

April 7, 2022

**Via Email (yredding@fortlauderdale.gov)**

Yvonne Redding, Planner III  
Urban Design & Planning  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

**RE: Public Participation Summary for DRC Case No. UDP-S21050 (“Project”)**

Dear Yvonne:

Pursuant to the City of Fort Lauderdale Ordinance Nos. C-15-01 and C-19-17, the applicant held a public participation meeting to present the Project. The applicant communicated and noticed the public participation meeting through mail notice to all residents within 300’ of the Project. An affidavit regarding the meeting notice to all residents within 300’ of the Project is enclosed with this letter.

The public participation meeting was held virtually via Zoom on Thursday, March 17<sup>th</sup> at 5:30pm. The applicant sent notice of the public participation meeting to all property owners within 300’ of the Project as well as to the presidents of the Victoria Park Civic Association and the Hendricks Isle and Isle of Venice Civic Associations, both of which are within 300’ of the Project. There were 23 people in attendance. At the meeting the applicant presented the Project, showed plans and renderings of the Project, and addressed questions from the public. A list of the questions, answers, and comments generated at the public meeting is attached hereto as **Exhibit “A”**.

Should you require additional information, please let me know.

Very truly yours,



Andrew J. Schein, Esq.

Enclosures

## **Exhibit "A"**

### **Questions and Answers from Public Participation Meeting**

Question: How big is the setback on the south side of the building? What's required?

Answer: The minimum in RMM-25 is 10', but there's another setback provision for half the height of the building. Setback waivers require Planning and Zoning Board approval. Many of the projects along Hendricks Isle have received waivers.

Question: How are you handling construction traffic?

Answer: We plan to utilize the parcel across the street for construction parking, and the construction fence is set back approximately 16 feet from the travel lane, which will allow additional parking in front of the building without impeding in the travel lane.

Question: How many parking spaces are there?

Answer: 15 parking spaces for the development. There are also 2 parking spaces across the street, but those are not dedicated to this development.

Question: How many bedrooms are the units?

Answer: A mix of 3 and 4 bedrooms.

Question: Is it possible to add more parking spaces?

Answer: The parking meets the code requirement, but we can take a look at adding more. The parking spaces on 501 Hendricks are extra, and don't count towards our required parking.

Question: Do you have plans on redoing the docks or seawall?

Answer: The docks will be renovated with new material, the seawall was already redone.

Question: The current situation with the dumpster as the property is today is not acceptable. Can you have the owners maintain that?

Answer: Yes, we will get the owners to take care of that right away.

Question: What's the process? What's the next step?

Answer: The plans have been going through the DRC process for the last few months. Once that's satisfied, the project will be heard by the Planning and Zoning Board. The Planning and Zoning Board meets once a month, the next one is in April.

Question: Does each unit have a dock?

Answer: Yes, each unit owner will have a dock.

Question: Does the developer have an estimated time of how long construction will take?

Answer: The building permit process is running about 9 months. Construction period will be about 18 months, but a lot of that will be on interior work. We will ensure that our neighbors have phone numbers for the builders, available at all times during construction.

Question: Is there a balcony outside of the building to the south?

Answer: The balconies slightly wrap around to the side, but the majority of the balconies are facing east and west. They only wrap around for aesthetic purposes.

Question: Is it possible to increase parking on the west side by making backout or angled parking?

Answer: Great idea, we can look at what the City will allow.

Question: Is the dock space on the west side going to be rented out?

Answer: No.

Question: When will this type of meeting happen again?

Answer: We can meet as often and as much as you want, feel free to reach out at any time.

Question: Can you send out the presentation?

Answer: Yes, we'll send it out after this meeting.

**AFFIDAVIT OF PUBLIC PARTICIPATION NOTIFICATION**

STATE OF FLORIDA, BROWARD COUNTY

RE: X PLANNING AND ZONING BOARD

CASE NUMBER: UDP-S21050

APPLICANT: Andrew J. Schein, Esq. / Lochrie & Chakas, P.A.

PROPERTY: 500 Hendricks Isle

PUBLIC HEARING DATE: April 20, 2022

BEFORE ME, the undersigned authority, personally appeared Andrew J. Schein, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.
2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to property owners and any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the Public Participation meeting.
3. That the letter referenced in Paragraph two (2) above was mailed prior to the submittal of the Planning and Zoning Board application meeting cited above.
4. That the public participation meeting was held at least **thirty (30)** days prior to the date of the Planning and Zoning Board meeting cited above.
5. Affiant has prepared a summary of the public participation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
6. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **fifteen (15)** days prior to the date of the Planning and Zoning Board meeting and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
7. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

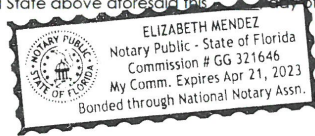
[Signature]  
**AFFIANT**

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this april 7 day of 2022

(SEAL)

[Signature]  
**NOTARY PUBLIC**

**MY COMMISSION EXPIRES:**



**NOTE:** I understand that if my sign is not returned within the prescribed time limit as noted in Section 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. AS (initial here)

AS Initials of applicant (or representative) receiving sign as per ULDR Section 47-27.2(3) (A-J)

