

Exhibit "2"

October 24, 2022

Re: Leder Development Project – 4161 W Hillsboro Blvd

To Whom it May Concern:

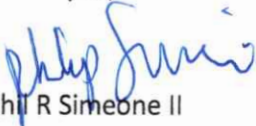
My name is Philip Simeone and my address is 4221 NW 71st Street. I live directly north of the Leder Development Project and have been there for 20 years.

I know Sean Leder and have spoken to him a number of times over the years. I believe that this project, as with the other improvements he made over the past few years, enhance the community. He keeps the projects well maintained and that's a benefit to Coconut Creek.

He explained to me that while the staff and P&Z Board approved the 4-story and 3-story proposed self storage buildings, the neighbors on the east requested some changes. After meeting with all the neighbors onsite and following up with me, I strongly support the 5-story building (to the south) with the 1-story (to the north and closest to the neighbors and my property) building as revised.

The sooner Mr. Leder can build a quality project, the sooner the metal building and vacant site eyesore can be history.

Thank you,



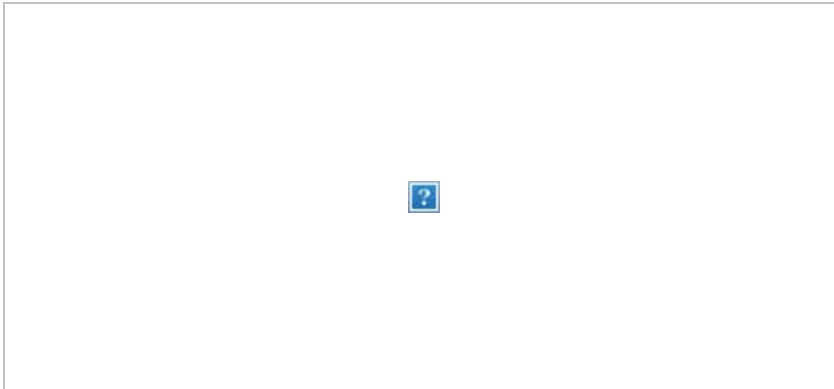
Phil R Simeone II

From: [Katherine Jackson](#)
To: [CityClerk](#)
Subject: Leder Hillsboro Project
Date: Thursday, October 27, 2022 12:46:22 PM

To Whom this may Concern,

I am writing to comment on the Leder Hillsboro Project. I am the homeowner of 7097 Crescent Creek Lane and the Hillsboro project shares a boundary with my backyard. I am writing to express my opinion that the part of the building that runs parallel to the back of the 4 houses to be kept at 1-story, while the front of the property has a taller multi-story storage facility. Mr. Leder has been very cooperative and considerate of our requests and we would like to see the development turn into something both aesthetically pleasing and safe for all members of our community. I feel that Mr. Leder has an acceptable plan with the 5-1 property development that takes into consideration the thoughts and feelings of the community.

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