



**LAUDERDALE ISLES  
CIVIC IMPROVEMENT ASSOCIATION, Inc.**  
PO Box 121255, Fort Lauderdale, FL 33312  
[www.ourlicia.com](http://www.ourlicia.com)

Nonprofit  
Organization  
Since 1959

May 29, 2024

Chris Cooper,  
Development Services Department Director  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

Dear Mr. Cooper,

Thank you for reaching out to the Lauderdale Isles Civic Improvement Association (LICIA) as part of the City of Fort Lauderdale's effort for community outreach to the annexed areas with regards to the zoning change of the building height requirements. Ella Parker and Karlanne Devonish from the Urban Design and Planning Division contacted LICIA to request input with the issue of increasing the current Riverland Road annexed area maximum height of 20' to 35' to be consistent with the overall City of Fort Lauderdale code for residential areas.

On March 21, 2024, the LICIA Board of Directors met to review the City's presentation on "Height Amendments in the Annexed Areas." The presentation included the proposed maximum height of 35' in the residential districts of the annexed areas including Chula Vista Isles, Melrose Park, Lauderdale Isles, Riverland Manors, Riverland Village and Riverland Woods. The Board reviewed the materials and felt it was very important to get input from the neighborhood. Consensus was to include an advertisement in the next LICIA newsletter and invite the City to the upcoming General Meeting in May. The front page of the newsletter included a brief narrative of the proposed code change and was hand delivered to all of the residents of Lauderdale Isles.

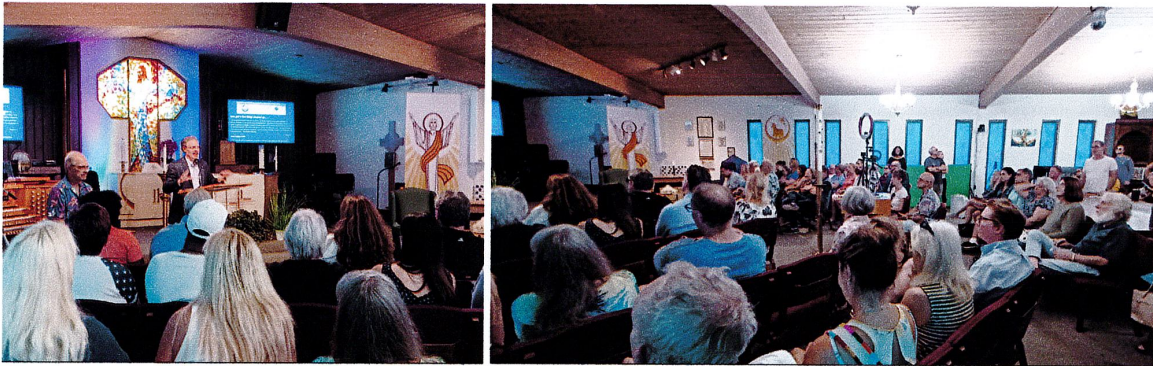
On May 16, 2024, LICIA conducted its quarterly General Membership Meeting at the Grace Alone Ministries Church. The attendance was standing room only with over 70 residents in attendance and included a presentation from Karlanne Devonish from the City that described the proposal to increase the height restriction to 35'. After the presentation, Eric Silva (a resident of Lauderdale Isles) provided a presentation that showed his efforts to rebuild his home and the difficulty of the current 20' restriction and supported an increase to 25'.

After the presentations, the floor was open for discussion for questions before the vote was collected. As with all associations, there are some residents who don't want to pay the \$20 annual dues, but still want a vote and enjoy all the benefits of the association membership. To diffuse this issue, as the President, I made an exception to provide ballots to non-members with a note of non-member to be included in the vote summary. Attendees on all sides of the issue were provided an opportunity to speak including two people who were proponents of the increase in height to 35'. In addition, the attendees were informed that this was an association meeting and that if they felt they were not being represented, they were welcome to reach out to the City's Urban Design and Planning Division or their elected officials.

The votes were cast by the attendees with the rules of one vote per household. The summary of the votes cast is the following; 17% to keep the 20' height, 55% to increase to 25' height, 23% to increase to the 35' height and 5% other. The majority of the LICIA Board supported the increase to the 25' height which would provide relief to residents who would like to redevelop their property while being compatible with the majority of residences that are one-story ranch style homes.

LICIA was provided with a letter sent to the City Commission dated May 20, 2024, by a Lauderdale Isles resident Shelly Hnot. We appreciate and encourage Mrs. Hnot's communication with the City Commission, but I would like to clarify a few items. First, LICIA is very proud to have diffused a few attendees that refuse to pay the minimal \$20 dues and still count their vote. Other associations are very strict that you must be a member in good standing to vote...period. Second, there was standing room only and several board members sorted the ballots. Third, Mrs. Hnot is not the owner of the residence at 2690 Key Largo Lane, and Lastly, Mrs. Hnot sent me a threatening text message prior to the May meeting stating I had no authority and to "Back-Off."

In summary, by combining the numbers, 72% of the attendees favored the height of the homes to be within the 20' – 25' maximum height and 23% favored the maximum height to 35'. Thank you for your commitment to public service and please accept the results of our Civic Association Poll. If you feel this poll was not representative of the neighborhood, the City is welcome to conduct additional meetings.



Feel free to contact me with any questions.

Earl Prizlee, P.E. President  
Lauderdale Isles Civic Improvement Association (LICIA)

CC: Mayor Dean J. Trantalis  
Vice Mayor Steven Glassman  
Commissioner Warren Sturman  
Commissioner Pamela Beasley-Pittman  
Commissioner John C. Herbst  
Lauderdale Isles Resident - Shelly Hnot