

DATE: February 10, 2026

TO: George R. Keller, Jr. CPPT
City Manager

VIA: Andria Wingett ^{ds}
Director of Development Services *AW*

FROM: Cameron Palmer ^{Initial}
Planning Manager *CP*

SUBJECT: Notice of Decisions Relating to **Tuesday, February 10, 2026, Historic Preservation Board Meeting.**

The purpose of this notice is to inform the Mayor and City Commission of the opportunity to initiate a City Commission Request for Review (CRR) of a Board decision in accordance with [Section 5.6 of the City's Zoning and Land Development Regulations](#). The process for a CRR is initiated in one of the following ways: if three or more City Commissioners request a review during City Commission comments at a City Commission meeting, which is within 17 days of the Board's action; or if three or more City Commissioners file a request for review in writing with the City Clerk within 17 days of the Board's action. In any event, a *de novo* hearing shall be set.

A *de novo* hearing for a CRR shall be set no later than the next four City Commission meetings from either the City Commission meeting date where three Commissioners' requested such review or no later than the next four City Commission meetings from the date that the City Clerk receives the third Commissioners request. Notice and other requirements of the hearing shall be provided in accordance with [Section 5.6 of the City's Zoning and Land Development Regulations](#).

The said request should be filed with the City Clerk's Office, with a copy forwarded to the Division of Planning & Urban Design of the Development Services Department by **February 27, 2026**.

Please note, the Code requires the City Clerk's Office to receive all CRR's within seventeen (17) days of the date a decision is reached by the Board. As such, CRRs filed after **February 27, 2026**, would not be consistent with the Code and could not be considered. The timeframe for setting a hearing provided herein may be extended by written request of the applicant. Appeal from a final decision of the City Commission shall be to circuit court by filing a petition for *writ of certiorari*.

This memorandum is also available on the city website. In this manner, the public is made aware of action taken by the Board, should they wish to encourage the Mayor and City Commission to file a request for review of the Board's decision pursuant to the procedures set forth above.

The following summarizes actions taken by the Board. Item #1 below may be considered Quasi-Judicial and may be subject to a CRR.

- 1. FILE NO.:** 25-CSV-58
APPLICANT: Shloime Nelken and Chaya Posner
LOCATION: 1434 Monroe Street
REQUEST: Special Exception to permit a place of worship or similar nonprofit use, pursuant to Section 5.3.G(2); Variances pursuant to Section 4.1.G of the Zoning and Land Development Regulations to reduce the required north, east, and west building setbacks; Certificate of Appropriateness for Design for a new non-residential building within the Historic Multiple Property Resource Listing District.

STAFF RECOMMENDATION:

- Special Exception: Approval
- Variance 1: Approval, if Special Exception is granted
- Variance 2: Approval, if Special Exception is granted
- Variance 3: Approval, if Special Exception is granted
- Certificate of Appropriateness for Design: Approval, if Special Exception is granted and Variances are granted

BOARD DECISION:

Special Exception: Approved with following conditions voluntarily proffered by the applicant:

1. The facility shall be restricted to a single-story configuration, with no vertical or horizontal expansion permitted.
2. Operation shall be by appointment only, beginning no earlier than 6:30 PM, with the last appointment no later than 10:30 PM.
3. The facility shall be limited to a maximum of eight (8) appointments per day, with no overlapping appointments.
4. On-site parking shall be limited to five (5) spaces, with no expansion of parking spaces permitted.
5. The facility shall be limited to female use only.

Variance 1: Approved

Variance 2: Approved

Variance 3:

Approved

Certificate of Appropriateness for Design:

Approved with conditions:

1. The building façade shall utilize linear (square-cut) stone, as shown in the renderings.
2. Façade material shown as glass shall not be frosted and shall appear clear or incorporate more transparent alternatives .
3. Exterior lighting for the covered walkway shall consist of uplighting only, and shall be directed toward the building façade.
4. The main entry door material shall be updated to match the wood cladding material used on the front façade.
5. Memorabilia in the form of an interior plaque and/or photograph commemorating the history of the site shall be included in the building.
6. The applicant shall work with Staff to locate one (1) additional tree within the right-of-way. This item remains subject to landscape and City approval.
7. No signage shall be permitted other than the property address number.

cc: Honorable Mayor and City Commissioners

City Manager

City Attorney

Assistant City Managers

Assistant City Attorneys

Staff Attorney

Board Attorney

Civic Affairs Administrator