

EXHIBIT "1"

From: [Mr Harlan D Wenig](#)
To: [DRC](#)
Subject: Rezoning for Leder Development Project
Date: Friday, July 1, 2022 6:58:58 PM

To Whom It May Concern:

Re: The potential rezoning of 4161 Hillsboro Blvd

I have owned a home for the last 10 years and live in the Crescent Creek subdivision which borders the property looking to rezone to build a storage facility. I would like to voice my objection to this request.

There are already two storage facilities within a very short distance (both on Hillsboro Blvd.) and another one would do nothing for the betterment of the community. Storage facilities often bring crime, such as vandalism, drug-related issues, assaults, etc. to the area and our small neighborhood doesn't need the "spill-over" from the facility.

Please deny approval for this rezoning so we may maintain the safety and quality of our neighborhood.

Thank you,
Harlan D. Wenig
4022 Crescent Creek Place
Coconut Creek, FL 33073
954-465-3199

From: [Gary Lobban](#)
To: [DRC](#)
Cc: [Cecile Lobban](#)
Subject: Leader Development Project
Date: Wednesday, July 13, 2022 9:54:18 AM

While I appreciate commerce and understand the city's need to balance encouraging business to the municipality as well as to appease homeowners, there needs to be a balance. Here are a few on our concerns:

1. Mr. Leder has done some fine development along Hillsboro Blvd. to date, but this proposed development I believe encroaches on our rights as homeowners in Crescent Creek. I have no objection to the southside of the building that is facing Hillsboro, but to erect a building directly behind the 4 residences of crescent creek that is going to tower over our homes and into our back yards is an encroachment. The building directly behind our homes should be no higher than 1 story. The foliage planned to buffer our homes will take years to mature to the point at which it would sufficiently shield our view and provide any privacy.
2. This will also probably affect the property value of our homes negatively as a commercial building towering into your backyard is certainly not a plus or a selling point.
3. How will the construction of this building affect the foundation of our homes? When the last storage building was erected, the constant pounding caused continuous vibrations in our homes and that building was 3 blocks away. How much worse will it be when that is happening directly beside us. What recourse will we have for any foundation damage to our homes, pools etc.?

We have been homeowners at this residence for 23 years and I hope the city will give us, the residents of Crescent Creek some consideration regarding this request.

Regards,

Gary & Cecile Lobban

Residents: 7087 Crescent Creek Pl, Coconut Creek, FL 33073