

July 11, 2022

VIA EMAIL: LAguiar@coconutcreek.net

Liz Aguiar, Principal Planner
Urban Design and Development
Sustainable Development Department
City of Coconut Creek
4800 W. Copans Road
Coconut Creek, FL 33063

Re: Community Meeting Summary – Promenade Tenant 50-B7 Site Plan

Dear Ms. Aguiar:

On behalf of owner MCA Promenade Owner LLC (“Applicant”), please consider this letter as a summary report of community outreach efforts undertaken in relation to the proposed site plan improvements application regarding the above referenced matter.

On July 7, 2022, we held a meeting with tenants of the Promenade of Coconut Creek (“Promenade”) followed by a meeting with the local community. An invitation was sent to all property owners within the City’s required 500 ft. notice radius of the property involved with the associated application. Approximately five (5) tenants participated in the tenant meeting. Approximately thirteen (13) property owners participated in the meeting with the local community. A copy of the sign in sheets are attached.

The tenant meeting began at approximately 6:34pm. During the meeting, I presented the development proposal using a PowerPoint presentation. The presentation materials are attached. Following the presentation, I, along with the development team, fielded questions from the tenant participants. Tenants had several questions regarding the location of existing surface parking spaces as well as if any additional parking is being added. The location of the existing surface parking spaces was shown on the displayed site plan of the presentation. Several tenants mentioned their concern about how it already seems like there is a parking shortage at the Promenade. I explained that I understood this concern as I frequent the Promenade with my children and am often searching for a nearby parking spot, but that in most cases there are nearly always spaces available in the parking garages that people don’t want to utilize as they are further away than the surface parking areas. It was explained that in a way there will be additional

parking spaces due to the additional valet service in front of the proposed Cheesecake Factory that will valet vehicles to the Monarch High School parking lot (“Monarch Lot”). There were also additional questions regarding the valet service as to the location of the existing seasonal valet, the location of the proposed additional valet, and if there is a cost of the valet. The locations of the existing seasonal valet and proposed valet were identified on the presentation slides and the routes were explained to the tenants. Representatives of the Applicant explained that the season valet has a fee of \$7.00 and that it runs from approximately October through March. Tenants also asked if the proposed Cheesecake Factory will have any reserved parking spaces within the parking garages or surface parking. It was explained that there will be seven (7) spaces designated for takeout pickup, but that no other spaces will be demarcated for the proposed Cheesecake Factory.

A tenant asked about the length of the contract for the Monarch Lot and if there is any contingency plan if Monarch High School failed to renew the lease to the Monarch Lot. It was explained that the lease for the Monarch Lot is annual, and that the Monarch High School will not allow for a long term lease. It was also explained that if Monarch High School failed to allow for a renewal of the lease, the Applicant would need to find another lot or other land for additional valet parking or other land parking. It was reiterated to the tenants that even if the 144 additional spaces currently leased in the Monarch Lot were no longer available, the amount of provided parking spaces, 1,416, exceeds the amount required by the City of Coconut Creek’s (“City”) Code of 999 spaces. Tenants also asked about when this proposed development would occur and how it might affect their businesses. It was explained that the projected timeframe for the project to be completed is the summer of 2023. Representatives of the Applicant explained that the addition of the proposed Cheesecake Factory as well as eight (8) other tenants planned for the Promenade (these are existing tenant spaces designed to be occupied and not an increase in the number of tenant spaces) is expected to bring in additional consumers and increase business for the Promenade and all of its tenants.

Additional concerns were raised by tenants as to directional signage within the Promenade, especially during special events where there are higher than normal traffic volumes. It was explained that the City has specific regulations as to the amount and locations of signage that must be complied with, and that directional signage already exists within the Promenade. I and representatives of the Applicant advised that we would look into options for areas where additional signage could be utilized. There was a question about staff parking areas, and it was explained that there is a program in place for staff to park above the green lines in the parking deck to allow for patrons and consumers to utilize more of the surface parking.

A tenant also raised a concern about feeling unsafe when walking alone to their car after their shift at work at the Promenade. A representative of the Promenade advised that they have security staff in place to assist any employees who have any safety concerns with getting to their vehicles. The tenant was encouraged to contact security at any time that they feel concerned about getting to their vehicle, that they may do so on a daily basis, and that they want the Promenade to feel safe and secure. It was further

mentioned that many tenants and employees already utilize the assistance of security staff. Tenants also mentioned that they have noticed an increase in the number of teenagers at the Promenade. A representative of the Promenade advised that they have established a parental escort policy where anyone under the age of eighteen (18) is required to be accompanied by a parent or guardian which was put in place for after school hours and evening times, and that they are working on expanding the policy to be 24/7 which would start in the fall. Tenants were encouraged to contact the property manager for the Promenade if they have any additional issues or questions and that she is on site every week. The tenant meeting concluded at approximately 7:17pm.

The meeting with the community began at approximately 8:00pm. During the meeting, I again presented the development proposal using a PowerPoint presentation using the same presentation materials from the meeting with tenants. Following the presentation, I, along with the development team, fielded questions from the community. A resident asked about where the Cheesecake Factory is proposed to be located within the Promenade. It was explained that the Cheesecake Factory is proposed where the Banana Republic and a portion of the Charming Charlie stores were previously located near the entrance to the Promenade off of Lyons Road. Several residents were concerned about the parking at the Promenade and mentioned that they have a difficult time parking at the Promenade. I explained that I understood this concern as I frequent the Promenade with my children and am often searching for a nearby parking spot, but that in most cases there are nearly always spaces available in the parking garages that people don't want to utilize as they are further away than the surface parking areas. It was explained that the amount of parking provided at the Promenade of 1,416 spaces far exceeds the 999 spaces required by the City's Code, and that the additional proposed valet service in front of the Cheesecake Factory is intended to improve vehicular circulation and parking at the site and allow customers that do not want to look for a parking space the option of utilizing the valet service. There were questions about if we are using the Monarch High School's parking lot and where this parking lot is located relative to the Promenade site. It was explained that we are utilizing a portion of the Monarch Lot for the valet service and that the Monarch Lot is located west of the bank outparcel on the south side of Wiles Road.

Several residents mentioned that they support the Cheesecake Factory, but they are concerned about the impacts to traffic in the area and would like to see additional safety improvements, such as additional traffic lights, speed bumps, and signage, in addition to the business. The main concern of the residents that attended the meeting was about traffic in and around the Promenade. Several residents had questions about if there are any improvements associated to nearby roadways or intersections around the Promenade associated with this application. Several residents also mentioned concerns about the amount of existing traffic and stated that there appears to be a lot of speeding and accidents that occur at these intersections. Specifically, several residents felt that the intersection of Lyons Road and Cullum Road is a dangerous intersection and wanted to know if a traffic light could be added to improve the safety of the intersection. It was explained that while there are not any traffic lights or road improvements associated with this application, the Applicant would include these concerns in this summary of the meeting that will be provided to the City, and that we will look into what options are

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available at the intersection of Cullum Road and Lyons Road. It was explained that Broward County has control over any improvements to Lyons Road, and Representatives of the Applicant mentioned that a study was done in the past and at that time traffic didn't meet the threshold for Broward County to allow for a traffic light at this intersection. Residents mentioned that the traffic has increased significantly over the past several years. Residents also raised concerns about if traffic would back up onto Lyons Road. It was explained that these concerns would be brought to the City's attention and that City staff review traffic concerns during the development approval process.

Additional questions were asked about the size of the proposed Cheesecake Factory, if it will be smaller than a regular Cheesecake Factory establishment, and when the development would be expected to open if approved. It was explained that the proposed Cheesecake Factory building would be approximately 9,400 square feet, that it is smaller than a traditional Cheesecake Factory building by approximately 3,000 square feet, and that the project would be expected to open during the summer of 2023. The residents that attended the meeting wanted to know if the project has been approved. It was explained that the proposed Cheesecake Factory has not yet been approved, and that it follows the City's site plan review process which includes review by City staff including their development review committee which includes staff from planning, engineering, fire, and police. It was further explained that following the review process, the application goes to the City's Planning and Zoning Board who then provide a recommendation to the City Commission who make the final decision regarding the approval of the project. It was explained that the City's Planning and Zoning Board and City Commission meetings are open to the public to attend. A resident asked about how they can access the projects plans and public hearing agendas and it was explained that the City's website includes links to all of the information regarding their public hearings and that copies of plans and application documents are included in the agenda backup documents attached to the Planning and Zoning Board and City Commission agendas. Residents were advised that the Planning and Zoning Board meeting is scheduled to occur on July 13, 2022 and that the City Commission meeting is scheduled for July 14, 2022. The meeting concluded at approximately 8:47pm.

Please contact me at (954) 527-2443 if you have any questions or comments regarding this summary letter or the community outreach meeting.

Sincerely,

GREENSPOON MARDER LLP

Deena Gray

Deena Pacelli Gray, Esq.

Enclosures

Atlanta Boca Raton Chicago Denver Ft. Lauderdale Las Vegas Los Angeles Miami Naples
Newark New York Orlando Portland Scottsdale Tallahassee Tampa West Palm Beach

Sign In Sheet for Tenant Community Meeting

Tenant Community Meeting – Sign-in Sheet – July 7, 2022

Site Plan Improvements – Promenade at Coconut Creek

| Name | Address | Phone Number | E-Mail |
|-------------------|-------------------------------------|---------------|-------------------------------|
| Elicia Theophilus | 4407 Lyons Rd, 102 Coconut Creek FL | 957-710-3431 | elicia.message.envy@gmail.com |
| Mike Poulungy | 4437 Lyons Road | 954-657-2458 | ponluang1@gmail.com |
| George Pappas | " " " | 954 289 4628 | |
| Jeeranon Potisen | 4425 Lyons Rd Coconut Creek FL | 954-228-0998 | boutique112@panasonic.com |
| Sratos Pappas | 4437 Lyons Rd | 954.707.0933 | office@ethosbls.com |
| Doug Zeif | 4443 LYONS RD. C.C. | (561) 302-749 | DOUG@NEXTHOSPITALITY.COM |
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Sign In Sheet for Community Meeting

Community Meeting – Sign-In Sheet – July 7, 2022

Site Plan Improvements – Promenade at Coconut Creek

| Name | Address | Phone Number | E-Mail |
|------------------|-------------------------|----------------|--------------------------|
| Sandra Welch | 4372 NW 44th Terr | 954 861 8855 | SWelch@coconutcreek.net |
| Palma Leonatti | 4768 Acadian Trail | | PalmaLeonatti@live.com |
| CAROL TASSONE | 4828 Acadian TRAIL | | TASSONE2001@aol.com |
| Dan Kelly | RCC General Contracting | 954-251-5055 | |
| THOMAS FOX | 4470 NW 45 terrace | 954-444-9426 | Foxputter@aol.com |
| Christopher Higa | 4330 NW 45 terrace | (47)8458080 | chiga0430@gmail.com |
| Anthony Horne | 4411 NW 41st PL | (830) 226-1449 | anthony.horne@gmail.com |
| Lisa Reeves | 4651 Mimososa Terrace | | gis1wpb@yahoo.com |
| John Brodie | 4919 NW 47th Ave | 954 501 3585 | JBrodie@coconutcreek.net |
| Chachy Norris | 3053 Carambola Circle | 718-456-5655 | chacom-n1@gmail.com |
| Alexander Suarez | 4112 NW 22nd St | 954 799 1753 | asuar2@ahginure.com |
| Barbara Mercedes | 4761 Acadian Trail | 954-234-8136 | barbmercede@comcast.net |
| Nghia Tran | 4610 Monarch Way | 954-282-1189 | isougen@gmail.com |
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Community Meeting Presentation

PROMENADE AT COCONUT CREEK

Site Plan Improvements

Community Meeting – July 7, 2022

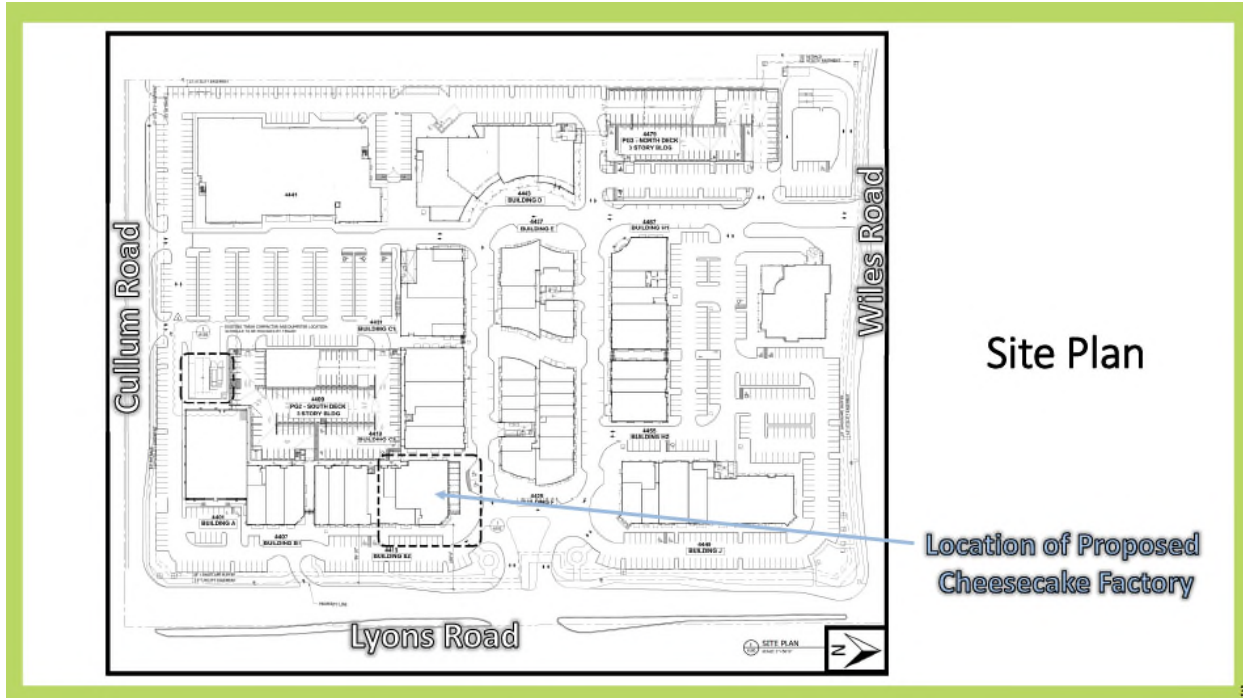
1

Aerial Location Map



2

Atlanta Boca Raton Chicago Denver Ft. Lauderdale Las Vegas Los Angeles Miami Naples
Newark New York Orlando Portland Scottsdale Tallahassee Tampa West Palm Beach



3

Photographs of Existing Storefronts Prior to Recent Painting



4

Atlanta Boca Raton Chicago Denver Ft. Lauderdale Las Vegas Los Angeles Miami Naples
Newark New York Orlando Portland Scottsdale Tallahassee Tampa West Palm Beach

Photographs of Existing Storefronts After Recent Painting



5

Proposed Elevations



6

Atlanta Boca Raton Chicago Denver Ft. Lauderdale Las Vegas Los Angeles Miami Naples
Newark New York Orlando Portland Scottsdale Tallahassee Tampa West Palm Beach

Parking Requirements

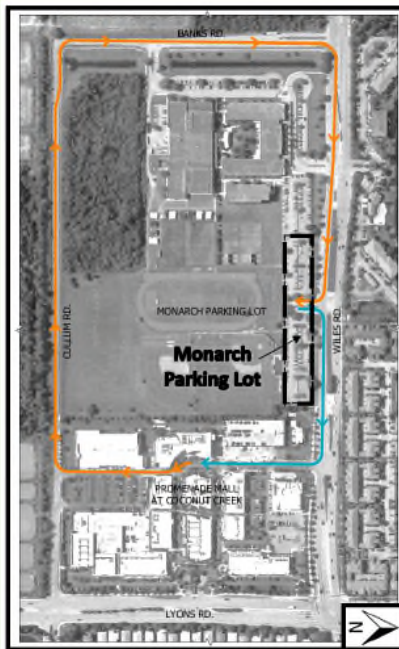
| PARKING REQUIRED | | |
|--|-----|--------|
| PER MAINSTREET DESIGN STANDARDS | | |
| 3 SPACES PER 1000 | | |
| COMMERCIAL PARKING REQUIRED (FOR EXISTING AND PROPOSED BUILDING AREA): 999 SPACES | | |
| EXISTING | | |
| PG-2 | 342 | SPACES |
| PG-3 | 276 | SPACES |
| SURFACE: | 798 | SPACES |
| COMMERCIAL PARKING PROVIDED (FOR EXISTING AND PROPOSED BUILDING AREA): 1,416 SPACES | | |

Total sq. ft. = 332,849 sq. ft.

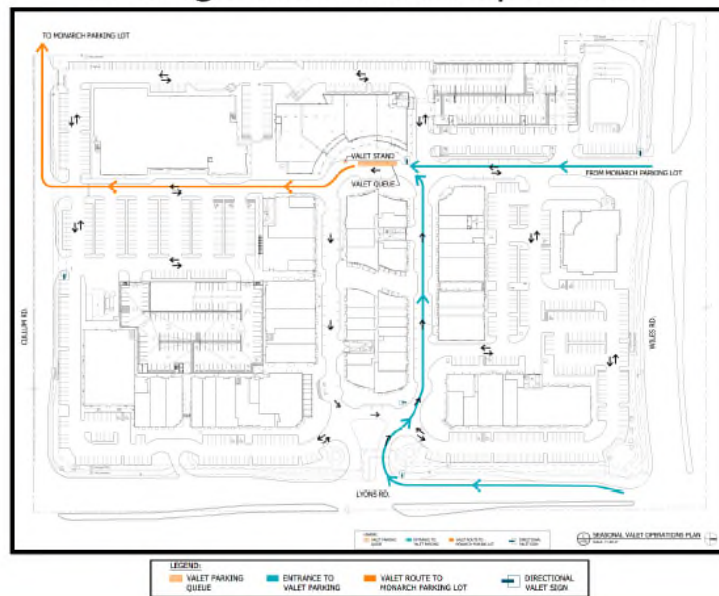
Required Parking
 332,849 sq. ft. / 1000 = 332.8
 332.8 * 3 = 998.4 Spaces

Provided Parking
 1,416 Spaces / 332.8 = 4.25 Spaces
 per 1000 sq. ft.

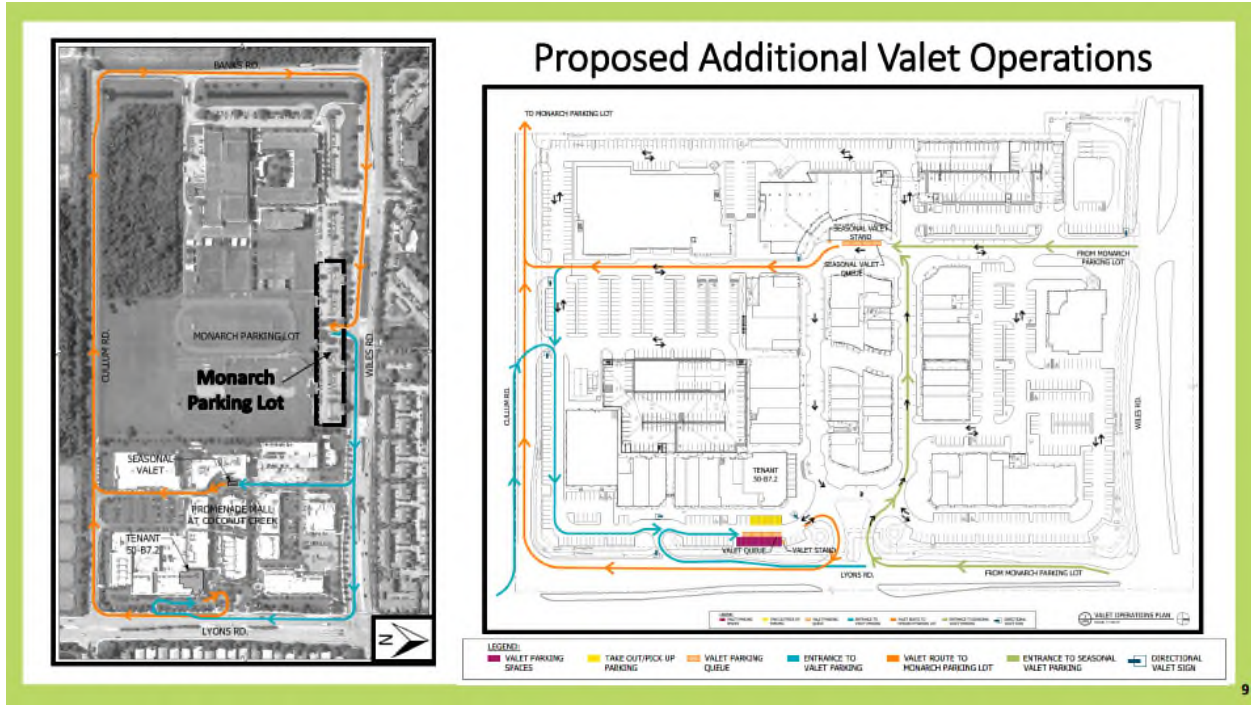
7



Existing Seasonal Valet Operations



8



9

PROMENADE AT COCONUT CREEK

Thank You

10

Shane Zalonis

From: Shane Zalonis
Sent: Monday, July 11, 2022 9:18 AM
To: Anthony Horne
Subject: RE: Promenade Coconut Creek Proposed Development

Good Morning Anthony,

I understand, and thank you for letting me know.

If you have any additional questions, please let me know.

Thank you,



Shane Zalonis
Paralegal
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Direct Phone Number: (954) 527-6258
Office Phone Number: (954) 491-1120, Ext. 1158
Email Address: shane.zalonis@gmlaw.com
www.gmlaw.com



From: Anthony Horne <anthony.horne@gmail.com>
Sent: Friday, July 8, 2022 5:27 PM
To: Shane Zalonis <Shane.Zalonis@gmlaw.com>
Subject: Re: Promenade Coconut Creek Proposed Development

Hello, I was at the meeting and the questions were posed there.

Thanks,
Anthony Horne

On Fri, Jul 8, 2022, 4:53 PM Shane Zalonis <Shane.Zalonis@gmlaw.com> wrote:

Good Afternoon Anthony,

Thank you for your questions. I will follow up with our development team and get back with you as soon as I can.

Thank you,



Shane Zalonis

Paralegal

Greenspoon Marder LLP

200 East Broward Boulevard, Suite 1800

Fort Lauderdale, FL 33301

Direct Phone Number: (954) 527-6258

Office Phone Number: (954) 491-1120, Ext. 1158

Email Address: shane.zalonis@gmlaw.com

www.gmlaw.com



From: Anthony Horne <anthony.horne@gmail.com>

Sent: Thursday, July 7, 2022 7:36 PM

To: Shane Zalonis <Shane.Zalonis@gmlaw.com>

Subject: Promenade Coconut Creek Proposed Development

Hello, a couple of questions that I have about this:

1) What is the nature of the proposed development? For example, additional commercial storefronts, zoning changes/addition of residential units, etc?

2) What is the estimated impact to traffic due to proposed development? How would you mitigate the increase in traffic? The cross-section of Cullum Rd. and Lyons Rd. is already a **VERY** dangerous intersection, and is made even worse by traffic to/from the High School.

3) Would the proposed development extend beyond the existing bounds of the Promenade (yellow area on the map)?

4) What is the potential impact to sight lines by the proposed development? For example, from the addition of taller buildings or the like.

Thanks,

Anthony Horne

Coquina Resident

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Shane Zalonis

From: Shane Zalonis
Sent: Monday, July 11, 2022 9:23 AM
To: Alyssa Osman
Cc: Dennis Mele; Joe Tanneberger
Subject: RE: Coconut Creek Resident meeting

Good Morning Alyssa,

The community meeting held on July 7th was to discuss the proposed development. There was no voting during this meeting.

Thank you,



Shane Zalonis
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Email Address: shane.zalonis@gmlaw.com
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From: Alyssa Osman <alyssa.osman@gmail.com>
Sent: Friday, July 8, 2022 6:54 PM
To: Shane Zalonis <Shane.Zalonis@gmlaw.com>
Cc: Dennis Mele <dennis.mele@gmlaw.com>; Joe Tanneberger <JTanneberger@hillpartnersinc.com>
Subject: Re: Coconut Creek Resident meeting

Awesome. Thanks for the info.

Was it something that was voted on yesterday or just discussed?

On Fri, Jul 8, 2022 at 10:07 AM Shane Zalonis <Shane.Zalonis@gmlaw.com> wrote:

Good Morning Alyssa,

The community meeting last night was regarding the proposed development of a Cheesecake Factory restaurant where the Banana Republic and Charming Charlie stores were previously located within the Promenade at Coconut Creek.

Please let me know if you have any additional questions.

[\[google.com\]](#)

Thank you,



Shane Zalonis

Paralegal

Greenspoon Marder LLP

[200 East Broward Boulevard, Suite 1800 \[google.com\]](#)

[Fort Lauderdale, FL \[google.com\]](#) [33301 \[google.com\]](#)

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Email Address: shane.zalonis@gmlaw.com

www.gmlaw.com



[\[facebook.com\]](#)



[\[linkedin.com\]](#)



[\[twitter.com\]](#)

From: Alyssa Osman <alyssa.osman@gmail.com>

Sent: Thursday, July 7, 2022 6:30 PM

To: Shane Zalonis <Shane.Zalonis@gmlaw.com>

Subject: Coconut Creek Resident meeting

Hi Shane,

I've been out of town and just found out there is a resident meeting being held this evening. I won't be able to attend so I was wondering if you would be able to share what topics will be discussed? I understand if I won't be able to participate in any voting since I won't be able to attend the meeting, but was hoping to still be in the know of what is being discussed.

Thanks in advance!

-Alyssa Osman

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Sincerely,

Alyssa Osman

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Sincerely,

Alyssa Osman

Shane Zalonis

From: Shane Zalonis
Sent: Wednesday, June 29, 2022 3:39 PM
To: THOMAS PAWELCZYK
Cc: Joe Tanneberger; Dennis Mele
Subject: RE: Community Meeting Invitation

Good Afternoon Mr. Pawelczyk,

The community meeting is to discuss the proposed development of a Cheesecake Factory restaurant where the Banana Republic and Charming Charlie stores were previously located within the Promenade at Coconut Creek.

Please let us know if you have any additional questions.

Thank you,



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From: THOMAS PAWELCZYK <tpavs@comcast.net>
Sent: Tuesday, June 28, 2022 10:52 AM
To: Shane Zalonis <Shane.Zalonis@gmlaw.com>
Subject: Community Meeting Invitation

Mr. Zalonis,

With reference to the above noted meeting for the subject property in Coconut Creek, I will not be able to attend the meeting for being out of town. Would you be able to give me some general information on what will be discussed?

If not, I understand and hopefully, I will be able to locate the information after I return home.

Thank You ,

Thomas W. and Carolyn Pawelczyk
4501 Mimosa Terrace, Unit 1403

Coconut Creek, FL 33073

954-790-4505

tpavs@comcast.net

Shane Zalonis

From: Paul Ravinoff <pwr2307@aol.com>
Sent: Thursday, June 30, 2022 6:11 PM
To: Shane Zalonis
Cc: Dennis Mele; Joe Tanneberger
Subject: Re: Promenade

I approve

Sent from my iPhone

> On Jun 30, 2022, at 6:03 PM, Shane Zalonis <Shane.Zalonis@gmlaw.com> wrote:

>

> Good Evening,

>

> The community meeting is to discuss the proposed development of a Cheesecake Factory restaurant where the Banana Republic and Charming Charlie stores were previously located within the Promenade at Coconut Creek.

>

> Please let me know if you have any additional questions.

>

> Thank you,

>

> Shane Zalonis

> Paralegal

> Greenspoon Marder LLP

> 200 East Broward Boulevard, Suite 1800 Fort Lauderdale, FL 33301

> Direct Phone Number: (954) 527-6258 Office Phone Number: (954)

> 491-1120, Ext. 1158 Email Address: shane.zalonis@gmlaw.com

> www.gmlaw.com

>

>

> -----Original Message-----

> From: Paul Ravinoff <pwr2307@aol.com>

> Sent: Thursday, June 30, 2022 5:58 PM

> To: Shane Zalonis <Shane.Zalonis@gmlaw.com>

> Subject: Promenade

>

> Shane, I received the mailing about the promenade. Can you tell me what the plan is? Rumors as you can imagine are swirling! Everything from it will be closing down and replaced by housing to the Cheesecake Factory opening up shop. I appreciate your reply.

>

> Paul

> 407-376-9468

>

> Sent from my iPhone

>

>

>

>

>

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>

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Shane Zalonis

From: Shane Zalonis
Sent: Wednesday, June 29, 2022 3:43 PM
To: jbs2658@comcast.net
Cc: Joe Tanneberger; Dennis Mele
Subject: RE: Promenade

Good Afternoon Mr. Smith,

The proposed changes are for the development of a Cheesecake Factory restaurant where the Banana Republic and Charming Charlie stores were previously located within the Promenade at Coconut Creek. The parking requirements are reviewed by the City during the application review process. The parking provided for the existing and proposed building area significantly exceeds the amount of parking required by the City's Code.

Please let us know if you have any additional questions.

Thank you,



Shane Zalonis
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Email Address: shane.zalonis@gmlaw.com
www.gmlaw.com



From: jbs2658@comcast.net <jbs2658@comcast.net>
Sent: Tuesday, June 28, 2022 1:03 PM
To: Shane Zalonis <Shane.Zalonis@gmlaw.com>
Subject: Promenade

What are the changes you plan to make? There is already not enough parking spaces which reduces the volume of business a merchant can do to pay the high rent.
Please advise. Concerned citizen.

John Bernard Smith
954-579-6511