

**From:** [Ella Parker](#)  
**To:** [Andrew Schein](#)  
**Cc:** [Yvonne Redding](#)  
**Subject:** FW: [-EXTERNAL-] 500 Hendricks isle  
**Date:** Tuesday, April 19, 2022 9:07:45 AM

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FYI

-----Original Message-----

From: Greg Lister <gml148@bellsouth.net>  
Sent: Monday, April 18, 2022 4:38 PM  
To: Steven Glassman <SGlassman@fortlauderdale.gov>  
Cc: Nancy Fry <NFry@fortlauderdale.gov>; Ashley Cacicedo <ACacicedo@fortlauderdale.gov>; Ella Parker <EParker@fortlauderdale.gov>  
Subject: [-EXTERNAL-] 500 Hendricks isle

Commissioner Glassman

My name is Greg Lister and I am writing you regarding the development of 500 Hendricks isle, a property on this weeks agenda that is in your district.

I live in a property next to the proposed development. I want to start by saying I support a property owner having the ability to develop their property within the boundaries set forth by the cities zoning regulations. Growth is a good thing for our neighborhood and I support it 100% but as it says in your city bio, smart growth is the key to keeping our neighborhood balanced. When I bought my property I understood the day would come that the property next to me would be upgraded. I also looked at the zoning and had a good idea of what they could legally put on the lot.

After reviewing the plan that was created for 500 Hendricks both myself and all of the other people in my building are fiercely opposed to the plan being presented this Wednesday.

The plan calls for relief in a few areas from the board but the only one that I'm truly concerned with is that it would take a setback that should be 27.6 feet based on the code and cut it down to 12.6 feet on both sides. Jamming structures this close together would create a wall of buildings and impede sunlight from entering my building. It would cast shadows and cause drainage issues. As I'm sure you are aware Hendricks isle actually puts up "no wake" signs already because the drainage is so bad the street floods when there are heavy rains.

When our building met with the developments attorney he kind of laughed off our concerns and made it seem like this project was a done deal. He said that there was precedent on the street to allow this building. I have lived my life with the understanding that there are laws and restrictions of what I can and cannot do. How I can drive, what I can do to make money and what I can't do. I understand those laws are put in place to not only protect me but also the people around me. It is for the better good of the whole. If this project is a done deal than why even create the laws that restrict what someone can and can't do? Zoning laws are in place to protect residents from developers overbuilding on their land to maximize their profits while hurting the neighborhood. If this project is a done deal than why even have laws that restrict what someone can and can't do on their property?

I also understand that as my elected commissioner it is your job to protect me within the laws that are in place within your district. I know both my building and the building on the North side both are opposed to this project. I know the neighborhood association that represents both Hendricks and Venice Isles are also opposed to this project.

With that being said how can you as our representative help us get this project back to the drawing board and get a project designed that falls within the zoning restrictions that are in place.

Please help me, the other residents in my building, the residents of 524 Hendricks and the neighborhood association stop this project from becoming a reality as it's proposed. Force them to bring before the board a building that falls within the laws that are in place. .

Thank you  
Greg Lister  
444 Hendricks

Sent from my iPhone

**From:** [Mark Halsband](#)  
**To:** [Steven Glassman](#); [Yvonne Redding](#); [Ella Parker](#); [Burt Ford](#)  
**Cc:** [Debi Eisenger](#)  
**Subject:** [-EXTERNAL-] over development; Hendricks Isle  
**Date:** Wednesday, April 20, 2022 3:58:23 PM

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Planning Board, Commissioner, & others

I am a 20 year home owner on Hendricks Isle; I own #503 at 25 Hendricks Isle. Over development has dramatically impacted the neighborhood with additional noise, heavy traffic and zero street parking for either my guests, housekeeper or service to my boat. In addition to the above, the amount of dust produced during the construction impacts our building, the patios and all the furniture other homeowners & I have outside. Additionally, the air quality is also impacted with idling diesel vehicles either unloading or removing debris.

My understanding that a variance to the building code is also being discussed so the builder can increase the footprint of the actual building and limit additional parking. Speaking of parking, where will all the labor park their trucks as parking is so compromised already.

Over development will dramatically reduce quality of life, increase traffic on the already overcrowded street and Las Olas Blvd. Who will pay for additional security during these intended changes as the neighborhood will have an increased potential for break ins, theft and garbage left on private properties.

In advance, thank you for your attention as I am currently out of town and will return May 1st.

Mark C Halsband

**From:** [Ella Parker](#)  
**To:** [Andrew Schein](#)  
**Cc:** [Yvonne Redding](#)  
**Subject:** FW: [-EXTERNAL-] 500 Hendricks isle  
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Thank you  
Greg Lister  
444 Hendricks

Sent from my iPhone

**From:** [Ella Parker](#)  
**To:** [Andrew Schein](#)  
**Cc:** [Yvonne Redding](#)  
**Subject:** Fwd: [-EXTERNAL-] 500 Hendricks  
**Date:** Tuesday, April 19, 2022 6:45:06 PM

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FYI

Begin forwarded message:

**From:** lsuskind <lsuskind@gmail.com>  
**Date:** April 19, 2022 at 6:12:21 PM EDT  
**To:** BrdPlanningAndZoningBoard  
<PlanningAndZoningBoard@fortlauderdale.gov>, Burt Ford  
<BFord@fortlauderdale.gov>, Ella Parker <EParker@fortlauderdale.gov>,  
Yvonne Redding <YRedding@fortlauderdale.gov>, Steven Glassman  
<SGlassman@fortlauderdale.gov>  
**Subject:** [-EXTERNAL-] 500 Hendricks

Good evening to all,

I am writing as a resident of Hendricks Isle. I am in favor of the redevelopment of the Isles and am a proud resident of a beautiful property. I attended the meeting last week with concerned residents, the developer, and his attorney. Our concerns were aired about adhering to the city guidelines for redevelopment. The attorney was prepared in answering our questions yet I am concerned that the developer's financial bottom line is driving their approach to the property without regard to the codes and rules that the city has adopted for redeveloping properties built in the 1940's or before. We have too much at stake on the Isles to not be in compliance with code, especially in light of the effects of sea-level rise that we witness each year from September to December.

We ask you as you review the plans and carefully consider this proposal for redevelopment so that we do not set the wrong precedents as we move forward to creating a beautiful community for East Las Olas.

Respectfully,  
Laurie and Len Suskind

**From:** [Leslie Mayeron](#)  
**To:** [BrdPlanningAndZoningBoard](#)  
**Cc:** [Steven Glassman](#); [Yvonne Redding](#); [Ella Parker](#); [Burt Ford](#)  
**Subject:** [-EXTERNAL-] 500 Hendricks Isle  
**Date:** Wednesday, April 20, 2022 6:35:25 AM

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Dear Zoning and Planning:

I am writing to you to express our concern and hopefully encourage you to deny the proposal that is being presented to you for the 500 Hendricks Isle project.

If you approve this project you will be setting a precedent for future developers on Hendricks Isle. There is no need for this project to extend beyond the allowed boundaries that have been set by your office. The proposed modification appears to be excessive. This could result in a significant decrease of permeable drainage (greatly needed for all properties along the finger islands), greater parking challenges, and a reduction of natural light flowing through the property lines. Subsection 4.c. of the City's Yard Modification code application requests specifically states: *"That the intent and spirit of the dimensional regulations of the applicable district concerning yards as relating to air, light and shadow is maintained."* This five story project, without any plans for "wedding caking" or tiering the building on the upper floors to reduce overall setback will significantly reduce light and air flow between neighboring buildings and therefore does NOT meet the City's yard modification approval requirement.

In addition, this development does not provide adequate parking for residents and or guests. There is already an issue with this on Hendricks and this will only make it worse.

Please do not allow over development to our street. Do not take away the natural light that flows between buildings. Vote no to this project and be an advocate for the homeowners on Hendricks Isle.

Thank you in advance for your support.

Leslie Mayeron

**From:** [Ella Parker](#)  
**To:** [Andrew Schein](#)  
**Cc:** [Yvonne Redding](#)  
**Subject:** FW: [-EXTERNAL-] Objection to proposed 500 Hendricks isle  
**Date:** Tuesday, April 19, 2022 9:46:54 AM

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FYI

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**From:** joseph perrotto <[jperro4478@icloud.com](mailto:jperro4478@icloud.com)>  
**Sent:** Monday, April 18, 2022 5:54 PM  
**To:** Ella Parker <[EParker@fortlauderdale.gov](mailto:EParker@fortlauderdale.gov)>  
**Subject:** [-EXTERNAL-] Objection to proposed 500 Hendricks isle

Sent from my iPad

Is it the policy of the zoning and planning boards to not give written notice to abutters of upcoming meetings which affect their rights?

Also, what constitutes a reasonable time for notice to be received?

No one to my knowledge received written notice

The only information about this meeting was a sign in front of the developer's property which was hidden by parked cars

The developer's attorney said they sent out a letter, but this was for a zoom meeting for the attorney to show the proposed building plan

Definitely there was no transparency

This issue has to be addressed since there is more construction to occur on the isles

You have written codes about property offsets

I asked the developer's attorney whether his firm was the legal representative for the developer from the beginning of the project.

He said they were

I asked if he told the developer about the zoning laws and how that would affect the size of the project.

He did not give a direct answer, but said that the other projects on the isles were granted relief.

Therefore, he implied there was no problem and the drawings were produced to reflect the 12.5 foot offset.

As you know 444 Hendricks was granted an 8 inch offset, though the developer's attorney implied we had been given a result consistent with what this developer hoped for.

The attorney also stated that the owner of the property on the North side of the project was in favor of this development as it is proposed.

One of our building's condo owners spoke with the owner of that building who was opposed to this project as proposed and had hired an attorney.

I have owned my condo since the beginning of the project-2008



I and my other condo owners have been paying taxes since 2008  
We have asked nothing from the city or county. We have been good citizens.

We expect the Commissioner and the Boards to protect our rights and to uphold the code which you have written

The code was written for this kind of situation to protect the integrity of the community and to keep it aesthetically pleasing. The laws are designed to strike a balance between economic, historic, social, and aesthetic needs. The laws insure proper parking spaces, adequate light, air, and privacy .

Having 5 story wall of concrete within a few feet of our condo building is not aesthetic and unacceptable

The developer knew that they were pushing the envelope with this project and if you grant their request every small lot on the isles will be close to contiguous with adjacent buildings

We, the owners, of 444 Hendricks isle insist that you follow your own rules on this project and require the developer to submit a new plan which takes into the consideration of the zoning laws

Joseph L Perrotto,md,jd

**From:** [Ella Parker](#)  
**To:** [Andrew Schein](#)  
**Cc:** [Yvonne Redding](#)  
**Subject:** FW: [-EXTERNAL-] Hendricks 500 project  
**Date:** Tuesday, April 19, 2022 3:03:14 PM

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FYI

-----Original Message-----

From: Jeff Postal <jjpostal@gmail.com>  
Sent: Tuesday, April 19, 2022 3:02 PM  
To: BrdPlanningAndZoningBoard <PlanningAndZoningBoard@fortlauderdale.gov>; Ella Parker <EParker@fortlauderdale.gov>  
Cc: Steven Glassman <SGlassman@fortlauderdale.gov>; Burt Ford <BFord@fortlauderdale.gov>  
Subject: [-EXTERNAL-] Hendricks 500 project

Hello To All

My name is Dr Jeffrey Postal, and I live at 60 Hendricks isle since it's inception in 2015. Over the last several years our street has been inundated with king tide floods, parking issues with people parking and leaving cars in place for weeks, etc. the modifications requested in this proposal will set a dangerous precedent to future development, allowing developers to build with their only concern to increase square footage and thus increase their profits, but residents will suffer the residual repercussions if you approve these modifications.

Why can't they build under the same parking and set back requirements we all previously had to live by, the bottom line is they should have to. Please vote against these modifications !!!!

Dr Jeffrey Postal  
60 Hendricks isle

Sent from my iPhone

**From:** [lsuskind](#)  
**To:** [BrdPlanningAndZoningBoard](#); [Burt Ford](#); [Ella Parker](#); [Yvonne Redding](#); [Steven Glassman](#)  
**Subject:** [-EXTERNAL-] 500 Hendricks  
**Date:** Tuesday, April 19, 2022 6:12:22 PM

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Good evening to all,

I am writing as a resident of Hendricks Isle. I am in favor of the redevelopment of the Isles and am a proud resident of a beautiful property. I attended the meeting last week with concerned residents, the developer, and his attorney. Our concerns were aired about adhering to the city guidelines for redevelopment. The attorney was prepared in answering our questions yet I am concerned that the developer's financial bottom line is driving their approach to the property without regard to the codes and rules that the city has adopted for redeveloping properties built in the 1940's or before. We have too much at stake on the Isles to not be in compliance with code, especially in light of the effects of sea-level rise that we witness each year from September to December.

We ask you as you review the plans and carefully consider this proposal for redevelopment so that we do not set the wrong precedents as we move forward to creating a beautiful community for East Las Olas.

Respectfully,  
Laurie and Len Suskind

**From:** [Ella Parker](#)  
**To:** [Andrew Schein](#)  
**Cc:** [Yvonne Redding](#)  
**Subject:** FW: [-EXTERNAL-] Fwd: 500 Hendricks  
**Date:** Tuesday, April 19, 2022 4:50:06 PM

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FYI

-----Original Message-----

From: Dianna Myrtydis <diannamyrtidis@gmail.com>  
Sent: Tuesday, April 19, 2022 4:01 PM  
To: Ella Parker <EParker@fortlauderdale.gov>  
Subject: [-EXTERNAL-] Fwd: 500 Hendricks

>>

>> Good afternoon

>>

>> I am reaching out to you concerning the rezoning proposal at 500 Hendricks isle. As an owner at 444 Hendricks the boutique building to the south of the property its devastating to hear there is consideration to take the setbacks from 27.6 feet each side to 12.6feet. This leaves no space for light or foliage. We will now look like a solid wall of buildings.

>>

>> As I am sure you are already aware Hendricks has a terrible drainage issue and I will assume that over building as in this case will only create more of an issue.

>>

>> I attended a neighborhood meeting at the 500 property last week and heard from the developer and their attorneys they are feeling very confident they can make this happen. They recited numerous of properties on both Hendricks and isle of Venice where the variances were accepted. Not sure WHY. There are rules and laws set for a reason. How do we so easily deviate???

>>

>> Let's use this opportunity to set a new precedent that there are laws for a reason. There are many more properties on Hendricks that I am sure will look to this zoning for their own future development wants. Let's demonstrate that that we love new beautiful buildings but within the guidelines.

>>

>> Please I ask that the board look into this with homeowners eyes. Come walk our properties and feel for yourselves.

>>

>> Thanks you for your time.

>>

>> Dianna Myrtydis and Mark Vasturo

>> 444 Hendricks Isle

>>

>> Sent from my iPhone

**From:** [Ella Parker](#)  
**To:** [Andrew Schein](#)  
**Cc:** [Yvonne Redding](#)  
**Subject:** FW: 500 Hendricks Isle  
**Date:** Tuesday, April 19, 2022 5:08:46 PM

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FYI

-----Original Message-----

From: Duke Lohr <dukelohr@outlook.com>  
Sent: Tuesday, April 19, 2022 5:06 PM  
To: BrdPlanningAndZoningBoard <PlanningAndZoningBoard@fortlauderdale.gov>  
Subject: [-EXTERNAL-] 500 Hendricks Isle

Dear Members of the Planning and Zoning Board,

I write in strong opposition to the granting of a setback variance for to proposed project at 500 Hendricks Isle. I am the owner of an apartment at 444 Hendricks Isle, the building immediately adjacent to 500. Our building was constructed in complete accord with all setback rules. Those rules permit the flow of light through to the street, making conditions much more agreeable for pedestrian traffic and generally creating more attractive conditions. There are already several examples on the street of apartment buildings jammed together so as to form a practically solid wall of buildings. In addition, the setback rules assure that the distance between units in neighboring buildings is such that people do not feel they are living on top of one another.

The persons who drafted the setback rules knew what they were doing. Please do not go against their intentions.

Thank you for your consideration.

Sincerely,

Walter Lohr

Walter G. Lohr, Jr.  
444 Hendricks Isle, Apartment 502  
Fort Lauderdale, FL 33301  
(410)440-6050  
dukelohr@outlook.com