

**From:** [Michael Sarron](#)  
**To:** [BTooley@coconutcreek.net](mailto:BTooley@coconutcreek.net); [veg4fit@bellsouth.net](mailto:veg4fit@bellsouth.net); [SWelch@coconutcreek.net](mailto:SWelch@coconutcreek.net); [Bogen, Mark](#); [Lichtman, Ronald](#); [Cunniff, Heather](#); [Joanne Roy-Young](#)  
**Subject:** Rezoning petition No 1 - Z - 22  
**Date:** Friday, July 15, 2022 10:04:31 AM

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As a resident at 4400 nw 74th street I object to the development /rezoning of the property on NW 74 St. I do not feel it is an appropriate fit for our unique part of the City of Coconut Creek.

I am asking that the Broward County Commissioner disapprove the rezoning request that would allow 15 units on a 5 acre parcel.

Michael Sarron  
4400 NW 74th street  
954-821-9749

**From:** [Joanne Roy-Young](#)  
**To:** [Bogen, Mark](#); [Rich, Nan](#); [Cunniff, Heather](#); [Udine, Michael](#); [Fisher, Lamar](#); [Geller, Steve](#); [Furr, Beam](#); [Ryan, Tim](#); [Moskowitz, Jared](#); [Alston, Torey](#); [Delsalle, Darby](#); [Welch, Sandra](#); [jrydell@coconutcreek.net](#); [btooley@coconutcreek.net](#); [jrailey@coconutcreek.net](#); [jbrodie@coconutcreek.net](#)  
**Cc:** [Mike Covelli](#); [Gary and Brenda Adkison](#); [Brittany Adkison](#); [Stet&Marilyn](#); [Dianne Holleran](#); [Brad McIver](#); [Rayana Botelho](#); [Neil&Delores](#); [animallover40@aol.com](#); [Karen&Nick](#); [Leonardo & Terry](#); [Gary](#); [Sher Grelick](#); [Razi&Michelle](#); [Sara](#); [Miannay, Kris](#); [Michael Sarron](#); [Keith&Lori](#); [Lewis, Jessica](#); [Sheehan, Kip](#); [shattuck13@outlook.com](#); [Belles, Venita](#); [cmmciver](#); [Veg4fit@bellsouth.net](#)  
**Subject:** Objection to Rezoning 4211 NW 74 Street  
**Date:** Sunday, July 17, 2022 8:22:57 PM  
**Attachments:** [Broward County Commissioners.pdf](#)

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I have also attached a PDF of my letter. Thank you.

July 13, 2022

To: Broward County Commissioners, Broward County Land Planning, Coconut Creek Commissioners

Subject: Rezoning of property on NW 74 St.

I am writing to object to the rezoning of the property at 4211 NW 74 Street to PCD from Estate 1, thereby benefiting the applicant to the detriment of the long standing existing community.

The rezoning is not compatible with the surrounding homes. There are no PCD developments. All the homes are on 1 acre or more. The rezoning is not consistent with the Comprehensive Plan or Future Land Use Plan. Both show A-1 and Estate 1. I would however, not object to 5 homes on that site as this would be consistent with Broward County plans.

Hillsboro Ranches, which Broward County calls this unique residential community, is made up of homes on acreage. The bucolic nature has been under attack for many years. There have been a few attempts to add incompatible housing projects. Luckily, they failed. The residents made their voices heard, then and now. By allowing this new development with no regard to the wishes of these residents is just unconscionable.

We all moved here years ago because it was quiet and rural. We lived happily amongst the nurseries, horse farms, chickens, dogs and wildlife that surrounded this special part of Coconut Creek. There are not many of these distinctive neighborhoods left in South Florida. Once they are gone, they are gone forever.

I have lived in the city for over 30 years, and know firsthand how over development can ruin lives. Everything is not always about money, or should I say, it should not be. We need to be mindful of the long term effect it will have on residents and what they desire their communities to look like.

The developer's only interest is making money from the sale of homes. The county only wants more tax dollars. If this project is permitted it is the beginning of the end of this small neighborhood. In 10 years Hillsboro Ranches will be gone. Sub divisions and condos will replace single family homes on 74 Street. Broward County Commissioners have an opportunity to do the right thing here.

I beg you County Commissioners, to imagine your homes being threatened by over development, and vote for what the people of this community want. Vote for the people, not against them.

Thank you for your consideration.

Sincerely,

Joanne Young



**Joanne Roy-Young**

CEO, A Spring of Hope

954.775.4997 | [aspringofhope.org](http://aspringofhope.org) | [thulani-southafrica.com](http://thulani-southafrica.com)



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Sincerely,  
Joanne Young

**From:** [Gary Grelick](#)  
**To:** [Joanne Roy-Young](#)  
**Cc:** [Bogen, Mark](#); [Rich, Nan](#); [Cunniff, Heather](#); [Udine, Michael](#); [Fisher, Lamar](#); [Geller, Steve](#); [Furr, Beam](#); [Ryan, Tim](#); [Moskowitz, Jared](#); [Alston, Torey](#); [Delsalle, Darby](#); [Welch, Sandra](#); [jrydell@coconutcreek.net](#); [btooley@coconutcreek.net](#); [jrailey@coconutcreek.net](#); [jbrodie@coconutcreek.net](#); [Mike Covelli](#); [Gary and Brenda Adkison](#); [Brittany Adkison](#); [Stet&Marilyn](#); [Dianne Holleran](#); [Brad McIver](#); [Rayana Botelho](#); [Neil&Delores](#); [animallover40@aol.com](#); [Karen&Nick](#); [Leonardo & Terry](#); [Gary](#); [Sher Grelick](#); [Razi&Michelle](#); [Sara](#); [Miannay, Kris](#); [Michael Sarron](#); [Keith&Lori](#); [Lewis, Jessica](#); [Sheehan,Kip](#); [shattuck13@outlook.com](#); [Belles, Venita](#); [cmmciver](#); [Veg4fit@bellsouth.net](#)  
**Subject:** Re: Objection to Rezoning 4211 NW 74 Street  
**Date:** Monday, July 18, 2022 12:26:46 PM

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To our fellow coconut creekers, I have listened and read both sides, it seems to me Gary Grelick and my wife Sher Grelick of 7705 NW39TH Ave. That the rules we all followed to live here are being ignored. Joanne Young has done a remarkable job. Revisiting the boundaries you placed on us your tax payers. Follow your own restrictions. Joanne great work we will watch your back. GG

On Sun, Jul 17, 2022, 8:21 PM Joanne Roy-Young <[joanne@springofhope.org](mailto:joanne@springofhope.org)> wrote:  
I have also attached a PDF of my letter. Thank you.

July 13, 2022

To: Broward County Commissioners, Broward County Land Planning, Coconut Creek Commissioners

Subject: Rezoning of property on NW 74 St.

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nurseries, horse farms, chickens, dogs and wildlife that surrounded this special part of Coconut Creek. There are not many of these distinctive neighborhoods left in South Florida. Once they are gone, they are gone forever.

I have lived in the city for over 30 years, and know firsthand how over development can ruin lives. Everything is not always about money, or should I say, it should not be. We need to be mindful of the long term effect it will have on residents and what they desire their communities to look like.

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Sincerely,

Joanne Young



**Joanne Roy-Young**

CEO, A Spring of Hope

954.775.4997 | [aspringofhope.org](http://aspringofhope.org) | [thulani-southafrica.com](http://thulani-southafrica.com)



**From:** [Dianne Holleran](#)  
**To:** [Bogen, Mark](#); [Rich, Nan](#); [Cunniff, Heather](#); [Udine, Michael](#); [Fisher, Lamar](#); [Geller, Steve](#); [Furr, Beam](#); [Ryan, Tim](#); [Moskowitz, Jared](#); [Alston, Torey](#); [Delsalle, Darby](#); [Welch, Sandra](#); [jrydell@coconutcreek.net](mailto:jrydell@coconutcreek.net); [Tooley, Becky](mailto:Tooley, Becky); [jrailey@coconutcreek.net](mailto:jrailey@coconutcreek.net); [jbrodie@coconutcreek.net](mailto:jbrodie@coconutcreek.net)  
**Subject:** Rezoning of 4211 NW 74th Street  
**Date:** Monday, July 18, 2022 11:27:46 AM

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As a concerned resident of 74th Street I am writing to say that my husband and I are in complete agreement with all of our neighbors in preserving this tranquil area we call home.

I have only lived here 8 years and this is the third time we have faced this sort of threat from developers.

I find it appalling that the zoning which was created years ago to protect the community from such over population and over development can be changed at the discrimination of the city/county in spite of an overwhelming objection from all of the community's occupants.

My question is why is zoning a factor when it can be changed in such a manner?

Please look into your hearts and do what is right for this community as well as the city by not allowing this to happen. We are totally ok with the one house per acre as it is currently zoned but 15 houses is not acceptable and will do nothing to enhance this are in any way.

Respectfully  
Dianne Holleran  
4280 NW 74th St, Coconut Creek, FL 33073



**From:** [Brittany Adkison](#)  
**To:** [Bogen, Mark](#); [Rich, Nan](#); [Cunniff, Heather](#); [Udine, Michael](#); [Fisher, Lamar](#); [Geller, Steve](#); [Furr, Beam](#); [Ryan, Tim](#); [Moskowitz, Jared](#); [Alston, Torey](#); [Delsalle, Darby](#); [Welch, Sandra](#); [jrydell@coconutcreek.net](mailto:jrydell@coconutcreek.net); [btooley@coconutcreek.net](mailto:btooley@coconutcreek.net); [jrailey@coconutcreek.net](mailto:jrailey@coconutcreek.net); [jbrodie@coconutcreek.net](mailto:jbrodie@coconutcreek.net)  
**Subject:** Rezoning of 4211 NW 74 street  
**Date:** Monday, July 18, 2022 9:14:08 AM

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To Whom It May Concern,

I'm a chef on a private yacht. Yes, like Below Deck, I work for interesting celebrities and get paid to travel all over the world. The downside to my career is that I live out of a suitcase for close to 9 months out of the year. After 16 hr days, 150-200 days in a row, I typically collapse when I finally make it home.

I know my dad wrote a very honest and appealing letter and he's mentioned a bit of our background. What he failed to mention was that after we bought our home in Coconut Creek, our real home was demolished/destroyed from a hurricane. There was no going back to the island that I grew up on and so Coconut Creek became our little oasis. Our home.

Literally on a yearly basis since day one there has always been someone, or some corporation out to utilize the land surrounding our neighborhood. I'm already running on fumes, but fighting this consistent issue has not only taken its toll on me but it's killing my family. We are so tired of fighting for this little piece of Heaven, as are all our neighbors.

I know the finger has been pointed at Broward County, but let's be honest Coconut Creek Government has been equally guilty in promoting big business to move in to this area over the years. I can't even begin to express how disheartened I am from my own personal experiences with our local government. Let's be honest, even if every last person living in my neighborhood was against this change in zoning - most likely it will still go through because someone sitting on some board received perks to help push this.

I'm done fighting for a home to go home to. So you tell me, what can be done so that all this unwanted growth and change in my neighborhood stops? Seriously what can we do so we can finally live in peace?

Brittany Adkison

**From:** [Lori Shattuck](#)  
**To:** [Bogen, Mark](#); [Rich, Nan](#); [Cunniff, Heather](#); [Udine, Michael](#); [Fisher, Lamar](#); [Geller, Steve](#); [Furr, Beam](#); [Ryan, Tim](#); [Moskowitz, Jared](#); [Alston, Torey](#); [Delsalle, Darby](#); [Welch, Sandra](#); [jrydell@coconutcreek.net](#); [btooley@coconutcreek.net](#); [jrailey@coconutcreek.net](#); [jbrodie@coconutcreek.net](#); [Stoudenmire, Scott](#)  
**Cc:** [Mike Covelli](#); [Gary and Brenda Adkison](#); [Brittany Adkison](#); [Stet&Marilyn](#); [Dianne Holleran](#); [Brad McIver](#); [Rayana Botelho](#); [Neil&Delores](#); [animallover40@aol.com](#); [Karen&Nick](#); [Leonardo & Terry](#); [Gary](#); [Sher Grelick](#); [Razi&Michelle](#); [Sara](#); [Miannay, Kris](#); [Michael Sarron](#); [Lewis, Jessica](#); [Sheehan,Kip](#); [Belles, Venita](#); [cmmciver](#); [Veg4fit@bellsouth.net](#); [joanne@aspringofhope.org](#)  
**Subject:** Opposition to Rezoning of 4211 NW 74th Street  
**Date:** Tuesday, July 19, 2022 12:06:15 PM  
**Attachments:** [Re-zoning.docx](#)

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To: Coconut Creek Commissioners and Broward County Commissioners

Re: Request for Rezoning of 4211 NW 74<sup>th</sup> Street Coconut Creek, FL 33073

I am writing to express our strong opposition to the re-zoning of 4211 NW 74<sup>th</sup> Street Coconut Creek, FL 33073. The proposed rezoning of this parcel of land, from Estate (1 home per Acre) or A-1 to multiple homes on this parcel, is not consistent with our neighborhood.

The voices of our neighbors in our community have spoken in the past regarding the rezoning of another large parcel of land on 74<sup>th</sup> Street, which was also proposing to rezone to build a multi-family development. We went out on foot and obtained signatures for opposition, wrote letters to our commissioners, and showed up at city meetings voicing our opposition to the proposed changes to our neighborhood. In the end, we were heard, and our City Commissioners voted against the rezoning.

Once again, we are faced with another developer trying to come in and change our neighborhood into something it is not. It would be a detriment to our neighborhood and ultimately change the way we all live our lives. We as residence of this small, rare community, value our quality of life, and enjoy the natural environment and quietness of our neighborhood. By adding 15 homes on a small parcel of land, this would create increased traffic, noise, disruption to natural environments and wildlife. This is a rural like setting with peacocks, chickens etc. and we live here for a reason.

Broward County is 1,323 square miles and there is less than 1% remaining vacant land. The over crowdedness of Broward County is becoming unbearable and myself and our fellow neighbors do not see any value in the addition of 15 homes this would bring to our neighborhood. In fact, this takes away from our small rural like neighborhood we have all worked so hard to protect!

I have been a personal advocate for our neighborhood for years fighting for the betterment of our community with regards to property development, traffic issues

and overall safety. I urge the Broward County Commission to listen to their residences and taxpayers and disapprove the proposed rezoning of 4211 NW 74<sup>th</sup> St Coconut Creek, FL 33073 which would allow for 15 homes on this parcel of land. However, I would not be opposed to 5 homes on this 5-acre parcel, as this remains consistent with our neighborhood.

Please accept this letter of opposition to the proposed rezoning, as I am currently out of town and will be unable to attend the meeting on July 22<sup>nd</sup> 2022.

Sincerely,  
Lori and Keith Shattuck  
7595 NW 39<sup>th</sup> Ave. Coconut Creek, FL 33073

Regards,

Lori Shattuck

Broward County Commissioners, Broward County Land Planning, Coconut Creek Commissioners

My husband and I have lived in The Hillsboro Ranches for 35 years. We chose this area of Coconut Creek because it's nestled away from the main roads, but yet close to everything and is very private. We loved the idea of having chickens and horses. Most people don't even know this unique area exists. It's a shame that we are now faced to fight another possible invasion of our lifestyle and privacy, while others benefit monetarily, and have no regard for our right to continue to have what we moved here for. If rezoning continues just because someone outside sees a way to make money at our expense, we're very worried for the future of our community.

Neighborhoods like ours are very few now in South Florida. 15 homes will bring with them so much more traffic, probably 2 to 3 cars per home, coming thru our street too to avoid taking Lyons Road to go to the plaza just south of us. That's already happening, but will certainly create more traffic to come with more people in the neighborhood.

We can only hope that you will strongly consider our concerns and realize the impact this will have on our neighborhood! We feel that you, as our commissioners, should protect us from these outsiders who want to come into an established neighborhood of estates and turn it into a small subdivision to maximize their profits.

We beg you to please deny the rezoning of the property on 74th Street so we can keep our little piece of paradise here.

Thank you,

Respectfully,

Marilyn & Stet Blancett

To: Broward County Planning Board and Coconut Creek Commissioners

FR: Gary And Brenda and Brittany Adkison- Residents of Hillsboro Ranches

RE: Notice of Public Hearing on Re-Zoning Petition: No. 1-Z-22 on 7/22/2022 - OBJECTION

To All That This May Concern:

We are voicing a Strong Objection to the Broward County and Coconut Creek Report that states that the 5.1 acres of property on the North side of 74<sup>th</sup> street in the Hillsboro Ranches, which has recently been Petitioned for rezoning to a 15 Unit Development Project, would not impact our area, negatively!

Ladies and Gentlemen:

How could Rezoning that 5.1 acres NOT negatively impact the already over stressed two streets in our neighborhood of 74<sup>th</sup> and 39<sup>th</sup> streets and our access on to Lyons road? We contend daily, during Broward Prep's school session, with the line of parked cars along 74<sup>th</sup> street full of parents waiting to pick up their children at Broward Prep after school! It is already challenging to exit on to Lyons road via 74<sup>th</sup> street in the mornings due to the line of cars dropping off their children at the school! It has become safer for the residents to take 39<sup>th</sup> street to Hillsboro and drive back to the Lyons/Hillsboro light in order to access Lyons Road, in an effort to avoid a potential accident at 74<sup>th</sup> and Lyons!

And then there is the occasional usage of the "Fire Lane" from the school that empties on to 74<sup>th</sup> street with their school busses that also adds to the stress of the lack of roadway infra-structure for our area.

And with the threat of further over development by the city of Coconut Creek with a proposed Park Expansion presently looming along our 74<sup>th</sup> street, along with this latest Rezoning expansion effort for additional development, which would also further increase an impact on our area, I am at a total loss for words that this latest rezoning effort is now even being considered!

My wife and I have spent our lives successfully involved globally as advocates for serious conservation endeavors. We have won awards in recognition for those efforts and have presented hundreds of lectures around the world focusing on the negative consequences of over development that stress local ecosystems. We focus on the need for reduced development impact, and the need for the expansion of more "green areas" into urban neighborhoods. "Green Areas" applies to land areas as well as our ocean eco-systems. We have been successful in establishing Marine Protected Areas around the world. We have worked on over 100 film projects for Discovery, Animal Planet, BBC, National Geographic, just to name a few, and have been nominated for Emmy Awards 5 times and have been honored by winning two Emmys for our environmental focus directed at the next generation who will be inheriting our planet.

It was a remarkable gift for my family to find The Hillsboro Ranches and observe an under developed balanced environment found here in our neighborhood, when we moved here over 20 years ago!

Sadly, from nearly day one, we began experiencing multiple "bullying" threats from the North Broward Prep school administration, who came into our home with attorney representatives, on two occasions, demanding that we sell our property to them with a reduced offer by stating that the School's expansion vision would destroy our property value! On one occasion we came home from a scientific expedition in

Africa to find that the school had illegally started to build a chain link fence across the front of our property! God Bless the late Kirsten Jacobs who stepped in on our behalf, and within 24 hours the fence was removed. We could write a book on additional intimidation attempts by North Broward Prep over the years but that is not my point here.

My point is this! All developers will tell us, and the Planning board, and the Commissioners, whatever they need to say to get their foot in the door in order to push their projects through. Just Look at the high-rise dormitory at Broward Prep that has been pushed upon our neighborhood community already, and how that travesty evolved! It is always about the money! I feel like our splendid community here is a "piece of meat" that developers will always want to sink their financial teeth into!

Does anyone seriously think that allowing a rezoning change from 1 unit per acre to an additional 15 units does not open an unwanted door for future negative environmental impacts and stresses to our community area from additional over development? Seriously?

I have not even touched upon what the impact stress will be on our dwindling water table, the increase in solid waste by 10 fold, the impact from increased sewage, etc etc.

And then there is the remarkable balance of wildlife in our area. Sustainable wildlife that is found nowhere else in our surrounded neighborhood by a congested housing world of Zero Lot Line properties, apartments and condominiums.

I would love to share with you a Photography slide show of remarkable wild animals from around our home that we photograph and have monitored for many years. There are few neighborhoods left in north Coconut Creek and Broward County that can share this environmental gift.

We are Strongly Requesting that the Broward County Planning Board and the Commissioners of Coconut Creek Block this Latest ReZoning attempt and allow our Remarkable Jewel of a Neighborhood to remain the wonderful Island that all of us moved here for. A unique Island already surrounded by an Overdeveloped Population Density.

Respectfully,

Gary, Brenda and Brittany Adkison

7515 NW 44<sup>th</sup> Terrace

Coconut Creek, Florida 33073

**From:** [Mike Covelli](#)  
**To:** [Lori Shattuck](#); [Bogen, Mark](#); [Rich, Nan](#); [Cunniff, Heather](#); [Udine, Michael](#); [Fisher, Lamar](#); [Geller, Steve](#); [Furr, Beam](#); [Ryan, Tim](#); [Moskowitz, Jared](#); [Alston, Torey](#); [Delsalle, Darby](#); [Welch, Sandra](#); [jrydell@coconutcreek.net](#); [btooley@coconutcreek.net](#); [jrailey@coconutcreek.net](#); [jbrodie@coconutcreek.net](#); [Stoudenmire, Scott](#)  
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**Subject:** RE: Opposition to Rezoning of 4211 NW 74th Street  
**Date:** Tuesday, July 19, 2022 4:30:01 PM

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To: All That This May Concern  
From: A concerned resident of Hillsboro Ranches  
RE: Notice of Public Hearing on Re-Zoning Petition: No. 1-Z-22 on 7/22/2022 – OBJECTION

The following is to be entered as a Strong Objection to the request to change a 5.1 acre parcel located on the North side of 74<sup>th</sup> street in the Hillsboro Ranches. The petition to permit a 15 Unit Development Project is not within the established character as per the findings of the "Broward Municipal Services District (BMSD) Enclaves Broward County" the North County: Hillsboro Pines and Hillsboro Ranches Document which states the character of the area as large single family homes has been established in the 1970s and 1980s and has remained as such since. The approval of the request would impact the existing character of the area and would be inconsistent with the Goals, Objectives, and Policies related to this area.

From the definitions of the Broward County Comprehensive Plan the word CONSISTENT - means compatible with and furthers. Compatible with - means not in conflict with. Furthers - means to take action in the direction of realizing the goals and policies. As applied to the local plan, a local plan shall be consistent with the state plan and the regional plan

Below are some of the policies contained within the Broward County Comprehensive Plan: POLICY 2.1.2 the land use categories depicted on the Broward County Land Use Plan Map are intended to protect established residential areas and encourage economic development and redevelopment

POLICY 2.10.3 In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

The aerial below shows the subject property in red. Notice the size of surrounding lots. Keep in mind the parcel in red will have 15 - 9,400 square foot lots within it.



Notice the site has a conservation easement to the east and west and a lake to the north. Any claim of increased density due to the proximity to North Broward Prep School is a false claim. There is no interaction between the school and this site. Access to this site is provided via NW 74<sup>th</sup> Street which is the common ingress/ egress for the neighborhood which affects the character of the area impacts. As one can see by the historical, established lot lines in the general area, the area most affected by a density change would be the estates lots being 1 to 5 acres in size.

Therefore, this request is not consistent with POLICY 2.10.3 as it is incompatible with the **established character of predominately developed areas** which per this policy **shall be a primary consideration** when amendments to the Broward County Land Use Plan are proposed.

Positive findings for this policy cannot be made and the petition should be denied. Staff says the proposed use is compatible because they are looking at 1 dwelling unit to the acre vs 3 dwelling units to the acre. In reality they are avoiding the issue. Staff and anyone else that says this is compatible is avoiding the truth to say that a 9,400 square foot lot is compatible with lots adjacent and established lots in the general area that are a minimum of 43,560 square feet and up to 217,800 square feet.

Further, POLICY 2.1.2 had provided use designations **to protect established residential areas.** The Broward Municipal Services Document for North County: Hillsboro Pines and Hillsboro Ranches clearly confirms the estate residential character of the area since the 70s and early 80s. The following policies from the BMSD state:

**POLICY BMSD 1.1.7 Future land uses shall be compatible with adjacent land uses and shall protect existing single-family neighborhoods from incompatible development.**

Clearly the established single family density for this general area is a maximum of 1 dwelling unit to the acre. The overall density of the neighborhood is far less than 1 dwelling unit to the acre because of a large number of single family lots that are greater than 1 acre. Therefore, any development proposal of less than 1 dwelling unit to the acre is not consistent with this policy and positive findings cannot be made. There is a denser



development adjacent to Hillsboro Boulevard (Crescent Creek), but keep in mind that subdivision is adjacent to a 6 lane highway and on the fringe of the established estate neighborhood. This site is in the heart of the estate and preserve area of the neighborhood so no comparison to the Crescent Creek subdivision should be made.

POLICY BMSD 1.3.3 **Proposed amendments** to the BMSD Future Land Use Map designations within BMSD enclaves **shall be evaluated based on** the availability and cost of providing public facilities and services, in addition to site suitability, **compatibility with surrounding uses**, complete streets, transportation infrastructure, affordable housing, and potential impacts on natural resources.

As previously stated the proposed density is not consistent with the established density of this estate single family area and therefore, positive findings cannot be made related to this policy.

The proposed density increase clearly is not compatible with the established surrounding uses and as per the policies stated above. Please compare lot sizes and not a density number. Positive findings cannot be made. **Please deny the request for increased density because of lack of compliance with the goals, objectives, and policies stated above and preserve our rare and unique lifestyle.**

Michael Covelli 7200 NW 43<sup>rd</sup> Avenue  
City of Coconut Creek resident

---

**From:** Lori Shattuck [mailto:Lshattuck13@outlook.com]

**Sent:** Tuesday, July 19, 2022 12:05 PM

**To:** mbogen@broward.org; nrich@broward.org; Cunniff, Heather <hcunniff@broward.org>; mudine@broward.org; Ifisher@broward.org; sgeller@broward.org; bfurr@broward.org; tryan@broward.org; jemoskowitz@broward.org; talston@broward.org; Delsalle, Darby <DDELSALLE@broward.org>; Welch, Sandra <swelch@coconutcreek.net>; jrydell@coconutcreek.net; btooley@coconutcreek.net; jrailey@coconutcreek.net; jbrodie@coconutcreek.net; Stoudenmire, Scott <SStoudenmire@coconutcreek.net>

**Cc:** Mike Covelli <mike@covellidesign.com>; Gary and Brenda Adkison <sharkventures@bellsouth.net>; Brittany Adkison <brittany.adkison@gmail.com>; Stet&Marilyn <stetb1@bellsouth.net>; Dianne Holleran <didancing4fun@gmail.com>; Brad Mclver <bmciver@cbizgl.com>; Rayana Botelho <rayanabotelho@gmail.com>; Neil&Delores <neil@triconst.com>; animallover40@aol.com; Karen&Nick <anfrey@bellsouth.net>; Leonardo & Terry <tgar106753@att.net>; Gary <gary@bomigrelick.com>; Sher Grelick <shergrelick@gmail.com>; Razi&Michelle <razigridi@aol.com>; Sara <slhenick@gmail.com>; Miannay, Kris <kmiannay@gmail.com>; Michael Sarron <mikesarron@gmail.com>; Lewis, Jessica <jessie@bradsbedding.com>; Sheehan,Kip <cvette1996@aol.com>; Belles, Venita <venitabelles@gmail.com>; cmmciver <cmmciver@comcast.net>; Veg4fit@bellsouth.net; joanne@aspringofhope.org

**Subject:** Opposition to Rezoning of 4211 NW 74th Street

To: Coconut Creek Commissioners and Broward County Commissioners

Re: Request for Rezoning of 4211 NW 74<sup>th</sup> Street Coconut Creek, FL 33073

I am writing to express our strong opposition to the re-zoning of 4211 NW 74<sup>th</sup> Street Coconut Creek, FL 33073. The proposed rezoning of this parcel of land, from Estate (1 home per Acre) or A-1 to multiple homes on this parcel, is not consistent with our neighborhood.

The voices of our neighbors in our community have spoken in the past regarding the rezoning of another large parcel of land on 74<sup>th</sup> Street, which was also proposing to rezone to build a multi-family development. We went out on foot and obtained signatures for opposition, wrote letters to our commissioners, and showed up at city meetings voicing our opposition to the proposed changes to our neighborhood. In the end, we were heard, and our City Commissioners voted against the rezoning.

Once again, we are faced with another developer trying to come in and change our neighborhood into something it is not. It would be a detriment to our neighborhood and ultimately change the way we all live our lives. We as residence of this small, rare community, value our quality of life, and enjoy the natural environment and quietness of our neighborhood. By adding 15 homes on a small parcel of land, this would create increased traffic, noise, disruption to natural environments and wildlife. This is a rural like setting with peacocks, chickens etc. and we live here for a reason.

Broward County is 1,323 square miles and there is less than 1% remaining vacant land. The over crowdedness of Broward County is becoming unbearable and myself and our fellow neighbors do not see any value in the addition of 15 homes this would bring to our neighborhood. In fact, this takes away from our small rural like neighborhood we have all worked so hard to protect!

I have been a personal advocate for our neighborhood for years fighting for the betterment of our community with regards to property development, traffic issues and overall safety. I urge the Broward County Commission to listen to their residences and taxpayers and disapprove the proposed rezoning of 4211 NW 74<sup>th</sup> St Coconut Creek, FL 33073 which would allow for 15 homes on this parcel of land. However, I would not be opposed to 5 homes on this 5-acre parcel, as this remains consistent with our neighborhood.

Please accept this letter of opposition to the proposed rezoning, as I am currently out of town and will be unable to attend the meeting on July 22<sup>nd</sup> 2022.

Sincerely,  
Lori and Keith Shattuck  
7595 NW 39<sup>th</sup> Ave. Coconut Creek, FL 33073

**From:** [Gary and Brenda Adkison](#)  
**To:** [Cmmciver](#); [Bogen, Mark](#); [Cunniff, Heather](#)  
**Subject:** Fw: rezone  
**Date:** Wednesday, July 20, 2022 8:57:54 AM

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### External Email Warning

This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's email address (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETS Security by selecting the Phish Alert Report button.

Hello,

My neighbor, Kris Miannay, will be out of town this week and will not be able to attend the Friday meeting. He did, however, ask me to forward his letter of Strong Objection to the Re-Zoning issue in our Hillsboro Ranches neighborhood.

I respectfully request you consider his, and our many other strong objections to the rezoning change of the 5.1 acre parcel of land from 1 unit per acre to 15 units.

Thank you,  
Gary and Brenda Adkison  
7515 NW 44th Terrace

----- Forwarded Message -----

**From:** Kris Miannay <kmiannay@gmail.com>  
**To:** "sharkventures@bellsouth.net" <sharkventures@bellsouth.net>  
**Sent:** Tuesday, July 19, 2022 at 09:41:19 PM EDT  
**Subject:** rezone

July 19,2020

I would like to submit my strong oppposal in the matter of rezoning property located 4211 NW 74 Street.

As a resident in Hillsboro Ranches for approximately 35 years. I have witnessed many significant changes to the area. Most of them for the betterment of society. This housing project only benefits those who have a monetary interest. After profits are achieved they are nowhere to be found. leaving behind a concrete jungle.

Please do not allow our slice of uniqueness to become a travesty. It would be a shame to lose our quality of life for another's financial gain. This neighborhood already has a zoning of agriculture with one single family home per acre. This would be a very fair alternative for the parcel. Five acres to build five homes to continue matching the rest of the Broward County Municipal District Hillsboro Ranches.

Yours Sincerely

Kris Miannay  
7501 NW 44 terr  
Pompano Beach 33073

4800 WEST COPANS ROAD  
COCONUT CREEK, FLORIDA 33063

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CREEK**

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**JOSHUA RYDELL**  
MAYOR

July 20, 2022

Ms. Heather E. Cunniff, AICP  
Planning Section Supervisor  
Broward County Resilient Environment Department  
Urban Planning Division  
1 North University Drive, Box 102  
Plantation, FL 33324

**RE: Notice of Public Hearing  
Proposed Rezoning Petition No. 1-Z-22  
City of Coconut Creek Comments**

Dear Ms. Cunniff:

As you may be aware, the City of Coconut Creek ("City") has been following the proposed application, initially submitted as BMSD FLUM Amendment 22-M1, since it was submitted back in January of this year. As proposed, the FLUM Amendment would have allowed the development of fifteen (15) dwelling units on a parcel where five (5) dwelling units are currently allowed. It is our understanding that this initial application has been withdrawn and the property owner is now seeking to accomplish this same development intensity through a rezoning, including a Flex Allocation Request of ten (10) dwelling units.

Our first objection, is one of procedure. Since the initial submittal of the FLUM Amendment, the City has fielded many calls from concerned residents. It should be noted that these calls came from both City of Coconut Creek residents as well as unincorporated residents. While we were clear with these residents that this was a County process, we offered the best information possible and of course directed them to County staff for further details. However, the one thing that we assured all residents of, was that this was an initial step in the process and that their voices would be heard at public hearings for consideration of the FLUM Amendment. Further, we explained that, if approved, rezoning and platting would also be required, providing additional opportunity for community input. The fact that this is now being pushed through as a simple rezoning, with a flex allocation is completely inappropriate and a disservice to the residents in this area. Tripling the density is not what flex units were designed to accommodate.

Ms. Heather E. Cunniff, AICP  
July 20, 2022

Page 2

The second objection relates to the project itself, including the proposed density, the proposed design and the impact it will have on the immediate area, most of which is within the City of Coconut Creek. It is clear that this proposed rezoning will allow for a greater density than the adjacent residential development. This fact is even stated in the Staff Report for the application. However, after stating this fact, the staff recommendation finding the proposed rezoning consistent with the Broward County Comprehensive Plan is very disturbing and puzzling. The application also includes a Planned Development District Master Development Plan. This is referred to as Attachment G-3 in the Staff Report for the LPA Hearing. I would challenge you and your staff to find such a design along NW 74<sup>th</sup> Street or on adjacent properties. It does not exist. A mini subdivision spilling out on to a substandard roadway in a predominantly rural area is not compatible.

An additional factor that must be considered in the review of this project include the wetlands on site and the need to protect those wetlands. The graphic depiction of the proposed site plan totally disregards this feature.

More importantly, please consider the existing community. The Notice of this hearing that was published in the newspaper and mailed to my office has an erroneous map. It shows this property abutting Hillsboro Boulevard. It does not. This property is on the north side of NW 74<sup>th</sup> Street in Hillsboro Ranches. The subject property is within the future annexation area of the City and is dependent, for all practical purposes, on City services. The opinions expressed by the community, regardless of their annexation status, or their ability to appear here in the middle of the day, should carry significant weight. To ensure that the voices of the local community are considered, I have attached several letters of objection received by the City.

Please do not move this application forward – vote to deny.

Sincerely,



JOSHUA RYDELL  
Mayor

Attachment: Letters and emails from community members

cc: Broward County Board of County Commissioners  
Coconut Creek City Commission  
Karen M. Brooks, City Manager  
Terrill C. Pyburn, City Attorney

## Attachment

### Community correspondence in reference to Proposed Rezoning Petition No. 1-Z-22

**From:** Mike Covelli <[mike@covellidesign.com](mailto:mike@covellidesign.com)>

**Date:** July 19, 2022 at 4:29:58 PM EDT

**To:** Lori Shattuck <[Lshattuck13@outlook.com](mailto:Lshattuck13@outlook.com)>, [mbogen@broward.org](mailto:mbogen@broward.org), [NRich@broward.org](mailto:NRich@broward.org), "Cunniff, Heather" <[hcunniff@broward.org](mailto:hcunniff@broward.org)>, [mudine@broward.org](mailto:mudine@broward.org), [lfisher@broward.org](mailto:lfisher@broward.org), [sgeller@broward.org](mailto:sgeller@broward.org), [bfurr@broward.org](mailto:bfurr@broward.org), [tryan@broward.org](mailto:tryan@broward.org), [jemoskowitz@broward.org](mailto:jemoskowitz@broward.org), [talston@broward.org](mailto:talston@broward.org), "Delsalle, Darby" <[DDELSALLE@broward.org](mailto:DDELSALLE@broward.org)>, "Welch, Sandra" <[SWelch@coconutcreek.net](mailto:SWelch@coconutcreek.net)>, "Rydell, Joshua" <[JRydell@coconutcreek.net](mailto:JRydell@coconutcreek.net)>, "Tooley, Becky" <[BTooley@coconutcreek.net](mailto:BTooley@coconutcreek.net)>, "Railey, Jackie" <[JRailey@coconutcreek.net](mailto:JRailey@coconutcreek.net)>, "Brodie, John" <[JBrodie@coconutcreek.net](mailto:JBrodie@coconutcreek.net)>, "Stoudenmire, Scott" <[SSoudenmire@coconutcreek.net](mailto:SSoudenmire@coconutcreek.net)>

**Cc:** Gary and Brenda Adkison <[sharkventures@bellsouth.net](mailto:sharkventures@bellsouth.net)>, Brittany Adkison <[brittany.adkison@gmail.com](mailto:brittany.adkison@gmail.com)>, Stet&Marilyn <[stetb1@bellsouth.net](mailto:stetb1@bellsouth.net)>, Dianne Holleran <[didancing4fun@gmail.com](mailto:didancing4fun@gmail.com)>, Brad McIver <[bmciver@cbizgl.com](mailto:bmciver@cbizgl.com)>, Rayana Botelho <[rayanabotelho@gmail.com](mailto:rayanabotelho@gmail.com)>, Neil&Delores <[neil@triconst.com](mailto:neil@triconst.com)>, [animallover40@aol.com](mailto:animallover40@aol.com), Karen&Nick <[anfrey@bellsouth.net](mailto:anfrey@bellsouth.net)>, Leonardo & Terry <[tgar106753@att.net](mailto:tgar106753@att.net)>, Gary <[gary@bomigrelick.com](mailto:gary@bomigrelick.com)>, Sher Grelick <[shergrelick@gmail.com](mailto:shergrelick@gmail.com)>, Razi&Michelle <[razigridi@aol.com](mailto:razigridi@aol.com)>, Sara <[slhenick@gmail.com](mailto:slhenick@gmail.com)>, "Miannay, Kris" <[kmiannay@gmail.com](mailto:kmiannay@gmail.com)>, Michael Sarron <[mikesarron@gmail.com](mailto:mikesarron@gmail.com)>, "Lewis, Jessica" <[jessie@bradsbedding.com](mailto:jessie@bradsbedding.com)>, "Sheehan,Kip" <[cvette1996@aol.com](mailto:cvette1996@aol.com)>, "Belles, Venita" <[venitabelles@gmail.com](mailto:venitabelles@gmail.com)>, cmmciver <[cmmciver@comcast.net](mailto:cmmciver@comcast.net)>, [veg4fit@bellsouth.net](mailto:veg4fit@bellsouth.net), [joanne@aspringofhope.org](mailto:joanne@aspringofhope.org)

**Subject: RE: Opposition to Rezoning of 4211 NW 74th Street**

To: All That This May Concern

From: A concerned resident of Hillsboro Ranches

RE: Notice of Public Hearing on Re-Zoning Petition: No. 1-Z-22 on 7/22/2022 – OBJECTION

The following is to be entered as a Strong Objection to the request to change a 5.1 acre parcel located on the North side of 74<sup>th</sup> street in the Hillsboro Ranches. The petition to permit a 15 Unit Development Project is not within the established character as per the findings of the "Broward Municipal Services District (BMSD) Enclaves Broward County" the North County: Hillsboro Pines and Hillsboro Ranches Document which states the character of the area as large single family homes has been established in the 1970s and 1980s and has remained as such since. The approval of the request would impact the existing character of the area and would be inconsistent with the Goals, Objectives, and Policies related to this area.

From the definitions of the Broward County Comprehensive Plan the word CONSISTENT - means compatible with and furthers. Compatible with - means not in conflict with. Furthers - means to take action in the direction of realizing the goals and policies. As applied to the local plan, a local plan shall be consistent with the state plan and the regional plan

Below are some of the policies contained within the Broward County Comprehensive Plan:

POLICY 2.1.2 the land use categories depicted on the Broward County Land Use Plan Map are intended **to protect established residential areas** and encourage economic development and redevelopment

POLICY 2.10.3 In order **to prevent future incompatible land uses**, the **established character of predominately developed areas shall be a primary consideration** when amendments to the Broward County Land Use Plan are proposed.

The aerial below shows the subject property in red. Notice the size of surrounding lots. Keep in mind the parcel in red will have 15 - 9,400 square foot lots within it.



Notice the site has a conservation easement to the east and west and a lake to the north. Any claim of increased density due to the proximity to North Broward Prep School is a false claim. There is no interaction between the school and this site. Access to this site is provided via NW 74<sup>th</sup> Street which is the common ingress/ egress for the neighborhood which affects the character of the area impacts. As one can see by the historical, established lot lines in the general area, the area most affected by a density change would be the estates lots being 1 to 5 acres in size.

Therefore, this request is not consistent with POLICY 2.10.3 as it is incompatible with the **established character of predominately developed areas** which per this policy **shall be a primary consideration** when amendments to the Broward County Land Use Plan are proposed.

Positive findings for this policy cannot be made and the petition should be denied. Staff says the proposed use is compatible because they are looking at 1 dwelling unit to the acre vs 3 dwelling units to the acre. In reality they are avoiding the issue. Staff and anyone else that says this is compatible is avoiding the truth to say that a 9,400 square foot lot is compatible with lots adjacent and established lots in the general area that are a minimum of 43,560 square feet and up to 217,800 square feet.

Further, POLICY 2.1.2 had provided use designations **to protect established residential areas**. The Broward Municipal Services Document for North County: Hillsboro Pines and Hillsboro Ranches clearly confirms the estate residential character of the area since the 70s and early 80s. The following policies from the BMSD state:

POLICY BMSD 1.1.7 Future land uses shall be compatible with adjacent land uses and **shall protect existing single-family neighborhoods from incompatible development**.

Clearly the established single family density for this general area is a maximum of 1 dwelling unit to the acre. The overall density of the neighborhood is far less than 1 dwelling unit to the acre because of a large number of single family lots that are greater than 1 acre. Therefore, any development proposal of less than 1 dwelling unit to the acre is not consistent with this policy and positive findings cannot be made. There is a denser development adjacent to Hillsboro Boulevard (Crescent Creek), but keep in mind that subdivision is adjacent to a 6 lane highway and on the fringe of the established estate neighborhood. This site is in the heart of the estate and preserve area of the neighborhood so no comparison to the Crescent Creek subdivision should be made.

POLICY BMSD 1.3.3 **Proposed amendments** to the BMSD Future Land Use Map designations within BMSD enclaves **shall be evaluated based on** the availability and cost of providing public

facilities and services, in addition to site suitability, **compatibility with surrounding uses**, complete streets, transportation infrastructure, affordable housing, and potential impacts on natural resources.

As previously stated the proposed density is not consistent with the established density of this estate single family area and therefore, positive findings cannot be made related to this policy.

The proposed density increase clearly is not compatible with the established surrounding uses and as per the policies stated above. Please compare lot sizes and not a density number. Positive findings cannot be made. **Please deny the request for increased density because of lack of compliance with the goals, objectives, and policies stated above and preserve our rare and unique lifestyle.**

Michael Covelli 7200 NW 43<sup>rd</sup> Avenue  
City of Coconut Creek resident



**From:** Lori Shattuck [<mailto:Lshattuck13@outlook.com>]

**Sent:** Tuesday, July 19, 2022 12:05 PM

**To:** [mbogen@broward.org](mailto:mbogen@broward.org); [nrich@broward.org](mailto:nrich@broward.org); Cunniff, Heather <[hcunniff@broward.org](mailto:hcunniff@broward.org)>; [mudine@broward.org](mailto:mudine@broward.org); [lfisher@broward.org](mailto:lfisher@broward.org); [sgeller@broward.org](mailto:sgeller@broward.org); [bfurr@broward.org](mailto:bfurr@broward.org); [tryan@broward.org](mailto:tryan@broward.org); [jemoskowitz@broward.org](mailto:jemoskowitz@broward.org); [talston@broward.org](mailto:talston@broward.org); Delsalle, Darby <[DDELSALLE@broward.org](mailto:DDELSALLE@broward.org)>; Welch, Sandra <[swelch@coconutcreek.net](mailto:swelch@coconutcreek.net)>; [jrydell@coconutcreek.net](mailto:jrydell@coconutcreek.net); [btooley@coconutcreek.net](mailto:btooley@coconutcreek.net); [jrailey@coconutcreek.net](mailto:jrailey@coconutcreek.net); [jbrodie@coconutcreek.net](mailto:jbrodie@coconutcreek.net); Stoudenmire, Scott <[SStoudenmire@coconutcreek.net](mailto:SStoudenmire@coconutcreek.net)>

**Cc:** Mike Covelli <[mike@covellidesign.com](mailto:mike@covellidesign.com)>; Gary and Brenda Adkison <[sharkventures@bellsouth.net](mailto:sharkventures@bellsouth.net)>; Brittany Adkison <[brittany.adkison@gmail.com](mailto:brittany.adkison@gmail.com)>; Stet&Marilyn <[stetb1@bellsouth.net](mailto:stetb1@bellsouth.net)>; Dianne Holleran <[didancing4fun@gmail.com](mailto:didancing4fun@gmail.com)>; Brad Mclver <[bmclver@cbizgl.com](mailto:bmclver@cbizgl.com)>; Rayana Botelho <[rayanabotelho@gmail.com](mailto:rayanabotelho@gmail.com)>; Neil&Delores <[neil@triconst.com](mailto:neil@triconst.com)>; [animallover40@aol.com](mailto:animallover40@aol.com); Karen&Nick <[anfrey@bellsouth.net](mailto:anfrey@bellsouth.net)>; Leonardo & Terry <[tgar106753@att.net](mailto:tgar106753@att.net)>; Gary <[gary@bomigrellick.com](mailto:gary@bomigrellick.com)>; Sher Grelick <[shergrelick@gmail.com](mailto:shergrelick@gmail.com)>; Razi&Michelle <[razigriddi@aol.com](mailto:razigriddi@aol.com)>; Sara <[slhenick@gmail.com](mailto:slhenick@gmail.com)>; Miannay, Kris <[kmiannay@gmail.com](mailto:kmiannay@gmail.com)>; Michael Sarron <[mikesarron@gmail.com](mailto:mikesarron@gmail.com)>; Lewis, Jessica <[jessie@bradsbedding.com](mailto:jessie@bradsbedding.com)>; Sheehan,Kip <[cvette1996@aol.com](mailto:cvette1996@aol.com)>; Belles, Venita <[venitabelles@gmail.com](mailto:venitabelles@gmail.com)>; cmmciver <[cmmciver@comcast.net](mailto:cmmciver@comcast.net)>; [Veg4fit@bellsouth.net](mailto:Veg4fit@bellsouth.net); [joanne@springofhope.org](mailto:joanne@springofhope.org)

**Subject:** Opposition to Rezoning of 4211 NW 74th Street

To: Coconut Creek Commissioners and Broward County Commissioners

Re: Request for Rezoning of 4211 NW 74<sup>th</sup> Street Coconut Creek, FL 33073

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Broward County is 1,323 square miles and there is less than 1% remaining vacant land. The over crowdedness of Broward County is becoming unbearable and myself and our fellow neighbors do not see any value in the addition of 15 homes this would bring to our neighborhood. In fact, this takes away from our small rural like neighborhood we have all worked so hard to protect!

I have been a personal advocate for our neighborhood for years fighting for the betterment of our community with regards to property development, traffic issues and overall safety. I urge the Broward County Commission to listen to their residences and

taxpayers and disapprove the proposed rezoning of 4211 NW 74<sup>th</sup> St Coconut Creek, FL 33073 which would allow for 15 homes on this parcel of land. However, I would not be opposed to 5 homes on this 5-acre parcel, as this remains consistent with our neighborhood.

Please accept this letter of opposition to the proposed rezoning, as I am currently out of town and will be unable to attend the meeting on July 22<sup>nd</sup> 2022.

Sincerely,  
Lori and Keith Shattuck  
7595 NW 39<sup>th</sup> Ave. Coconut Creek, FL 33073

Regards,

Lori Shattuck

**From:** Dianne Holleran <[didancing4fun@gmail.com](mailto:didancing4fun@gmail.com)>

**Date:** July 18, 2022 at 11:27:44 AM EDT

**To:** [mbogen@broward.org](mailto:mbogen@broward.org), [nrich@broward.org](mailto:nrich@broward.org), "Cunniff, Heather" <[HCUNNIFF@broward.org](mailto:HCUNNIFF@broward.org)>, [mudine@broward.org](mailto:mudine@broward.org), [lfisher@broward.org](mailto:lfisher@broward.org), [sgeller@broward.org](mailto:sgeller@broward.org), [bfurr@broward.org](mailto:bfurr@broward.org), [tryan@broward.org](mailto:tryan@broward.org), [jemoskowitz@broward.org](mailto:jemoskowitz@broward.org), [talston@broward.org](mailto:talston@broward.org), "Delsalle, Darby" <[DDELSALLE@broward.org](mailto:DDELSALLE@broward.org)>, "Welch, Sandra" <[SWelch@coconutcreek.net](mailto:SWelch@coconutcreek.net)>, "Rydell, Joshua" <[JRydell@coconutcreek.net](mailto:JRydell@coconutcreek.net)>, "Tooley, Becky" <[BTtooley@coconutcreek.net](mailto:BTtooley@coconutcreek.net)>, "Railey, Jackie" <[JRailey@coconutcreek.net](mailto:JRailey@coconutcreek.net)>, "Brodie, John" <[JBrodie@coconutcreek.net](mailto:JBrodie@coconutcreek.net)>

**Subject:** Rezoning of 4211 NW 74th Street

As a concerned resident of 74th Street I am writing to say that my husband and I are in complete agreement with all of our neighbors in preserving this tranquil area we call home.

I have only lived here 8 years and this is the third time we have faced this sort of threat from developers.

I find it appalling that the zoning which was created years ago to protect the community from such over population and over development can be changed at the discrimination of the city/county in spite of an overwhelming objection from all of the community's occupants.

My question is why is zoning a factor when it can be changed in such a manner?

Please look into your hearts and do what is right for this community as well as the city by not allowing this to happen. We are totally ok with the one house per acre as it is currently zoned but 15 houses is not acceptable and will do nothing to enhance this area in any way.

Respectfully

Dianne Holleran

4280 NW 74th St, Coconut Creek, FL 33073

**From:** Tooley, Becky <[BTtooley@coconutcreek.net](mailto:BTtooley@coconutcreek.net)>

**Sent:** Tuesday, July 19, 2022 2:17:06 PM

**To:** Pyburn, Terrill <[TPyburn@coconutcreek.net](mailto:TPyburn@coconutcreek.net)>

**Subject:** Fwd: Objection to Rezoning 4211 NW 74 Street

**From:** Gary Grelick <[gary@bomijewelers.com](mailto:gary@bomijewelers.com)>  
**Date:** July 18, 2022 at 12:26:44 PM EDT  
**To:** Joanne Roy-Young <[joanne@springofhope.org](mailto:joanne@springofhope.org)>  
**Cc:** [mbogen@broward.org](mailto:mbogen@broward.org), [nrich@broward.org](mailto:nrich@broward.org), "Cunniff, Heather" <[HCUNNIFF@broward.org](mailto:HCUNNIFF@broward.org)>, [mudine@broward.org](mailto:mudine@broward.org), [lfisher@broward.org](mailto:lfisher@broward.org), [sgeller@broward.org](mailto:sgeller@broward.org), [bfurr@broward.org](mailto:bfurr@broward.org), [tryan@broward.org](mailto:tryan@broward.org), [jemoskowitz@broward.org](mailto:jemoskowitz@broward.org), [talston@broward.org](mailto:talston@broward.org), "Delsalle, Darby" <[DDELSALLE@broward.org](mailto:DDELSALLE@broward.org)>, "Welch, Sandra" <[SWelch@coconutcreek.net](mailto:SWelch@coconutcreek.net)>, "Rydell, Joshua" <[JRydell@coconutcreek.net](mailto:JRydell@coconutcreek.net)>, "Tooley, Becky" <[BTooley@coconutcreek.net](mailto:BTooley@coconutcreek.net)>, "Railey, Jackie" <[JRailey@coconutcreek.net](mailto:JRailey@coconutcreek.net)>, "Brodie, John" <[JBrodie@coconutcreek.net](mailto:JBrodie@coconutcreek.net)>, Mike Covelli <[mike@covellidesign.com](mailto:mike@covellidesign.com)>, Gary and Brenda Adkison <[sharkventures@bellsouth.net](mailto:sharkventures@bellsouth.net)>, Brittany Adkison <[brittany.adkison@gmail.com](mailto:brittany.adkison@gmail.com)>, Stet&Marilyn <[stetbl@bellsouth.net](mailto:stetbl@bellsouth.net)>, Dianne Holleran <[didancing4fun@gmail.com](mailto:didancing4fun@gmail.com)>, Brad McIver <[bmciiver@cbizgl.com](mailto:bmciiver@cbizgl.com)>, Rayana Botelho <[rayanabotelho@gmail.com](mailto:rayanabotelho@gmail.com)>, Neil&Delores <[neil@triconst.com](mailto:neil@triconst.com)>, [animallover40@aol.com](mailto:animallover40@aol.com), Karen&Nick <[anfrey@bellsouth.net](mailto:anfrey@bellsouth.net)>, Leonardo & Terry <[tgar106753@att.net](mailto:tgar106753@att.net)>, Gary <[gary@bomigrelick.com](mailto:gary@bomigrelick.com)>, Sher Grelick <[shergrelick@gmail.com](mailto:shergrelick@gmail.com)>, Razi&Michelle <[razigridi@aol.com](mailto:razigridi@aol.com)>, Sara <[slhenick@gmail.com](mailto:slhenick@gmail.com)>, "Miannay, Kris" <[kmianay@gmail.com](mailto:kmianay@gmail.com)>, Michael Sarron <[mikesarron@gmail.com](mailto:mikesarron@gmail.com)>, Keith&Lori <[lshattuck13@outlook.com](mailto:lshattuck13@outlook.com)>, "Lewis, Jessica" <[jessie@bradsbedding.com](mailto:jessie@bradsbedding.com)>, "Sheehan,Kip" <[cvette1996@aol.com](mailto:cvette1996@aol.com)>, [shattuck13@outlook.com](mailto:shattuck13@outlook.com), "Belles, Venita" <[venitabelles@gmail.com](mailto:venitabelles@gmail.com)>, [cmmciiver@comcast.net](mailto:cmmciiver@comcast.net)>, [veg4fit@bellsouth.net](mailto:veg4fit@bellsouth.net)  
**Subject: Re: Objection to Rezoning 4211 NW 74 Street**

To our fellow coconut creekers, I have listened and read both sides, it seems to me Gary Grelick and my wife Sher Grelick of 7705 NW39TH Ave. That the rules we all followed to live here are being ignored. Joanne Young has done a remarkable job. Revisiting the boundaries you placed on us your tax payers. Follow your own restrictions. Joanne great work we will watch your back. GG

On Sun, Jul 17, 2022, 8:21 PM Joanne Roy-Young <[joanne@springofhope.org](mailto:joanne@springofhope.org)> wrote:  
I have also attached a PDF of my letter. Thank you.

July 13, 2022

To: Broward County Commissioners, Broward County Land Planning, Coconut Creek Commissioners

Subject: Rezoning of property on NW 74 St.

I am writing to object to the rezoning of the property at 4211 NW 74 Street to PCD from Estate 1, thereby benefiting the applicant to the detriment of the long standing existing community.

The rezoning is not compatible with the surrounding homes. There are no PCD developments. All the homes are on 1 acre or more. The rezoning is not consistent with the Comprehensive Plan or Future Land Use Plan. Both show A-1 and Estate 1. I would however, not object to 5 homes on that site as this would be consistent with Broward County plans.

Hillsboro Ranches, which Broward County calls this unique residential community, is made up of homes on acreage. The bucolic nature has been under attack for many years. There have been a few attempts to add incompatible housing projects. Luckily, they failed. The residents made their voices

heard, then and now. By allowing this new development with no regard to the wishes of these residents is just unconscionable.

We all moved here years ago because it was quiet and rural. We lived happily amongst the nurseries, horse farms, chickens, dogs and wildlife that surrounded this special part of Coconut Creek. There are not many of these distinctive neighborhoods left in South Florida. Once they are gone, they are gone forever.

I have lived in the city for over 30 years, and know firsthand how over development can ruin lives. Everything is not always about money, or should I say, it should not be. We need to be mindful of the long term effect it will have on residents and what they desire their communities to look like.

The developer's only interest is making money from the sale of homes. The county only wants more tax dollars. If this project is permitted it is the beginning of the end of this small neighborhood. In 10 years Hillsboro Ranches will be gone. Sub divisions and condos will replace single family homes on 74 Street. Broward County Commissioners have an opportunity to do the right thing here.

I beg you County Commissioners, to imagine your homes being threatened by over development, and vote for what the people of this community want. Vote for the people, not against them.

Thank you for your consideration.

Sincerely,

Joanne Young



Joanne Roy-Young  
CEO, A Spring of Hope

954.775.4997 | [aspringofhope.org](http://aspringofhope.org) | [jhulan@southfloridacomm.com](mailto:jhulan@southfloridacomm.com)



**From:** Michael Sarron <[mikesarron@gmail.com](mailto:mikesarron@gmail.com)>

**Date:** July 15, 2022 at 10:04:27 AM EDT

**To:** "Tooley, Becky" <[BTtooley@coconutcreek.net](mailto:BTtooley@coconutcreek.net)>, [veg4fit@bellsouth.net](mailto:veg4fit@bellsouth.net), "Welch, Sandra" <[SWelch@coconutcreek.net](mailto:SWelch@coconutcreek.net)>, [mbogen@broward.org](mailto:mbogen@broward.org), [rlichtman@broward.org](mailto:rlichtman@broward.org), [hcunniff@broward.org](mailto:hcunniff@broward.org), Joanne Roy-Young <[joanne@aspringofhope.org](mailto:joanne@aspringofhope.org)>

**Subject:** Rezoning petition No 1 - Z - 22

As a resident at 4400 nw 74th street I object to the development /rezoning of the property on NW 74 St. I do not feel it is an appropriate fit for our unique part of the City of Coconut Creek.

I am asking that the Broward County Commissioner disapprove the rezoning request that would allow 15 units on a 5 acre parcel.

Michael Sarron  
4400 NW 74th street  
954-821-9749

Sent via the Samsung Galaxy Note10+ 5G, an AT&T 5G smartphone  
Get [Outlook for Android](#)

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**From:** Kip Sheehan <[sheehankip@gmail.com](mailto:sheehankip@gmail.com)>  
**Sent:** Sunday, July 17, 2022 11:09:41 AM  
**To:** [jbrodie@coconutcreek.net](mailto:jbrodie@coconutcreek.net) <[jbrodie@coconutcreek.net](mailto:jbrodie@coconutcreek.net)>  
**Subject:** 74st rezoning

74 St Rezoning to 15 units in Coconut Creek

The properties in the area of 74th Street are zoned for one house per acre.  
That is the way it should stay. Please do not pass this rezoning.

And if you do then we need our one acre rezoned for 4 houses and we will bulldoze our house  
down and build 4 houses and sell them and make a ton of money and move.

Kip Sheehan  
7300 NW 43rd ave  
Coconut Creek, FL 33073

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**From:** Joanne Roy-Young <[joanne@aspringofhope.org](mailto:joanne@aspringofhope.org)>

**Sent:** Sunday, July 17, 2022 8:21:17 PM

**To:** [mbogen@broward.org](mailto:mbogen@broward.org) <[mbogen@broward.org](mailto:mbogen@broward.org)>; [nrich@broward.org](mailto:nrich@broward.org) <[nrich@broward.org](mailto:nrich@broward.org)>; Cunniff, Heather <[hcunniff@broward.org](mailto:hcunniff@broward.org)>; [mudine@broward.org](mailto:mudine@broward.org) <[mudine@broward.org](mailto:mudine@broward.org)>; [lfisher@broward.org](mailto:lfisher@broward.org) <[lfisher@broward.org](mailto:lfisher@broward.org)>; [sgeller@broward.org](mailto:sgeller@broward.org) <[sgeller@broward.org](mailto:sgeller@broward.org)>; [bfurr@broward.org](mailto:bfurr@broward.org) <[bfurr@broward.org](mailto:bfurr@broward.org)>; [tryan@broward.org](mailto:tryan@broward.org) <[tryan@broward.org](mailto:tryan@broward.org)>; [jemoskowitz@broward.org](mailto:jemoskowitz@broward.org) <[jemoskowitz@broward.org](mailto:jemoskowitz@broward.org)>; [talston@broward.org](mailto:talston@broward.org) <[talston@broward.org](mailto:talston@broward.org)>; Delsalle, Darby <[DDELSALLE@broward.org](mailto:DDELSALLE@broward.org)>; Welch, Sandra <[swelch@coconutcreek.net](mailto:swelch@coconutcreek.net)>; [jrydell@coconutcreek.net](mailto:jrydell@coconutcreek.net) <[jrydell@coconutcreek.net](mailto:jrydell@coconutcreek.net)>; [btooley@coconutcreek.net](mailto:btooley@coconutcreek.net) <[btooley@coconutcreek.net](mailto:btooley@coconutcreek.net)>; [jrailey@coconutcreek.net](mailto:jrailey@coconutcreek.net) <[jrailey@coconutcreek.net](mailto:jrailey@coconutcreek.net)>; [jbrodie@coconutcreek.net](mailto:jbrodie@coconutcreek.net) <[jbrodie@coconutcreek.net](mailto:jbrodie@coconutcreek.net)>

**Cc:** Mike Covelli <[mike@covellidesign.com](mailto:mike@covellidesign.com)>; Gary and Brenda Adkison <[sharkventures@bellsouth.net](mailto:sharkventures@bellsouth.net)>; Brittany Adkison <[brittany.adkison@gmail.com](mailto:brittany.adkison@gmail.com)>; Stet&Marilyn <[stetb1@bellsouth.net](mailto:stetb1@bellsouth.net)>; Dianne Holleran <[didancing4fun@gmail.com](mailto:didancing4fun@gmail.com)>; Brad Mclver <[bmclver@cbizgl.com](mailto:bmclver@cbizgl.com)>; Rayana Botelho <[rayanabotelho@gmail.com](mailto:rayanabotelho@gmail.com)>; Neil&Delores <[neil@triconst.com](mailto:neil@triconst.com)>; [animallover40@aol.com](mailto:animallover40@aol.com) <[animallover40@aol.com](mailto:animallover40@aol.com)>; Karen&Nick <[anfrey@bellsouth.net](mailto:anfrey@bellsouth.net)>; Leonardo & Terry <[tgar106753@att.net](mailto:tgar106753@att.net)>; Gary <[gary@bomigrellick.com](mailto:gary@bomigrellick.com)>; Sher Grelick <[shergrelick@gmail.com](mailto:shergrelick@gmail.com)>; Razi&Michelle <[razigridi@aol.com](mailto:razigridi@aol.com)>; Sara <[slhenick@gmail.com](mailto:slhenick@gmail.com)>; Miannay, Kris <[kmiannay@gmail.com](mailto:kmiannay@gmail.com)>; Michael Sarron <[mikesarron@gmail.com](mailto:mikesarron@gmail.com)>; Keith&Lori <[lshattuck13@outlook.com](mailto:lshattuck13@outlook.com)>; Lewis, Jessica <[jessie@bradsbedding.com](mailto:jessie@bradsbedding.com)>; Sheehan,Kip <[cvette1996@aol.com](mailto:cvette1996@aol.com)>; [shattuck13@outlook.com](mailto:shattuck13@outlook.com) <[shattuck13@outlook.com](mailto:shattuck13@outlook.com)>; Belles, Venita <[venitabelles@gmail.com](mailto:venitabelles@gmail.com)>; cmmciver <[cmmciver@comcast.net](mailto:cmmciver@comcast.net)>; [Veg4fit@bellsouth.net](mailto:Veg4fit@bellsouth.net) <[veg4fit@bellsouth.net](mailto:veg4fit@bellsouth.net)>

**Subject:** Objection to Rezoning 4211 NW 74 Street

I have also attached a PDF of my letter. Thank you.

July 13, 2022

To: Broward County Commissioners, Broward County Land Planning, Coconut Creek Commissioners

Subject: Rezoning of property on NW 74 St.

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We all moved here years ago because it was quiet and rural. We lived happily amongst the nurseries, horse farms, chickens, dogs and wildlife that surrounded this special part of Coconut Creek. There



are not many of these distinctive neighborhoods left in South Florida. Once they are gone, they are gone forever.

I have lived in the city for over 30 years, and know firsthand how over development can ruin lives. Everything is not always about money, or should I say, it should not be. We need to be mindful of the long term effect it will have on residents and what they desire their communities to look like.

The developer's only interest is making money from the sale of homes. The county only wants more tax dollars. If this project is permitted it is the beginning of the end of this small neighborhood. In 10 years Hillsboro Ranches will be gone. Sub divisions and condos will replace single family homes on 74 Street. Broward County Commissioners have an opportunity to do the right thing here.

I beg you County Commissioners, to imagine your homes being threatened by over development, and vote for what the people of this community want. Vote for the people, not against them.

Thank you for your consideration.

Sincerely,

Joanne Young



Joanne Roy-Young  
CEO, A Spring of Hope

954.775.4997 | [aspringofhope.org](http://aspringofhope.org) | [thulani-southafrica.com](http://thulani-southafrica.com)



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**From:** Brittany Adkison <[brittany.adkison@gmail.com](mailto:brittany.adkison@gmail.com)>

**Sent:** Monday, July 18, 2022 9:14:02 AM

**To:** [mbogen@broward.org](mailto:mbogen@broward.org) <[mbogen@broward.org](mailto:mbogen@broward.org)>; [nrich@broward.org](mailto:nrich@broward.org) <[nrich@broward.org](mailto:nrich@broward.org)>; Cunniff, Heather <[hcunniff@broward.org](mailto:hcunniff@broward.org)>; [mudine@broward.org](mailto:mudine@broward.org) <[mudine@broward.org](mailto:mudine@broward.org)>; [lfisher@broward.org](mailto:lfisher@broward.org) <[lfisher@broward.org](mailto:lfisher@broward.org)>; [sgeller@broward.org](mailto:sgeller@broward.org) <[sgeller@broward.org](mailto:sgeller@broward.org)>; [bfurr@broward.org](mailto:bfurr@broward.org) <[bfurr@broward.org](mailto:bfurr@broward.org)>; [tryan@broward.org](mailto:tryan@broward.org) <[tryan@broward.org](mailto:tryan@broward.org)>; [jemoskowitz@broward.org](mailto:jemoskowitz@broward.org) <[jemoskowitz@broward.org](mailto:jemoskowitz@broward.org)>; [talston@broward.org](mailto:talston@broward.org) <[talston@broward.org](mailto:talston@broward.org)>; Delsalle, Darby <[DDELSALLE@broward.org](mailto:DDELSALLE@broward.org)>; Welch, Sandra <[swelch@coconutcreek.net](mailto:swelch@coconutcreek.net)>; [jrydell@coconutcreek.net](mailto:jrydell@coconutcreek.net) <[jrydell@coconutcreek.net](mailto:jrydell@coconutcreek.net)>; [btooley@coconutcreek.net](mailto:btooley@coconutcreek.net) <[btooley@coconutcreek.net](mailto:btooley@coconutcreek.net)>; [jrailey@coconutcreek.net](mailto:jrailey@coconutcreek.net) <[jrailey@coconutcreek.net](mailto:jrailey@coconutcreek.net)>; [jbrodie@coconutcreek.net](mailto:jbrodie@coconutcreek.net) <[jbrodie@coconutcreek.net](mailto:jbrodie@coconutcreek.net)>

**Subject:** Rezoning of 4211 NW 74 street

To Whom It May Concern,

I'm a chef on a private yacht. Yes, like Below Deck, I work for interesting celebrities and get paid to travel all over the world. The downside to my career is that I live out of a suitcase for close to 9 months out of the year. After 16 hr days, 150-200 days in a row, I typically collapse when I finally make it home.

I know my dad wrote a very honest and appealing letter and he's mentioned a bit of our background. What he failed to mention was that after we bought our home in Coconut Creek, our real home was demolished/destroyed from a hurricane. There was no going back to the island that I grew up on and so Coconut Creek became our little oasis. Our home.

Literally on a yearly basis since day one there has always been someone, or some corporation out to utilize the land surrounding our neighborhood. I'm already running on fumes, but fighting this consistent issue has not only taken its toll on me but it's killing my family. We are so tired of fighting for this little piece of Heaven, as are all our neighbors.

I know the finger has been pointed at Broward County, but let's be honest Coconut Creek Government has been equally guilty in promoting big business to move in to this area over the years. I can't even begin to express how disheartened I am from my own personal experiences with our local government. Let's be

honest, even if every last person living in my neighborhood was against this change in zoning - most likely it will still go through because someone sitting on some board received perks to help push this.

I'm done fighting for a home to go home to. So you tell me, what can be done so that all this unwanted growth and change in my neighborhood stops? Seriously what can we do so we can finally live in peace?

Brittany Adkison

Letter received as an email attachment:

Broward County Commissioners, Broward County Land Planning Coconut Creek Commissioners

My husband and I have lived in The Hillsboro Ranches for 35 years. We chose this area of Coconut Creek because it's nestled away from the main roads, but yet close to everything and is very private. We loved the idea of having chickens and horses. Most people don't even know this unique area exists. It's a shame that we are now faced to fight another possible invasion of our lifestyle and privacy, while others benefit monetarily, and have no regard for our right to continue to have what we moved here for. If rezoning continues just because someone outside sees a way to make money at our expense, we're very worried for the future of our community. Neighborhoods like ours are very few now in South Florida. 15 homes will bring with them so much more traffic, probably 2 to 3 cars per home, coming thru our street too to avoid taking Lyons Road to go to the plaza just south of us. That's already happening, but will certainly create more traffic to come with more people in the neighborhood.

We can only hope that you will strongly consider our concerns and realize the impact this will have on our neighborhood! We feel that you, as our commissioners, should protect us from these outsiders who want to come into an established neighborhood of estates and turn it into a small subdivision to maximize their profits.

We beg you to please deny the rezoning of the property on 74th Street so we can keep our little piece of paradise here.

Thank you.

Respectfully,  
Marilyn & Stet Blancett

**From:** [Brooke](#)  
**To:** [Bogen, Mark](#); [Rich, Nan](#); [Cunniff, Heather](#); [Udine, Michael](#); [Fisher, Lamar](#); [Geller, Steve](#); [Furr, Beam](#); [Ryan, Tim](#); [Moskowitz, Jared](#); [Alston, Torey](#); [Delsalle, Darby](#); [Welch, Sandra](#); [jrydell@coconutcreek.net](mailto:jrydell@coconutcreek.net); [toooley@coconutcreek.net](mailto:toooley@coconutcreek.net); [jrailey@coconutcreek.net](mailto:jrailey@coconutcreek.net); [jbrodie@coconutcreek.net](mailto:jbrodie@coconutcreek.net); [Stoudenmire, Scott](#)  
**Subject:** Opposition to Rezoning of 4211 NW 74th Street  
**Date:** Wednesday, July 20, 2022 9:19:00 PM

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This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's email address (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETS Security by selecting the Phish Alert Report button.

To whom this may concern,

Re: Notice of Public Hearing on Re-Zoning Petition: No. 1-Z-22 on 7/22/2022 – OBJECTION of 4211 NW 74th Street Coconut Creek, FL 33073

We are residents that reside to the East of the property located at 4211 NW 74 Street and strongly OBJECT AND DISAGREE to the rezoning and development.

We purchased and developed our land due to the quiet, rare and natural environment that this community is but unfortunately we keep being disturbed with City's and/or Counties wanting to over develop our neighborhood.

When we built our home we were allowed 1 single family home at a minimum of 2500 sq ft and our buildable lot was 1.07 acres therefore 15 single family homes on 5 acres does not fit here.

We value our rare community and by adding 15 homes on 5 acres of land is ridiculous. This would create increased traffic, noise and disruption to the natural environment that our community is but most importantly not fit into the neighborhood we are.

When the house was being knocked down we called the county to inquire and we're told that nothing was being done. We asked for a copy of the permit and was told it was personal information. (We couple not find information on Broward County's building permits website.) Supposedly there was a meeting back in March regarding the property which nobody can

As the property sits right now there is not a silt fence around the property and it was never there to protect OUR PRESERVE or 74th Street. The trees were never protected with barriers as there were big trucks and machines all over the property when they knocked it down. There is a health issue on the property as well, the septic tank and drain field is still in the ground. Before a plan was ever submitted you would need to know how water and utilities are provided to the property since a property can't be developed without that. This is still BOWARD COUNTY LAND and Broward County can't provide water or sewer to the property so there should not be anything to discuss until they can provide that. They will need to annex into Coconut Creek. Then they can abide by rules and build 5 single family homes which will fit into our unique and beautiful neighborhood that we are happy to call home! Please accept this letter of opposition to the proposed rezoning.

Sincerely,

Tom and Brooke Gimler  
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