

## EXHIBIT "3"

**From:** [George Borges](#)  
**To:** [CommissionComments](#)  
**Subject:** Notice of Public Hearing (Leder Development Project) Request for rezoning, and Special Land Use Aproval  
**Date:** Thursday, August 25, 2022 9:09:25 AM

---

Good morning Commissioners.

I would like to respectfully speak a few minutes in the hearing about the flood it might cause putting a big building in that particular location.

We currently have a flooding problem and influx of water that comes from that land into our neighborhood due to the elevation, inclination and water drainage in the area.

Thank you very much for your approval.

**GEORGE BORGES**

**From:** [Gary Lobban](#)  
**To:** [CommissionComments](#)  
**Cc:** [cecilelobban@gmail.com](mailto:cecilelobban@gmail.com)  
**Subject:** Leder Development Project  
**Date:** Thursday, August 25, 2022 9:19:42 AM

---

To the City Commissioners:

This is a formal objection to the proposed rezoning on behalf of the entire Crescent Creek Community. This building will impact not only the 4 homes immediately behind the proposed structure but the entire community with respect to property values. And the impact will be a negative one not positive. I don't foresee how my property value will be enhanced from what it is now to having a 3-4 story commercial building looming into our yards and view.

The North side structure should be limited to no higher than 1 story. Anything higher is encroaching on the residents living behind it. It will affect our Privacy, and the enjoyment of our homes. Your backyard should be for recreational purposes and not have a commercial building towering into it. The proposed foliage is not sufficient to buffer this and will take years to mature.

Considering that this was not the intended use of the property the concerns of the residents to be impacted by this change should be given consideration. I guarantee if this were proposed in the immediate back yard of any of your homes you would be objecting to this as well.

We have been residents of this community for 23 years and respectfully ask that the city give us due consideration here.

Regards,

**Gary & Cecile Lobban**  
**Residents: 7087 Crescent Creek Ln. Coconut Creek FL 33073**