

# Hendricks and Isles of Venice

# NewsLetter

November 2022

Provided by Your Neighbor Association



## **We've got a New Neighborhood Newsletter!!!**

But what should we call it? Life on the Isles? Isle Times? News from the Isles? If you have an idea for the name of our fledgling newsletter, email Stan Stein at [Stan@publicitygroupllc.com](mailto:Stan@publicitygroupllc.com) before Dec. 31, 2022. After your Board picks a winner, the prize is your picture in the NEXT quarterly newsletter, scheduled for February 2023, and a \$50 Amazon gift certificate!

## **We're Gonna Have a Party!!!**

We will call it a neighborhood meeting for now (it's also gonna be a party) on Sunday, Jan. 22, from 1 to 3 p.m. The likely site is the end cul de sac on Hendricks Isle. The NFL Playoffs don't begin until 3 p.m. that day so ya don't have to worry about that.

Sandwiches and soft drinks will be served, but if you care to show up with an adult beverage of your choice, please do so.

This event is designed to meet your neighbors, and also an opportunity for the Hendricks Isle / Isle of Venice Neighborhood Association Board to outline some of the crucial issues we face in the near - and long-term, discuss neighborhood concerns and brainstorm on solutions.

We need you to attend this event. Hopefully it becomes bi-annual or annual. Given the changing nature of our Isles, and the people who reside in them, it's imperative we all work to protect and enhance the quality of life we all want.

Please RSVP to the Hendricks Isle/Isle of Venice Board at [Hendricksveniceisles@gmail.com](mailto:Hendricksveniceisles@gmail.com) and tell us how many of you plan to attend. Please feel free to invite your neighbors who may not be aware of the volunteer Neighborhood Association and its importance to our community.

See you at our street (party) meeting!!!

Respectfully submitted by,  
Stan Stein, Vice President, Neighborhood Outreach & Communications  
Hendricks Isle/Isle of Venice Neighborhood Assoc., Inc.

# Board Members have Encouraging Meeting with City

It all seems so simple, right? Let's put up some more speed limit signs, maybe a speed cushion or three, implement a residential parking permit program, and prohibit construction vehicles from parking on our streets. I mean why not? Makes sense for the most part, doesn't it?

In the words of that old, and I mean old, ESPN College Gameday host Lee Corso, "Not so fast my friend: " You gotta jump through a few hoops to get ANY of that accomplished. But we seem to be on the right track following a Wednesday, Nov. 1 meeting between several of our Neighborhood Association board members (Debby Eisinger, Stan Stein and Jim Border), and Fort Lauderdale City parking officials Ben Rogers, Bryan Green and Jose Vasquez at the City Transportation offices.

There were several topics of discussion, including:

- A residential parking permit program (RPPP). This would be similar to that of Collee Hammock, which through the City issues two guest/resident/contractor parking permits per owner/renter household. Should we decide to embrace this option, those residing on our two finger islands will be able to more readily accommodate parking for those residing in our households who don't have a designated parking space, visiting guests, and contractors
- There are lots of variables in deciding the ideal RPPP for our two finger islands. Should liveboards who rent dock space be eligible for a parking permit if the property owner does not provide them with onsite parking? How many parking permits should be issued to those leasing apartments? How do we address the rental units along the streets that provide short-term, AirBNB rentals?
- Scoping a City-funded study (yes, we successfully convinced the City last May to agree to fund this necessary study costing \$15,000 to \$20,000) to determine: utilization of legally available parking spots on our streets, the possibility of striping of parking spots; additional speed limit and 24-hour parking restriction signs; possible alternate-side/alternate-day parking in specific locations; speed cushions; and, importantly, whether developers will be responsible for transporting their construction crews to development project sites from an offsite parking facility.
- Possible paving of our streets. Initially the feedback was to wait until construction is finished, but that could take decades, especially on Isle of Venice. We asked the City to include Hendricks Isle and Isle of Venice in its Paving Conditions Index, in an effort to get us in the queue for re-paving sooner rather than later.

Obviously, there is much to be done. We have follow-up meeting planned with the City on Wednesday, Jan. 11, 2023 to consider a scope, or framework, that we propose be included in the study, that will be performed by Kimley-Horn and Associates, which also conducted the Collee Hammock study that led to its parking permit program.

If you have opinions, questions or other feedback regarding what the study should include, or concerns you have about our parking situation, please contact Association Vice President Stan Stein ([stan@publicitygroupllc.com](mailto:stan@publicitygroupllc.com)) since he has agreed to be the Board's primary parking liaison.

Our plan is to discuss progress and get additional feedback from you at our Sunday, Jan. 22 party (meeting). Onward and upward!

# We CAN Win with City Hall

You know the drill. Developer buys property. Developer tries to maximize profits by squeezing as much living space onto a plot of land as humanly possible, before moving on to the next project across town. What's left behind? Most often a very nice and desirable condo building, very little front, back and side yard setback space and, oh yes, minimal parking for its occupants (the Icon building downtown got approval for .7 parking spots per unit!!!!).

What's also left behind more often than not is a tightly knit neighborhood, but not tightly knit in a good way. Tightly knit as in scrunched together, allowing little light or air flow, and an environment that is certainly less aesthetically pleasing than the building itself. Oh, and for the five (or more) years leading up to the buildings' completion, the property owners and residents along these finger isles have construction trucks double or triple parked, smoke- and noise-belching machinery and everything else needed to break a few eggs to make an omelet, but that's another story for another day.

But we CAN work with City Hall! Our neighbor, Greg Lister, whose condo is next to the proposed project at 500 Hendricks Isle, arranged for a bus the evening of Tuesday, June 20. Some 100 people piled into the bus or drove themselves to City Hall for a City Commission meeting. Many of us spoke passionately before the City Commission about the need for a proposed building at 500 Hendricks Isle to adhere to the required 27-foot side yard setback on either side, or be presented with a reasonable setback variance, rather than the proposed (and passed by the City's Planning & Zoning Board with a 4-3 vote) 12 feet of side yard setback.

Keep in mind, most of us are not against variances, but the difference between 12 feet and 27 feet goes into what we consider to be the unreasonable category.

The developer's attorney tried passionately to convince the City Commission of passing the proposed project with the excessive set-back modifications. "It's a 100-foot lot and they're trying to put a 75-foot building on it," Lister told Commission. "It just doesn't fit that lot. Please save our street. You're our last hope."

And with that and a dozen other passionate pleas, the Lumiere project was, at a minimum, postponed...by a count of 3-2. Thankfully our District 2 Commissioner, Steve Glassman, heard our voices, placed this item on the City Commission agenda, and doggedly insisted on a de novo hearing that allowed the commission to weigh in on an incompatible development proposal.

This is why we need our neighborhood Association – we need to recognize that the transition from developer-owned mom-and-pop rental properties to luxury, privately owned, boutique condominiums and townhouses is well under way. We need you to join and we need your support!

## We've Updated our Website

Please take a look at our more robust and up to date website, [www.hendricksveniceisles.com](http://www.hendricksveniceisles.com). You'll find fresh and timely information about our mission, the makeup of your Board, upcoming events and news that impacts our neighborhood. Thanks to our neighbor, Jennifer Ginsburg, for helping with this important communications initiative. If you have suggestions for the site please contact her at [jenginsburg16@gmail.com](mailto:jenginsburg16@gmail.com), if you have story or other content ideas please contact Stan Stein at [Stan@publicitygrouppllc.com](mailto:Stan@publicitygrouppllc.com).