, with more business and employee traffic, how can it not affect traffic or change traffic flow?

Since few people bike to school or work, the new lane seems more like PR than a true benefit.

GREYSTAR'S CLAIM:

Little to no impact on traffic, infrastructure and school system.

CONTENTION:

During peak times, traffic is so congested at this intersection, it's not unusual to sit through more than one light to be able to drive on or for pedestrians to cross the road.

When driving north on Lyons passed Atlantic, the speed limit drops and lanes merge including traffic turning north from Atlantic often causing a bottleneck. More vehicles from the project must equal more traffic.

Finally, are we only considering this project because it's one of the last undeveloped plats in the area?

Please think long and hard about how this proposed construction will truly affect Coconut Creek.

Respectfully,
Mary Phyllis Cambria (aka Phyllis Cambria)
2250 Seagrape Circle
Coconut Creek, FL 33066
(A 30-plus year resident.)

From: Marianly Hernandez Primmer
To: DRC
Subject: No to Warehouse Development
Date: Tuesday, April 11, 2023 12:01:33 PM

Hello,

My husband and I are raising our young kids in Coconut Creek because we believe it's a safe area, family-friendly, and a good place to live. We were especially attracted by Windmill Park. We have an eight-year-old girl and an 11-year-old boy. Eight years ago, is when we bought our dream home on Cocopalms. Now we are being told huge warehouses are going up just across our property line. If this spot is carved out to be zoned for industrial use, it will have negative effects on the residential land around it. We know this will create noise, and added traffic to an already congested intersection of Lyons Rd. and Atlantic Blvd. The developer met with us and assured us that even though one of the exits from the warehouses, where the semi-trucks would drive out, would be on Lyons Rd, it shouldn't affect traffic. In fact, they said a traffic study determined trucks would exit the turnpike on Atlantic and enter through Atlantic Blvd. The developer said there would be no semi-trucks on Lyons Rd. That was from the traffic study. Let me tell you the reality that my neighbors and I experience every day in Coconut Creek. I already see semi-trucks on Lyons Road. Just yesterday, I was stuck driving behind a semi-truck that was headed west on Coconut Creek Parkway, then turned south onto Lyons Road. Another thing is we are going to see our property values drop. I would have never bought a house next to warehouses. I don't anyone who would want to move next to warehouses. The developer says this will bring jobs to the area. They said 850 jobs. Where are those people going to park? There are already empty warehouses nearby on Banks and Copans Rd. I also see empty warehouses a few minutes away in Pompano Beach. It's very difficult to fill warehouses, much less retail space in this economy. Vacant warehouses are not going to bring jobs. Warehouses will bring an eye sore, more traffic, noise, and low property values. Finally, we are asking you to put yourselves in our shoes. Would you be happy with warehouses across your property line? Please vote NO on this proposed development.

Sincerely,

Marianly H. Primmer

Coconut Creek Resident

From:	Linda I. Hopper
To:	DRC
Subject:	Warehouses - NO!
Date:	Tuesday, April 11, 2023 1:07:26 PM

To Whom It May Concern -

I do not want the 3 warehouses set to be built on Lyons Road. The noise, traffic, eye sore, and drop in property values will affect everyone in the area. One of the exits for the semi trucks will be on Lyons Rd, just a few feet south of the Coconut Creek Elementary school crossing where kids walk through Windmill Park to get to school. Industrial space has no business being directly next to a residential area. Please reconsider these buildings in that area!

Linda I. Hopper
954-682-6900

"While we have time, let us do good" St. Francis of Assissi

From:	MGordo17
To:	DRC
Subject:	Planning and Zoning Board - Agenda 23-053 & 23-054 Public Comment
Date:	Tuesday, April 11, 2023 1:56:51 PM

Hello City planning members, I hope you are doing well today.

In regards to **Agenda 23-053, 23-054.**

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.

GreyStar is planning to destroy some of that unique environment with the proposal of a logistics business park.

A logistics business park was recently built on the corner of W Copans road and Banks road. This logistics center is **empty**.

It is clear the new proposed logistics park is a destruction of much needed existing native vegetation. The current plot, Greystar Is planning to demolish, is a habitat for animals & Coconut Creek's famous butterflies. It creates a natural quiet zone for the existing neighborhoods, keeping them from the noise of Atlantic Boulevard. This green space keeps our neighborhoods remaining exclusive as they are not compact or "flex" like Fort Lauderdale or Miami.

The reason people move to Coconut Creek is to get away from the intense industrialized noise of other cities. We live in Coconut creek for the majestic nature and spacious neighborhoods. If you create an industrial park right behind our homes, we will no longer have that nestled environment Coconut Creek boasts about.

There is a plethora of empty and dilapidated buildings across the street on W Atlantic Boulevard. Why won't GreyStar update these buildings and beautify our city this way? Why destroy the piece of nature that makes Coconut Creek so rare?

That patch of green space is a welcoming sight coming off of the Florida turnpike. It is an ode to our city's emphasis on nature.

We do not need another empty ugly logistics building mucking up the look of our nice city. This building will cause more pollution, excess traffic, noise, and it will stay empty, just like the one on Copan's Road. **No one wants this, no one needs this.**

What we want are more parks, areas that keep our city sophisticated, bring butterfly's & other natural inhabitants, and keep our nestled neighborhoods **quiet** from the industrial noise of SR 7 & Atlantic Boulevard.

They need to take their plan somewhere else. Preferably any of the empty buildings already in need of some love around the city. **Keep our backyards out of it!**

Thank you for your time.

Kind Regards,

Max Gordon

From: Alejandro Rodriguez
To: DRC
Subject: Greystar industrial warehouse
Date: Tuesday, April 11, 2023 4:12:02 PM

Sent from my iPhone Hi, I'm a coco palm resident house is exactly in the corner where the truck entrance would be off of Lyons Rd. I'm opposed of this construction behind my residence. I'm concerned with not only traffic but noise from trucks backing or leaving truck running. I urge for those in the coconut creek government to really consider on not having these warehouses built here. Thank you. Sincerely, Alex Rodriguez

From: Rebecca and Steven Warren
To: DRC
Subject: Nw corner of Lyons rd and Atlantic Blvd
Date: Tuesday, April 11, 2023 4:29:28 PM

To whom it may concern:

It would be a great disservice to the citizens of Southern Coconut Creek to allow the proposed building project to go forward. The LAST thing out town needs is more WAREHOUSES in a RESIDENTIAL area, next to a county park.
The area should be preserved as another park to keep the purpose of Coconut Creek preserved: a living habitat for both animals and humans.
Coconut creek is coming under too much development and construction. As a resident of South Creek, I already get enough traffic noise from Atlantic. This would also lower our property values.

Thank you.

Rebecca Warren
South Coconut Creek

Sent from my iPhone

From: Beth Tattershall
To: DRC
Subject: Greystar Industrial rezoning hearing
Date: Tuesday, April 11, 2023 4:55:22 PM

Good afternoon,

I am writing to express my objection to the rezoning request submitted by Greystar Industrial concerning the property located at the northwest corner of Lyons Road & Atlantic Boulevard, the public hearing for which is to be held on Wednesday, April 12.

Rezoning this area to a planned commerce district (PCD) will allow Greystar to build a light industrial complex directly behind or adjacent to residential developments such as Cocopalms, a development of 129 single-family homes. Not only will this have a negative impact on property values in that and surrounding communities, but it will also destroy the tranquility of the area.

Having a warehouse/industrial complex at the proposed site will also lead to an increase in truck traffic and noise. More importantly, that area is already the site of a busy, complex intersection, so adding large semi-trucks to the congestion will only complicate matters, resulting in heightened danger to motorists, bicyclists and pedestrians.

I respectfully ask that you do not approve the rezoning request submitted by Greystar Industrial.

Thank you for your time.

Sincerely,

Beth Tattershall
4755 NW 7th Manor, Coconut Creek, FL 33063
btattershall@gmail.com

From: David Tattershall
To: DRC
Subject: Greystar Industrial
Date: Tuesday, April 11, 2023 6:20:43 PM

To whom it may concern:

I recently read that Greystar Industrial requested a zoning change for the vacant lot at the NW corner of Lyons and Atlantic.

The lot should remain zoned for residential to minimize negative impacts to property value in the adjacent residential lots. Also, I believe warehouses in that lot would have a large negative impact on the traffic at that major intersection due to the merging lane from southbound Lyons onto westbound Atlantic.

Please consider these objections when deciding on the rezoning request.

Sincerely,

David Tattershall
4755 NW 7th Manor, Coconut Creek, FL 33063
dctatt@gmail.com

From: Jeff Marder
To: DRC
Subject: 4/12 zoning meeting message
Date: Tuesday, April 11, 2023 7:37:49 PM

Coconut Creek needs to keep its commitment to beauty and quiet. Residents didn't move here so that industrialization with unsightly warehouses, storage and commercial trucks would crowd them out. With Pompano and Margate already heavily industrialized on either side of South Creek, it's time to preserve what makes this city special while attracting the types of businesses desired by residents.

From: Derrek Bletsh
To: DRC
Subject: Greystar Industrial
Date: Tuesday, April 11, 2023 10:08:22 PM

Hello City of Coconut Creek Planning and Zoning Board,

I am a resident at 4743 NW 5th Ct in Coconut Creek FL, 33063, and I am emailing to oppose the PCD zoning of Greystar Industrial. This area is a residential area, along with shopping centers and parks, and I don't think a light industrial, flex space, and warehouse development would serve the community in a positive way. The intersection of interest is already a highly trafficked area with unconventional traffic patterns. Adding a warehouse development with semi-trucks and delivery trucks entering and exiting would only make traffic worse. The proposed development will bring down the nearby homes' property values, which would be a disservice to those in the community. There is no benefit to the community by adding an industrial warehouse or commercial building to this intersection and I am kindly asking the zoning board to deny this proposal and request from Greystar Industrial.

Thank you for the consideration and I hope that you will make the best decision for the community and reject this proposal.

Best regards,
Derrek Bletsh

From: Anita Jairam
To: DRC
Subject: Greystar Industrial Zoning - Objection
Date: Tuesday, April 11, 2023 10:09:49 PM

Good day:

My name is Anita Jairam and I reside at 4743 NW 5th Ct., Coconut Creek, FL 33063. I am writing this email to object to Greystar Industrial's proposal to build a warehouse at the corner of Lyons Road and Atlantic Blvd.

This area is a residential area with condos on one side of Atlantic Blvd and houses on the other side of Atlantic Blvd. This site is not appropriate for a warehouse to be built. This intersection is already complicated and has a lot of traffic, adding an industrial warehouse to this location is a recipe for disaster. Furthermore, adding an industrial warehouse in this location will not benefit the community in any way.

As a homeowner in the city of Coconut Creek, I do not support Greystar's proposal. I kindly ask the zoning board to reject Greystar's proposal to build an industrial warehouse at the corner of Atlantic Blvd and Lyons Road.

Best regards,

Anita N. Jairam
Sent from my iPhone

From: Mister H
To: DRC
Cc: Mister H
Subject: Planned Commerce District
Date: Wednesday, April 12, 2023 2:42:03 AM

To my City of Coconut Creek Planning and Zoning,

I'm Jonathan a current property owner here in the beautiful City of Coconut Creek Florida.
I choose to reside here in Coconut Creek not because I didn't have other opportunities to live in other cities but rather the representation of the lifestyle here in the Community.
What am talking about exactly and How does it affects our day to day life ?
First let me say this in case someone believes what I'm saying is baseless, Wildlife is very important, Vegetation is very important, the future of our children is very important.

When I purchased my property it was the intention of buying a home in the area where I could get the opportunity to enjoy the freedom of Nature with the wild animals, Butterflies, living comfortably in our area and don't have to travel hundreds of miles for that experience. Not living in a community where you can't differentiate between commercial or residential activities .

I have questions that needs to be answered and Please answer me honestly, as for these developments, What are the developers going to do about the new traffic situation, what are the New developers going to do about with the multiple wildlife displaced from their homes, What these developers going to say about the fact that my property values as well all the other properties will no longer reflect what the market values ?

The utility contractors were in the process of clearing that property when I starting to see animals emerge that I haven't seen before looking for food and water .
My bird feeders were overwhelmed with birds looking for food since they started removing the trees at the Northwest corner of Atlantic and Lions Road .

The only reason I bought my house neighboring that property is I was told it was never be a commercial property and the rights were protected.
Now if this project proceeds then Neighbors and I will never feel comfortable staying in our homes and it will be a time to deeply consider relocating as I believe others will follow suit.
Thank you for your time .
Sincerely,
Jonathan Harris

From: Janice Alexander
To: DRC
Subject: Charles and Janice Alexander to Zoning Board
Date: Wednesday, April 12, 2023 11:55:22 AM

Hello Zoning Board,

Thank you for your commitment to maintain Coconut Creek as one of the most desirable residential communities in South Florida. We moved here from East Ft. Lauderdale fourteen years ago and plan to live here for the rest of our lives. That plan has been based on the natural, beautiful family friendly residential, educational, shopping and park areas that dominate our city.

Please do not ruin our ambiance and function with industrial warehouses and commercial tractor trailer traffic. Please do not remove the very reason we moved to this area.

Sincerely,

Charles and Janice Alexander

From: Lorena Castañeda
To: DRC
Subject: Wooded Parcel
Date: Wednesday, April 12, 2023 1:08:00 PM

Hello,

I'm a resident of South Coconut Creek and am deeply concerned with the future of our neighborhood. It has come to my attention that the wooded parcel on the corner of Lyons Rd and Atlantic Blvd is being planned for development of commercial warehouses, and this will have a serious impact on the community.

For starters, there is a school right in the vicinity and the additional traffic will impact the kids commuting on foot to and from the school through Windmill Park. The wooded parcel is currently an oasis for many species that will be displaced, making it unsafe for both animals and humans as it will push wildlife to come into contact with humans as they look for new refuge. This means potential for bites from all kinds of animals for us residents and our pets, not to mention adding to the extinction potential for many of the species which currently live within those woods, which includes migratory birds currently on the Endangered Species list.

I petition that the area be left as is: natural and beautiful.

Thank you,
Lorena Castañeda
Biomedical Engineer
Florida International University
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