Historic Preservation Board

Tuesday, February 10, 2026
3:00 PM

City of Hollywood

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Room 219

Thank you for demonstrating an interest in the City of Hollywood Historic Preservation Board Meeting. The public may view the meeting either in person or virtually http://hollywoodfl.org/calendar.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so either in person or virtually:

In-person:
On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Board Clerk prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

Virtually:
Virtual comment is offered as a courtesy. The City is not responsible for technical difficulties that may periodically arise. Pre-registration shall be REQUIRED.

To register use the Board Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. Should an item require consideration by multiple Boards, individual forms shall be submitted for each Board. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting:

https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal

Due to the quasi-judicial nature of items, written comments CANNOT be read into the record. Public comment shall be limited to three minutes speaking time maximum. All comments received during the submission period will become part of the public record. Comments left on voicemail machines, emailed, posted to the City's social media accounts or submitted for virtual comment after 6:00 PM on the day prior to the meeting shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. For the hearing and speech impaired at 800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at planningdivision@hollywoodfl.org.

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

A. Administration

1. Pledge of Allegiance
2. Roll Call
3. Approval of Previous Meeting Minutes
4. Summary of Appeals to City Commission
5. Additions, Deletions and Withdrawals
6. City Attorney Announcements

Attachments: Quasi-Judicial Hearing Procedures

Attachments: Witness List P-25-01

B. Applications

ITEMS # 1 BELOW IS CONSIDERED QUASI-JUDICIAL

C. Old Business

TMP-2026-065

FILE NO.: 25-CSV-58

APPLICANT: Shloime Nelken and Chaya Posner

LOCATION: 1434 Monroe Street

REQUEST: Special Exception to build a religious building, 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 and west building setbacks; Certificate of Appropriateness for Design for a new non-residential building within the Historic Multiple Property Resource Listing District.

Attachments: 2558_HPB_Staff Report_2025_0210
Attachment A.I_Revised Application Package_2026_0210
Attachment A.II_Application Package_2025_1110
Attachment B_Aerial Map_2025_1110
Attachment C_Public Participation Meeting_2025_1110 - REVISED
Attachment C_Public Participation Meeting_2025_1110
Attachment D_Public Correspondences
Attachment E_Public Correspondences
Attachment F_Public Correspondences

D. New Business

E. Adjournment

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Any person wishing to appeal any decision made by this Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

Two or more members of the same city board, commission, or committee, who are not of this Commission, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 2/10/2026

To: Historic Preservation Board

Title:

QUASI-JUDICIAL HEARING PROCEDURES
AND RULES FOR EX-PARTE COMMUNICATIONS

I. Scope and Applicability. These procedures shall apply to all quasi-judicial hearings held by the City Commission or by any Board or Committee (hereinafter referred to as "Boards") which holds quasi-judicial hearings. The City Attorney shall determine which matters are quasi-judicial in nature and shall direct the City Clerk or Board liaison to designate specially such matters on the agenda.

II. Proceedings. Mayor, Vice Mayor or other presiding officer (hereafter, the "Presiding Officer") shall conduct the proceedings and maintain order. The City Attorney or legal advisor shall represent the City Commission or Board, rule on all evidentiary and procedural issues and objections, and advise the City Commission or Board as to the applicable law and necessary factual findings. Hearings shall be conducted informally, but with decorum. Formal rules of procedure shall not apply except as set forth herein; however, fundamental due process shall be accorded.

III. Unauthorized Communications. In all quasi-judicial hearings, all rulings must be based only upon the evidence presented at the hearing. In accordance with Section 286.0115(1), Florida Statutes, ex parte communications with City Commissioners or Board members in quasi-judicial matters is permissible and the adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with City Commissioners or Board members:

1. The substance of any ex parte communication with a City Commissioner or Board member which relates to a quasi-judicial action pending before the Commission or Board is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before the final action on the matter.

2. A City Commissioner or Board member may read a written communication from any person. However, a written communication that relates to a quasi-judicial action pending before the Commission or Board shall not be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

3. City Commissioners or Board members may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

4. Disclosure made pursuant to subparagraphs 1, 2 and 3 must be made before or during the public meeting at which a vote is taken on such matters, so that persons who have opinions contrary to those expressed in the ex parte communication are give a reasonable opportunity to refute or respond to the communication.

IV. Witnesses and Supporting Materials. At least eight City business days before a quasi-judicial hearing.

A. Staff shall prepare a report, recommendation and supporting materials, a copy of which shall be available to the applicant, appellant and to the public at the City Clerk's Office. Included in the supporting materials will be copies of all exhibits and documents upon which staff's recommendation is based.

B. The Applicant and the Appellant, if applicable, shall submit a detailed outline of the argument in support of their application, copies of all exhibits which will be presented at hearing and the names and addresses of all witnesses who will be called to testify in support of the application (including resumes for any witness the party intends to qualify as an expert).

C. The eight City business day deadline is necessary to ensure the Commission or Board members are given sufficient opportunity to review the written submissions prior to the hearing, and shall be strictly observed. Should the eight ~~-day~~ City business day deadline be missed by either staff or the Applicant, the item may be continued at the discretion of the City Commission or Board to the next available agenda.

V. Party Intervenors.

The City Attorney may allow a person to intervene as a Party Intervenor if they meet the following requirements:

A. The person must have an interest in the application, which is different than the public at large.

B. At least ~~eight~~ three days prior to the hearing, the person shall submit a written request to intervene including: a detailed outline of their interest in the application and argument in favor or against it, copies of all exhibits which will be presented at the hearing and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert).

VI. Conduct of Hearing.

A. The Presiding Officer shall call the proceeding to order and announce that the hearing has begun.

B. The Presiding Officer, City Attorney or legal advisor shall inquire whether all parties, members of the public and Commission or Board members agree to waiving the quasi-judicial hearing.

C. When the quasi-judicial hearing is not waived, the City Attorney, legal advisor or Presiding Officer shall explain the rules concerning procedure, testimony, and admission of evidence.

D. When the quasi-judicial hearing is not waived, the City Clerk or staff liaison shall swear in all witnesses who are to testify at the hearing.

E. The order of proof shall be as follows:

1. A representative of the City's staff (or outside counsel) shall briefly describe the Applicant's request, introduce and review all relevant exhibits and evidence, report staff's recommendation, and present any testimony in support of staff's recommendation. Staff shall have a maximum of 30 minutes to make their full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

2. The Appellant, if applicable, (or his/her representative or counsel) shall present evidence and testimony in support of the application. Appellant shall have a maximum of 30 minutes to make its full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

3. Any Party Intervenor (or his/her representative or counsel) shall present evidence and testimony in support of or opposed to the application. A Party Intervenor shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board Member.

4. The Applicant (or his/her representative or counsel) shall present evidence and testimony in support of the application. Applicant shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

5. Any other persons present who wish to submit relevant information to the City Commission or Board shall speak next for a maximum of three minutes each (excluding any cross-examination or questions from the Commission or a Board member). Members of the public will be permitted to present their non-expert opinions, but the Commission or board will be expressly advised that public sentiment is not relevant to the decision, which must be based only upon competent and substantial evidence.

6. The Appellant will be permitted to make final comments, if any (maximum of five minutes).

7. The Applicant will be permitted to make final comments, if any (maximum of five minutes).

8. The Party Intervenor will be permitted to make final comments, if any (maximum of five minutes).

9. The City's staff will make final comments, if any (maximum of five minutes).

10. At the discretion of the Presiding Officer, the Applicant may be permitted to respond to the final Party Intervenor and staff comments and recommendations (maximum of three minutes).

G. The City Attorney or legal advisor will advise the City Commission or Board as to the applicable law and the factual findings that must be made to approve or deny the application.

H. The City Commission or Board will conduct open deliberation of the application. The Presiding Officer shall have the discretion to reopen the proceeding for additional testimony or argument by the parties when an outcome substantially different than either the granting or denial of the application is being considered. After deliberations, a vote shall be taken to approve, approve with conditions or deny the application.

VII. Examination by Commissioners and City Attorney or Legal Advisor.

Commissioners, Board members and the City Attorney or Legal Advisor may ask questions of persons presenting testimony or evidence at any time during the proceedings until commencement of deliberation.

VIII. Cross-Examination of Witnesses. After each witness testifies, the City staff representative, the Applicant's representative, Appellant's representative, and/or the Party Intervenor's representative shall be permitted to question the witness, but such cross-examination shall be limited to matters about which the witness testified and shall be limited to five minutes per side. Members of the public will not be permitted to cross-examine witnesses. Cross-examination shall be permitted only as would be permitted in a Florida court of law.

IX. Rules of Evidence.

A. All evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a court of law in Florida. Irrelevant, immaterial, harassing, defamatory or unduly repetitive evidence shall be excluded.

B. Hearsay evidence may be used for the purposes of supplementing or explaining other evidence, but it shall not be sufficient by itself to support a finding unless it would be admissible over objection in a civil action.

C. Documentary evidence may be presented in the form of a copy or the original. Upon request, parties shall be given an opportunity to compare the copy with the original.

X. Statements of Counsel. Statements of counsel, or any non-attorney representative, shall only be considered as argument and not testimony unless counsel or the representative is sworn in and the testimony if based on actual personal knowledge of the matters which are the subject of the statements.

XI. Continuances and Deferrals. The City Commission or Board shall consider requests for continuances made by City staff, the Applicant, the Appellant or a Party Intervenor and may grant continuances in its sole discretion. If, in the opinion of the City Commission or Board, any testimony or documentary evidence or information presented at the hearing justifies allowing additional research or review in order to properly determine the issue presented, then the City Commission or Board may continue the matter to a time certain to allow for such research or review.

XII. Transcription of hearing.

A. The City Clerk or staff liaison shall preserve the official transcript of the hearing through tape recording and/or video recording.

B. The Applicant, Appellant or Party Intervenor may arrange, at its own expense, for a court reporter to transcribe the hearing.

C. The Applicant, Appellant or Party Intervenor may request that all or a part of the transcript of a hearing be transcribed into verbatim, written form. In such case, the Applicant, Appellant or Party Intervenor requesting the transcript shall be responsible for the cost of production of the transcription and the transcription shall become the official transcript.

XIII. Maintenance of Evidence and Other Documents. The Office of the City Clerk or staff liaison shall retain all of the evidence and documents presented at the hearing unless any such evidence is too large to be stored by the City Clerk or staff liaison. In that event, such evidence will be stored in the Community Planning and Development Department.

XIV. False Testimony. Any willful false swearing on the part of any witness or person giving evidence before the Commission or Board as to any material fact in the proceedings shall be deemed to be perjury and shall be punished in the manner prescribed by law for such offense.

XV. Failure of Applicant to Appear. If the Applicant, the Appellant or Party Intervenor or their representative fails to appear at the time fixed for the hearing, and such absence is not excused by the Commission or Board, the Commission or Board may proceed to hear the evidence and render a decision thereon *in absentia.*

XVI. Subpoena Power. The Applicant, the Appellant or Party Intervenor or City's staff shall be entitled to compel the attendance of witnesses through the use of subpoenas. All such subpoenas shall be issued by the City Clerk at the request of the Applicant, Appellant or City's staff.

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 2/10/2026 **Agenda Number:**

To: Historic Preservation Board

Title:

CITY OF HOLLYWOOD
MEMORANDUM
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: February 24, 2025 **MEMO NO.:** P-25-01

TO: City Clerk

FROM: Andria Wingett, Director of Development Services

SUBJECT: Witness List for Quasi-Judicial Items

EXPLANATION:

Following is a list of Technical Advisory Committee members which may serve as witnesses for all **Planning and Development Board, Historic Preservation Board, and City Commission Quasi-Judicial items.** Resumes and credentials on file with the Office of Human Resources. The City may add additional witness for specific items as necessary in conformance with Quasi-Judicial procedures.

Raelin Storey	Assistant City Manager
Donna Biederman	Community Development Coordinator
Liliana Beltran	Housing Inspector
Andria Wingett	Director of Development Services
Clarissa Ip	City Engineer
Joan Shen	Assistant City Engineer
Alexander Barr	Development Review Engineering Manager
Rick Mitinger	Transportation Engineer
Lisa Bernstein	External Traffic Consultant
Ralph Aronberg	External Traffic Expert, Aronberg and Associates Consultants Engineers Inc.
Carina Harvey	District Access Management Manager, FDOT Consultant
Adam Licht	Engineering Specialist II
Favio Perez	Landscape Plans Examiner
Russell Long	Chief Building Official
Daniel Quintana	Assistant Building Official
James McGuinness	Assistant Building Official
Norman Bruhn	Assistant Building Official
Timothy Jones	Chief Structural Inspector
Jovan Douglas	Division Director of Parking and Code Compliance
Angela Kelsheimer	Operations Administrator, Parking and Code Compliance
Natnael Jowhar	Parking Operations Superintendent
Elaine Franklin	Environmental Sustainability Coordinator
Vincent Morello	Director of Public Utilities
Feng Jiang	Assistant Director of Public Utilities
Alicia Verea-Feria	Utilities Permit Review Manager

Chris Clinton	Fire Marshal / Division Chief
Marcy Hofle	Deputy Fire Marshal / Battalion Chief
Maribel Medina	Fire Prevention Officer III
Meghan Grimsley	Fire Prevention Officer III
Chris O'Brien	Director of Public Safety
Ryan Ostrowsky	Police Lieutenant
Chantel Magrino	Crime Prevention Specialist
Joseph Kroll	Director of Public Works
Rosendo Prieto	Assistant Director of Public Works
Ricky Engle	Director of Parks, Recreation, and Cultural Arts
David Vazquez	Assistant Director of Parks, Recreation, and Cultural Arts
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner / Supervisor of Development Planning
Lauren Pruss	Principal Planner / Supervisor of Long-Range Planning
Robert Gooljar	Principal Planner / Supervisor - GIS
Carmen Diaz	Planner III
Reginald White	Planner III
Laura Gomez	Planner II
Umar Javed	Planner II
Adrian Montoya	Planner II
Jorge Camejo	Executive Director, Community Redevelopment Agency
Susan Goldberg	Deputy Director, Community Redevelopment Agency
Francisco Diaz-Mendez	Project Manager, Community Redevelopment Agency
Christopher Crocitto	Project Manager, Community Redevelopment Agency
Herbert Conde-Parlato	Economic Development Manager

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: TMP-2026-065

Agenda Date:	2/10/2026	**Agenda Number:**	
To:	Historic Preservation Board		
Title:	FILE NO.: 25-CSV-58 APPLICANT: Shloime Nelken and Chaya Posner LOCATION: 1434 Monroe Street REQUEST: Special Exception to build a religious building, 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 and west building setbacks; Certificate of Appropriateness for Design for a new non-residential building within the Historic Multiple Property Resource Listing District.		

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING AND URBAN DESIGN DIVISION

DATE: February 10, 2026 **FILE:** 25-CSV-58

TO: Historic Preservation Board

VIA: Cameron Palmer, Planning Manager

FROM: Laura Gomez, Planner II

SUBJECT: Certificate of Appropriateness for Design for a new non-residential building, a Special Exception to build a religious building, pursuant to Section 5.3.G(2), and two Variances to reduce the required north, west and east building setbacks, pursuant to Section 4.1.G. located at 1434 Monroe Street within the Historic Multiple Property Resource Listing District.

REQUEST:

Special Exception: To establish a religious building in a residential zoning district RS-6 (The Mikvah)

Variance 1: To reduce the required north setback (front) from 50'-0" to 30'-0"

Variance 2: To reduce the required west setback (side) from 25'-0" to 11'-6"

Variance 3: To reduce the required east setback (side) from 25'-0" to 11'-6"

Certificate of Appropriateness for Design: Construction of a new non-residential building

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 the Special Exception and Variances are granted.

BACKGROUND

The subject application was originally heard by the Historic Preservation Board (HPB) on December 9, 2025, at which time the Board continued the item to allow the Applicant additional time to revise the site plan and building design in response to Board and the community's comments. The original request included a Special Exception to establish a religious building (mikvah) within the RS-6 zoning district, two variances for required building setbacks which includes the required north (front) setback from 50 feet to 25 feet, the west (side) setback from 25 feet to 10 feet, and a Certificate of Appropriateness for Design for the construction of a new non-residential building at 1434 Monroe Street. The request that comes before the Board in 2026 is generally consistent with the intent of the previous request, with the addition of a third variance request pertaining to the east setback.

As it pertains to the property, the existing house on site was built approximately in 1949 based on BCPA information. The house was built in a Mid-Century Modern architectural style. *This period often sought to use the method of construction as a design expression.* This house is not a contributing element in the Historic District, and it does not have a Historic Site Master File. The Applicant is proposing to demolish the existing building and build a new building to accommodate the religious use.

The subject property is located within the Single-Family zoning district of RS-6 of the Zoning and Land Development Regulations. The main permitted uses are single family detached dwelling, with the following uses listed as permitted by way of special exception:

- Educational facilities,
- Places of worship,
- Meeting halls and similar nonprofit uses and
- Ham radio antennas (See Section 4.1.G).

The main permitted use and special exception uses were established by Ordinance 94-14 in April 1994. It is important to note that the American Planning Association defines a special exception as *a land use permitted by a zoning ordinance, subject to specific conditions and approval by a designated body. The intent is to allow uses that are desirable or necessary in certain districts if they can be made compatible through the imposition of reasonable conditions.* The Zoning and Land Development Regulations in Section 2.2 defines Special Exception*, a use that is not generally appropriate in a district, but would be appropriate if it is consistent with the review criteria listed for Special Exception, Section 5.3.G.*

REQUEST

The Applicant is requesting approval of the continuation of the Special Exception originally presented to the Historic Preservation Board on December 9, 2025, as revised and continued to the accordingly noticed public hearing on February 10, 2026, to establish a religious building within the RS-6 (Single-Family Residential) zoning district. The proposed use is specifically for a mikvah*, a Jewish ritual pool used for full-body immersion to achieve spiritual purity*, commonly associated with religious transitions such as conversion and traditionally used by women following menstruation or childbirth. The proposed facility will include eight bathrooms used as preparation rooms and two pools for water immersion or bathing. Operations will be by appointment only, primarily after sunset, with limited activity during daytime hours.

As revised, the Applicant is requesting approval of a Special Exception to establish a religious building in the RS-6 zoning district; three variances to reduce the required north (front) setback from 50 feet to 30

feet, the west (side) setback from 25 feet to 10 feet 6 inches, and the east (side) setback from 25 feet to 11 feet 6 inches; and a Certificate of Appropriateness for Design for the revised building.

The revised proposal includes adjustments to the building footprint and orientation, resulting in modified setback requests; refinements to site circulation, including the deletion of a two-way driveway configuration in favour of relocating the parking and vehicular maneuvering activities toward the rear of the property. This configuration preserves the appearance of a single-family residential frontage, minimizes curb cuts and pedestrian-vehicle conflicts along the street, and concentrates vehicular activity away from adjacent residences. The proposal also includes updated architectural elevations with additional articulation and window placement to reinforce a residential character, as well as enhanced landscaping and pedestrian circulation. The revised plans reflect a minor increase in gross building area from approximately 2,426 square feet to 2,647 square feet, while maintaining a one-story building form and residential scale.

Throughout the review process, staff has been deliberate in balancing the Applicant's proposed religious use with the established residential character of the surrounding neighborhood. Recognizing the sensitivity of introducing a non-residential use within a low-density residential context, staff worked closely with the Applicant to evolve the project design from an institutional-oriented form to one that reflects the scale, massing, and architectural cues of a single-family residence. The building has been purposefully designed to read as a residential structure from the public right-of-way, with parking areas located toward the rear of the site to minimize visual and functional impacts and maintain a pedestrian-oriented streetscape.

While the interior is designed to meet the operational needs of a religious facility, the building's exterior form and site design retain flexibility to allow future adaptation to single-family residential or other compatible low-intensity uses, preserving long-term value and compatibility within the Historic District. The structure is intentionally articulated to read as a residential home from the public right-of-way, with parking located at the rear to minimize visual and functional impacts, and landscaping used to reinforce a residential character and soften transitions to neighboring properties.

Staff finds that the updated design remains generally consistent with the architectural language of the previous proposal, presented at the December 9, 2025 HPB meeting. The proposed refinements include a façade that now extends across the property frontage to create a more cohesive and compatible relationship with surrounding residential properties. Parking has been relocated to the rear of the site, removing it from public view, and the drive aisle no longer crosses the public sidewalk, addressing safety concerns raised at the prior public hearing. Materials and landscaping have been further refined to reflect a more residential character in response to Board comments. Accordingly, staff finds the requested variances and requested special exception for the use remain appropriate, as the proposed changes are in keeping with good planning principles and directly responds to the community and Board's feedback.

SITE INFORMATION

Owner/Applicant:	Shloime Nelken and Chaya Posner
Address/Location:	1434 Monroe Street
Net Size of Property:	10,915 sq. ft. (0.25 Acres)
Land Use:	Low Residential (LRES)
Zoning:	Single-Family Residential (RS-6)
Existing Use of Land:	Residential

ADJACENT LAND USE

North: Low Residential (LRES)
South: Low Residential (LRES)
East: Low Residential (LRES)
West: Low Residential (LRES)

ADJACENT ZONING

North: Single Family Residential (RS-6)
South: Single Family Residential (RS-6)
East: Single Family Residential (RS-6)
West: Single Family Residential (RS-6)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property*.

The proposed design is consistent with the scale and massing of the adjacent neighborhood, while allowing the Applicant to maximize the area of his/her property.

In addition, the City's Comprehensive Plan recognizes that within residential areas, a variety of complementary and supportive uses are permitted, including dwelling units, hotels, motels, and transient lodgings, as well as community facilities such as schools, day care centers, churches, clinics, nursing homes, rehabilitation centers, governmental facilities, libraries, and civic centers. The relevant policy states:

"The following uses are allowed within residential areas to the degree and extent permitted by the applicable zoning regulations: …

5. Community facilities designed to serve the residential area such as schools, day care centers, churches, clinics, nursing homes, rehabilitation centers, governmental administration, police and fire protection facilities, libraries, civic centers, hospitals, and cemeteries."

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The proposed Special Exception is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Special Exception to establish a religious building as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.3(G)(2)

CRITERIA 1: The proposed use must be consistent with the principles of the City's Comprehensive Plan.

ANALYSIS: The Land Use Element of the City's Comprehensive Plan is intended to promote a balanced distribution of land uses that enhances the quality and character of residential, commercial, resort, and natural areas, while also allowing property owners to reasonably maximize the use of their land. As a small-scale religious facility located within walking distance of nearby residential areas, the project serves as a neighborhood religious use that complements the surrounding development pattern. The mix of residential and low intensity religious use in Hollywood Lakes enhances local convenience and strengthens community identity. Accordingly, the proposal is consistent with the intent and guiding principles of the Comprehensive Plan.

FINDING: Consistent.

CRITERIA 2: The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.

ANALYSIS: The proposed use requires approval of a Special Exception because religious facilities are not permitted by right within single-family residential zoning districts. While the district is primarily residential, Special Exception can include a mix of supporting uses that contribute to the needs of the broader community.

In the Hollywood Lakes area, there are other religious buildings such as the Chabad at 1350 Harrison Street or the Romanian Baptist Church at 1542 Harrison Street. The proposed mikvah use will operate by appointment only, with a maximum of eight users per day, ensuring a low-intensity, controlled use. Given the transitional character of the area and the limited scale of the operation, the proposed Special Exception is compatible with the surrounding land use pattern and consistent with the evolving mix of residential and supportive community uses in the vicinity.

FINDING: Consistent.

CRITERIA 3: That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

ANALYSIS: As previously noted, the Applicant is providing five off-street parking spaces, all of which will be located at the rear of the building to minimize visual impact and maintain a residential streetscape. The Division of Engineering, Transportation, and Mobility has also determined that a traffic study was not required due to the size of the building and the proposed operations. Although the proposed mikvah

is a non-traditional place of worship, the City's Zoning and Land Development Regulations specify parking standards for places of worship, which provide the most comparable basis for determining parking requirements. Pursuant to this standard, parking is calculated based on the area of the largest assembly or gathering space. The applicant's largest interior room measures approximately 200 square feet, which equates to a parking requirement of four (4) spaces under the applicable formula. The applicant is providing five (5) parking spaces, thereby exceeding the minimum requirement. Based on this interpretation, and consistent with the intent of the Code, the proposed parking supply satisfies the requirement and is appropriate for the size, intensity, and function of the proposed religious use. The proposed site plan includes a dedicated parking area that meets this requirement. In addition, sidewalks and pedestrian pathways will connect the parking area to the main entrance, ensuring safe and accessible pedestrian circulation throughout the site.

FINDING: Consistent.

CRITERIA 4: That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.

ANALYSIS: As previously stated, the proposed mikvah use is for private bathing or showering associated with a religious ceremony. Each bath is used individually, with only one person occupying a bath or shower at a time, ensuring a quiet and discreet operation. The nature of the use generates minimal noise and activity, contributing to compatibility with the surrounding residential environment. The requested variances related to building setbacks are not expected to negatively impact the neighborhood. While the Special Exception standards require stricter setbacks, the proposed structure complies with the standard setbacks permitted for new single-family homes. In addition, City staff recommended enhanced landscaping around the building and throughout the site to further soften the building's appearance, improve buffering, and enhance integration with the neighborhood.

FINDING: Consistent.

CRITERIA 5: The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reasons of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

ANALYSIS: The proposed use will be located within a newly constructed building, allowing for careful consideration of the height, orientation, and placement to ensure it is not detrimental to the health, safety, or welfare of the surrounding community. The one-story design, residential scale, and thoughtful site layout contribute to neighborhood compatibility. Furthermore, the proposed interior and exterior improvements are expected to enhance the value of the property and provide a positive contribution to the surrounding neighborhood through quality design and appropriate site development.

FINDING: Consistent.

CRITERIA 6: The subject parcel must be adequate in shape and size to accommodate the proposed use.

ANALYSIS: The subject parcel is of sufficient shape and size to accommodate the proposed mikvah. The requested variances will permit the construction of a one-story building designed to house the ritual baths and support related services for the community.

FINDING: Consistent.

CRITERIA 7: The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code or otherwise adopted by the City Commission.

ANALYSIS: A religious facility is a use which is allowed only by Special Exception. A Special Exception is defined as a use not generally appropriate in a district but would be appropriate if it is consistent with the review criteria listed for Special Exceptions. As the RS-6 Zoning District allows these facilities to be approved by Special Exception, and institutional uses are allowed within the General Business Land Use the use is appropriate at this location. The proposed use and Site Plan meet all other Zoning requirements regarding parking, landscaping, and adequate buffering. Therefore, the proposed use is consistent with the criteria.

FINDING: Consistent.

Analysis of Criteria and Findings for Variances as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.5.J.1

Variance 1: **To reduce the required setback on the north side from 50'-0" to 30'-0" pursuant to Section 4.1.G**

Variance 2: **To reduce the required setback on the west side from 25'-0" to 11'-6" pursuant to Section 4.1.G**

Variance 3: **To reduce the required setback on the east side from 25'-0" to 11'-6" pursuant to Section 4.1.G**

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The requested variances maintain the basic intent of the setback regulations by ensuring that the proposed building remains compatible with the scale, massing, and appearance of the surrounding residential neighborhood. While the

proposed development requires reductions to the north (front) and east and west (side) setback requirements, the revised building placement reflects setbacks commonly permitted for single-family residential development within the RS-6 zoning district.

The revised site plan and building orientation were developed in response to Board and staff comments and are intended to preserve a residential streetscape along Monroe Street. Parking and vehicular activity have been relocated toward the rear of the property, reducing the visual impact of the building and associated site features from the public right-of-way. The one-story building form, articulated façades, and residential design elements further reinforce compatibility with adjacent properties.

Collectively, the requested variances do not alter the established development pattern of the neighborhood, nor do they detract from the stability or appearance of the surrounding Historic District. Instead, they facilitate a site layout that balances the functional needs of the proposed use while maintaining the intent of the zoning regulations.

FIDING: Variance 1, Variance 2, and Variance 3 are consistent.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The requested variances are compatible with the surrounding residential land uses and will not be detrimental to the community. As revised, the proposed setbacks along the north (front) and east and west (side) property lines are consistent with, and in several respects exceed, setbacks typically required for new single-family residential development within the RS-6 zoning district.

While the Code applies increased setback requirements to Special Exception uses to provide additional buffering from surrounding single-family development, the intent of these standards is to mitigate visual and functional impacts associated with non-residential building forms. In this case, the proposed building has been deliberately designed to replicate the scale, massing, and appearance of a single-family residence. As such, strict application of expanded Special Exception setbacks would not further the underlying intent of buffering, and instead would undermine the project's goal of achieving a form that is compatible with the surrounding neighborhood. The proposed setbacks therefore support the spirit and purpose of the Code and are in keeping with good planning practices by reinforcing the area's prevailing character while maintaining appropriate separation from adjacent properties.

The revised setbacks, when considered in conjunction with the one-story building height, residential architectural design, and rear-loaded parking configuration, ensure that the proposed development remains compatible with the established neighborhood pattern. Accordingly, the requested variances do not introduce impacts related to scale, intensity, or proximity that would be detrimental to the surrounding community.

FINDING: Variance 1, Variance 2, and Variance 3 are consistent.

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time.

ANALYSIS: The requested variances are consistent with and further the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Plan encourages reinvestment within established residential neighborhoods while supporting compatible community-serving uses that complement surrounding land uses. The proposed religious facility represents a low-intensity institutional use designed to serve a specific user group in a low volume format within a residential area without altering the neighborhood's overall character.

The requested variances support the development of the property as a religious institution, aligning with the Comprehensive Plan's goals of fostering community use, promoting reinvestment, and revitalizing underutilized sites. Although the proposal does not meet the setbacks required for a Special Exception, it adheres to the setback standards applicable to single-family residences in the RS-6 zoning district. The variances then are being implemented to facilitate a site layout that maintains residential scale, promotes neighborhood compatibility, and supports reinvestment in an underutilized property.

FINDING: Variance 1, Variance 2, and Variance 3 are consistent.

CRITERIA 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: The requested variances do not arise from an over-scaled or improperly designed structure, but rather from a deliberate effort to achieve a more compatible and context-sensitive building form—one that was not expressly contemplated by the existing Code provisions.

The three setback variances are requested to allow the building to be positioned in alignment with surrounding residential structures and to establish a continuous, uninterrupted property frontage free of vehicular conflicts. This design enables all parking and circulation to be located at the rear of the site,

removing vehicle interactions from the public sidewalk and street edge, thereby enhancing pedestrian safety and neighborhood compatibility. While the site could be developed in technical compliance with Code requirements, doing so would result in a building placement and circulation pattern that is inferior from a planning and urban design perspective and would introduce greater visual and functional impacts to the streetscape. Accordingly, the proposed design is not financially motivated nor self-imposed in the traditional sense; rather, it reflects a deliberate planning choice to achieve a safer, more compatible, and context-sensitive development pattern. This approach is consistent with sound planning principles, which evaluate not only dimensional compliance but the overall balance of site design, architectural form, and long-term impacts on the surrounding neighborhood.

FINDING: Variance 1, Variance 2, and Variance 3 are consistent.

CRITERIA 5: That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

ANALYSIS: Not applicable

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.5.F.1.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The requested variances are consistent with and further the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Plan encourages reinvestment within established residential neighborhoods while supporting compatible community-serving uses that complement surrounding land uses. The proposed religious facility represents a low-intensity institutional use designed to serve the surrounding residential area without altering the neighborhood's overall character.

Although the proposed development does not meet the increased setback standards applicable to buildings approved by Special Exception, the revised setbacks are consistent with those required for single-family residential development within the RS-6 zoning district. The variances facilitate a site layout that maintains residential scale, promotes neighborhood compatibility, and supports reinvestment in an underutilized property.

Approval of the requested variances would allow for the redevelopment of the site in a manner that advances the Comprehensive Plan's objectives related to neighborhood stability, compatible infill development, and continued investment in established communities, without creating adverse impacts on surrounding residential properties

Design Guidelines recommend maintaining consistent spacing and setbacks and further state new construction should be compatible with existing buildings. The concept of scale pertains not only to the proportional relationship of building components to the human body but also to their contextual relationship with adjacent structures, the streetscape, and the broader environment. The proposed design preserves a massing that aligns with the existing structures in the area while introducing a refined, contemporary interpretation. The design contributes to an enhanced visual experience along Monroe Street.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourage new construction to be compatible with the character of the surrounding neighborhood, particularly in terms of scale, materials, texture, and color. In this context, "scale" refers both to the relationship of building elements to the human form and to their proportion within the broader streetscape and surrounding built environment. The proposed building reflects a contemporary approach to architecture, incorporating thoughtful and dynamic massing that adds visual interest while

remaining sensitive to its context. The architect has intentionally designed the structure to evoke the appearance of a residence, helping it to harmonize with neighboring homes and uphold the district's historic character.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: As stated in the Design Guidelines, "…setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood." The proposed design demonstrates a successful compatibility between historic, modern, and contemporary architectural elements. The design is thoughtfully articulated, allowing for the inclusion of bold and interesting features without resulting in a building that feels overly intense or incompatible with the surrounding context.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design guidelines emphasize that materials play a crucial role in preserving the fabric and historic character of any district or property. Materials selected for new construction should be compatible in quality, color, texture, finish, and dimension with those found within the historic district. The proposed design incorporates materials such as concrete, stucco, stone, and glass. This selection aligns with the material palette commonly used in contemporary buildings in the Historic Hollywood Lakes District, ensuring consistency with the area's architectural character.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The proposed design is consistent with current workmanship styles and methods and does not imitate or copy any existing style or period while complying with all regulations and it fits within the neighborhood's character.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining consistent spacing and setbacks and further state new construction should be compatible with existing buildings… Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district. The proposed design is consistent and compatible with the surrounding areas.

FINDING: Consistent.

CONCLUSION

The proposed project is a compatible and well-designed redevelopment that fulfills the intent of the Zoning and Land Development Regulations, Comprehensive Plan, and Urban Design Guidelines. The Special Exception for a place of worship or similar nonprofit use has been found to be appropriate in this context due to it's modest scale and operation program, being generally consistent with the residential character and community-serving uses envisioned in the Comprehensive Plan. The requested Variances are necessary to achieve a functional layout on a constrained parcel and align the project with the established residential rhythm. The Certificate of Appropriateness for Design confirms that the proposal meets the Historic District Design Guidelines in terms of scale, materials, and setting.

Staff finds the request consistent with all applicable review criteria and recommends approval of the Special Exception, Variances, and Certificate of Appropriateness for Design, subject to the conditions outlined in this report.

ATTACHMENTS

ATTACHMENT A.I: Revised Application Package February 10th 2026
ATTACHMENT A.II: Revised Application Package February 10th 2026
ATTACHMENT B: Zoning Map
ATTACHMENT C: Public Participation Package outreach meeting
ATTACHMENT D: Public Correspondence December 9th 2025
ATTACHMENT E: Public Correspondence December 9th 2025
ATTACHMENT F: Public Correspondence February 10th 2026

ATTACHMENT A.I

Revised Application Package

02/10/2026

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☐ Technical Advisory Committee
- ☐ Art in Public Places Committee
- ☑ Variance
- ☐ Planning and Development Board
- ☑ Historic Preservation Board
- ☐ Special Exception
- ☐ City Commission
- ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 1434 MONROE STREET HOLLYWOOD, FL 33020

Lot(s): 23,24 Block(s): 88 Subdivision: _____

Folio Number(s): 514215026480

Zoning Classification: RS-6 Land Use Classification: _____

Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: N/A

Is the request the result of a violation notice? ☐ Yes ☑ No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: NEW CONSTRUCTION 1 STORY MIKVAH & BLDG. SETBACK VARIANCE FOR THE FRONT (NORTH) AND SIDE (WEST).

Phased Project: Yes ☐ No ☑ Number of Phases: ____

Project	Proposal
Units/rooms (# of units)	# UNITS: N/A #Rooms N/A
Proposed Non-Residential Uses	2,647 S.F.)
Open Space (% and SQ.FT.)	Required %: 20% (Area: 2,183 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 5)
Height (# of stories)	(# STORIES) 1 (14 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (10,906 FT.)

Name of Current Property Owner: NELKEN, SHLOIME

Address of Property Owner: 1434 MONROE ST HOLLYWOOD, FL 33020

Telephone: _____ Email Address: SNELKEN@GMAIL.COM

Applicant JOSEPH KALLER Consultant ☐ Representative ☑ Tenant ☐

Address: 2417 HOLLYWOOD BLVD HOLLYWOOD, FL 33020 Telephone: 9549205746

Email Address: JOSEPH@KALLERARCHITECTS.COM

Email Address #2: _____

Date of Purchase: N/A Is there an option to purchase the Property? Yes ☐ No ☑

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____ Date: 5/12/25

PRINT NAME: Shloime Nelken Date: 5/12/25

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 12th day of May, 2025

_____
Notary Public
State of Florida

Notary Public State of Florida
Daniel Guyton
My Commission HH 537936
Expires 9/1/2028

_____
Signature of Current Owner

_____
Print Name

My Commission Expires: _____ (Check One) [X] Personally known to me; OR [ ] Produced Identification _____

COVER LETTER

DESIGN

ALTERATIONS

02/10/2026

KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

January 26th, 2026

Re:
New Construction One-Story Mikvah
File #: 25-CSV-58

1434 Monroe Street
Hollywood, Florida 33020
Architect's Project #24305

To Whom It May Concern,

As the Architect of Record, we carefully considered the public and community feedback regarding the previous design of the Mikvah. Since the Historic Board meeting in December, we have worked closely and diligently with City staff over the past month to thoughtfully revise the project to achieve a design that is more residential in character, better integrated into the surrounding neighborhood, and something the community can feel proud of.

The revised design reflects this collaborative effort and directly addresses the concerns raised. Key design changes include the following:

1. Removal of vehicular access along Monroe Street, with all vehicular traffic and parking relocated to the rear alley.
2. Expansion of the curb cut to 18 feet to eliminate the need for a hold harmless agreement.
3. Rotation of the building orientation to improve street frontage and overall curb appeal.
4. Addition of enhanced landscape areas to create a lush, residential environment.
5. Introduction of varied materials, including Jerusalem stone, composite wood, and stucco.
6. Adoption of a Mid-Century architectural style.
7. Incorporation of a wraparound porch to further emphasize the residential nature of the building.

These changes were developed with the intent of responding directly to community input while creating a thoughtfully designed project that contributes positively to the neighborhood. We believe the revised proposal represents a meaningful evolution of the design and reflects a shared goal between the project team, City staff, and the community.

Should you have any questions, please feel free to contact this office.

Sincerely,

Kaller Architecture



Joseph B. Kaller AIA, LEED AP BD+C
President

SPECIAL EXCEPTION

CRITERIA

STATEMENTS

02/10/2026

KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

May 13th, 2025

Re:
New Construction One-Story Mikvah
File #: 25-CSV-58

1434 Monroe Street
Hollywood, Florida 33020
Architect's Project #24305

To Whom It May Concern,

The following is our analysis of Criteria and findings for Special Exception Review for the above referenced One-Story Mikvah as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(G)

Special Exception Request Statement:
We respectfully request a special exception for the proposed one-story mikvah located at 1434 Monroe Street. This request aims to provide the neighborhood with a dedicated community mikvah, offering convenient access for women residing in the area.

What is a Mikvah?
A mikvah is a Jewish ritual bath used for spiritual purification. It involves immersion in a pool of water, traditionally containing from a natural source (i.e rainwater). Mikvahs are used for various purposes, including before marriage, after childbirth, and monthly after menstruation. A *Mikvah* is a ritual bath, central to traditional Jewish life and practice, used primarily by Jewish women for the observance of "family purity." It is a quiet, private space for spiritual reflection and renewal, with deep emotional and religious significance. The Mikvah is not recreational facility, but it is a sacred site used for brief, modest immersion in water, following specific personal preparation and spiritual intention.
The laws of family purity have been observed by Jewish women for thousands of years, and the Mikvah has been part of every thriving Jewish community throughout history. For Jewish observant families, a Mikvah is as essential to Jewish life as a synagogue, school, or kosher food. Without a Mikvah, many couples are unable to maintain their spiritual commitments, and

entire families may be prevented from settling in a community that otherwise meets their needs.

CRITERIA (SEC. 5.3.G)

All applications for Special Exceptions, except for those within a Historic Overlay District or Historic Site that are reviewed by the Historic Preservation Board and those relating to non-conforming uses and structures shall be reviewed by the Planning and Development Board. The Board shall review applications for Special Exceptions relating to nonconforming uses and structures based upon the criteria set forth in § 3.12 of the Zoning and Land Development Regulations. All other applications for Special Exceptions considered by the Board shall be based upon the following criteria:

A. The proposed use must be consistent with the principles of the City's Comprehensive Plan;

   The proposed mikvah is consistent with the City's Comprehensive Plan by promoting neighborhood-scale community facilities that enhance the well-being of residents, particularly Jewish women in the area. The facility supports religious practices of purification and provides convenient local accessibility, while maintaining the residential character and scale of the surrounding neighborhood.

B. That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area that will serve the use;

   The proposed mikvah will provide for safe vehicular and pedestrian movement both within the site and in the surrounding area. The design includes a clearly defined driveway with adequate turning radii, dedicated parking spaces, and appropriate lighting for evening use. Pedestrian access is safely accommodated through direct connections from the sidewalk to the building entrance. Given the limited traffic generated by the mikvah — typically by appointment and during evening hours — the impact on local traffic flow will be minimal, ensuring safe and efficient circulation.

C. That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances;

   The proposed mikvah has been designed with appropriate setbacks, buffering, and landscaping to ensure compatibility with the surrounding residential area. The single-story structure and limited evening use minimize potential noise and light impacts. Exterior lighting will be shielded and directed downward to prevent spillover onto adjacent properties, and all site improvements will comply with local code requirements to control dust and other potential nuisances.

D. The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses

by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses;

The proposed mikavh has been carefully planned to ensure it will not be detrimental to the health, safety, or appearance of the neighborhood or adjacent properties. Consideration has been given to the number, size, height, and orientation of the structures, as well as the intensity of the use and its relationship to surrounding properties. All aspects of the project have been designed to be compatible with the existing neighborhood character and to maintain the overall safety, functionality, and aesthetic quality of the area.

E. The subject parcel must be adequate in shape and size to accommodate the proposed use;

The subject parcel is adequate in both shape and size to accommodate the proposed use. The site has been evaluated to ensure it can support all required structures, parking, landscaping, and circulation needs while complying with applicable zoning and development standards. The layout maximizes functionality and efficiency without compromising safety or the character of the surrounding neighborhood.

F. The subject parcel must be adequate in shape and size to accommodate the proposed use;

The proposed mikvah is consistent with the definition of a Special Exception and fully complies with the standards and criteria of the zoning classification in which it is located. Additionally, the project meets all other applicable requirements for this use as set forth in the zoning code and any other regulations adopted by the City Commission. All aspects of the proposal have been designed to ensure conformity with the intent and purpose of the zoning regulations.

G. The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code, or otherwise adopted by the City Commission.

H.

The proposed mIkvah is fully consistent with the definition of a Special Exception and complies with all standards and criteria of the zoning classification in which it is located. Furthermore, the project satisfies all additional requirements applicable to this use as set forth in the zoning code and any regulations adopted by the City Commission. The proposal has been carefully designed to ensure full conformance with all applicable zoning and regulatory provisions.

Should you have any questions, please feel free to contact this office.
Sincerely,

Kaller Architecture
Joseph B. Kaller AIA, LEED AP BD+C
President



VARIANCE

CRITERIA
STATEMENTS
02/10/2026

KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

January 26th, 2026

Re:
New Construction One-Story Mikvah
File #: 25-CSV-58

1434 Monroe Street
Hollywood, Florida 33020
Architect's Project #24305

To Whom It May Concern,

The following is our analysis of Criteria and findings for Design Review for the above referenced Residential Building as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(I)(4)(a).

Variance Request Statement for The Side Setback (East) at 1434 Monroe
We respectfully request a variance for the east side building setback for the proposed one-story Mikvah located at 1434 Monroe Street. The request seeks to reduce the east side setback to 11'-6", allowing the building to better align with the surrounding single-family context and to accommodate the site's spatial constraints.

1. **Consistency with Neighborhood Character**: Majority of the surrounding properties along Monroe have a side building setback of 11'-6". For example, 1438 Monroe and 1426 Monroe. Our proposed setback would maintain this established streetscape and avoid creating an inconsistent frontage that could disrupt the visual continuity of the neighborhood.

2. **Site Constraints and Buildable Area**: Adhering to the required 25-foot side setback would significantly reduce the buildable area on the site. This constraint would compromise the functionality and layout of the proposed mikvah, which requires a compact and efficient footprint for its intended use.

3. **Parking Placement and Aesthetics**: A 25-foot side setback would require placing parking in front of the building, which would detract from the visual character of both the site and the surrounding neighborhood. Allowing a **11'6" side setback on the west** enables the building to be positioned to match the existing character of the surrounding homes in the neighborhood.

4. **Lot Width and Building Proportions**: The lot has an overall width of 80 feet. With the required 25-foot side setbacks on both the east and west sides, the remaining buildable width would be reduced to only 30 feet, resulting in a narrow and disproportionate building footprint that would appear out of scale and inconsistent with neighboring properties.

DESIGN REVIEW

GENRAL CRITERIA: All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

CRITERION 1: Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The requested east setback variances support a design that aligns with neighboring properties and enhances the building's architectural presence on the site. Reducing the front setback allows for a more pedestrian-oriented entrance and keeps parking at the rear, improving both aesthetics and functionality. The building's scale, materials, and detailing are consistent with the neighborhood and appropriate for the mikvah's purpose.

CRITERION 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The proposed mikvah is designed to be compatible with the architectural character and development pattern of the surrounding neighborhood. The requested west side setback matches neighboring properties, maintaining a consistent street frontage. The one-story scale, traditional materials, and simple massing reflect the residential context, ensuring the building blends appropriately with adjacent structures and contributes to a cohesive streetscape.

CRITERION 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: The proposed one-story mikvah is modest in height and footprint, aligning with the scale of surrounding residential structures. The building mass is simple and well-proportioned, with traditional detailing such as clean rooflines and appropriate fenestration. The requested setback help maintain a balanced relationship with adjacent properties and avoid a narrow, out-of-place structure, supporting a consistent massing pattern within the neighborhood.

CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The landscaping plan for the mikvah will include a variety of native and compatible plant species, integrated thoughtfully with the building and surrounding paved areas. We will prioritize preserving any existing mature trees and significant plants on the site, enhancing the natural environment while maintaining a harmonious relationship with the structure and its surroundings.

Should you have any questions, please feel free to contact this office.

Sincerely,

Kaller Architecture



Joseph B. Kaller AIA, LEED AP BD+C
President

KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

January 26th, 2026

Re:
New Construction One-Story Mikvah
File #: 25-CSV-58

1434 Monroe Street
Hollywood, Florida 33020
Architect's Project #24305

To Whom It May Concern,

The following is our analysis of Criteria and findings for Variance Review for the above referenced One-Story Mikvah as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(F)(1).

Variance Request Statement for Front Building Setback (North) at 1434 Monroe
We respectfully request a variance for the front (north) building setback for the proposed one-story Mikvah located at 1434 Monroe Street. The request seeks to reduce the front building setback to 30'-0", allowing the building to better align with the surrounding single-family context and to accommodate the site's spatial constraints and existing frontage conditions.

1. **Consistency with Neighborhood Character**: Majority of the surrounding properties along Monroe have a front building setback of 30'-0". For example, 1438 Monroe and 1426 Monroe. Our proposed setback would maintain this established streetscape and avoid creating an inconsistent frontage that could disrupt the visual continuity of the neighborhood.

2. **Site Constraints and Buildable Area**: Complying with the required 50-foot front setback would substantially reduce the buildable area on the site and alter the overall character of the project. Such a setback would push the building significantly farther back than neighboring properties, making it appear out of context and inconsistent with the established streetscape. This constraint would also compromise the functionality and

layout of the proposed Mikvah, which depends on a compact and efficient footprint to accommodate its intended use.

3. **Parking Placement and Aesthetics**: A 50-foot front setback would necessitate placing parking in front of the building, diminishing the visual quality of the site and the surrounding neighborhood. By allowing a 30-foot front setback on the north, the building can be appropriately positioned closer to the street, with vehicular access along the east side and parking discreetly located at the rear—aligning with established urban design best practices and enhancing the overall streetscape.

4. **Lot Width and Building Proportions**: The lot has an overall width of 136 feet. With the required 50-foot front setback on the north and parking located at the rear, the remaining buildable depth would be significantly reduced, resulting in a narrow and disproportionate building footprint that would appear out of scale and inconsistent with adjacent properties. In contrast, our proposal provides a 30-foot front setback on the north, achieving a more balanced, functional, and contextually appropriate site layout.

DESIGN REVIEW

GENRAL CRITERIA: All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

CRITERION 1: Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The requested front setback variance support a design that aligns with neighboring properties and enhances the building's architectural presence on the site. Reducing the front setback allows for a more pedestrian-oriented entrance and keeps parking at the rear, improving both aesthetics and functionality. The building's scale, materials, and detailing are consistent with the neighborhood and appropriate for the mikvah's purpose.

CRITERION 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The proposed mikvah is designed to be compatible with the architectural character and development pattern of the surrounding neighborhood. The requested front setback matches neighboring properties, maintaining a consistent street frontage. The one-story scale, traditional materials, and simple massing reflect the residential context, ensuring the building blends appropriately with adjacent structures and contributes to a cohesive streetscape.

CRITERION 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: The proposed one-story mikvah is modest in height and footprint, aligning with the scale of surrounding residential structures. The building mass is simple and well-proportioned, with traditional detailing such as clean rooflines and appropriate fenestration. The requested setback help maintain a balanced relationship with adjacent properties and avoid a narrow, out-of-place structure, supporting a consistent massing pattern within the neighborhood.

CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The landscaping plan for the mikvah will include a variety of native and compatible plant species, integrated thoughtfully with the building and surrounding paved areas. We will prioritize preserving any existing mature trees and significant plants on the site, enhancing the natural environment while maintaining a harmonious relationship with the structure and its surroundings.

Should you have any questions, please feel free to contact this office.

Sincerely,

Kaller Architecture



Joseph B. Kaller AIA, LEED AP BD+C
President

KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

January 26th, 2026

Re:
New Construction One-Story Mikvah
File #: 25-CSV-58

1434 Monroe Street
Hollywood, Florida 33020
Architect's Project #24305

To Whom It May Concern,

The following is our analysis of Criteria and findings for Design Review for the above referenced Residential Building as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(I)(4)(a).

Variance Request Statement for The Side Setback (West) at 1434 Monroe
We respectfully request a variance for the west side building setback for the proposed one-story Mikvah located at 1434 Monroe Street. The request seeks to reduce the west side setback to 11'-6", allowing the building to better align with the surrounding single-family context and to accommodate the site's spatial constraints.

1. **Consistency with Neighborhood Character**: Majority of the surrounding properties along Monroe have a side building setback of 11'-6". For example, 1438 Monroe and 1426 Monroe. Our proposed setback would maintain this established streetscape and avoid creating an inconsistent frontage that could disrupt the visual continuity of the neighborhood.

2. **Site Constraints and Buildable Area**: Adhering to the required 25-foot side setback would significantly reduce the buildable area on the site. This constraint would compromise the functionality and layout of the proposed mikvah, which requires a compact and efficient footprint for its intended use.

3. **Parking Placement and Aesthetics**: A 25-foot side setback would require placing parking in front of the building, which would detract from the visual character of both the site and the surrounding neighborhood. Allowing a **11’6” side setback on the west** enables the building to be positioned to match the existing character of the surrounding homes in the neighborhood.

4. **Lot Width and Building Proportions**: The lot has an overall width of 80 feet. With the required 25-foot side setbacks on both the east and west sides, the remaining buildable width would be reduced to only 30 feet, resulting in a narrow and disproportionate building footprint that would appear out of scale and inconsistent with neighboring properties. In contrast, our proposal provides a 25-foot setback on the east side and a 11’6” setback on the west, achieving a more balanced and contextually appropriate site layout.

DESIGN REVIEW

GENRAL CRITERIA: All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

CRITERION 1: Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The requested west setback variances support a design that aligns with neighboring properties and enhances the building’s architectural presence on the site. Reducing the front setback allows for a more pedestrian-oriented entrance and keeps parking at the rear, improving both aesthetics and functionality. The building’s scale, materials, and detailing are consistent with the neighborhood and appropriate for the mikvah’s purpose.

CRITERION 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The proposed mikvah is designed to be compatible with the architectural character and development pattern of the surrounding neighborhood. The requested west side setback matches neighboring properties, maintaining a consistent street frontage. The one-story scale, traditional materials, and simple massing reflect the residential context, ensuring the building blends appropriately with adjacent structures and contributes to a cohesive streetscape.

CRITERION 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: The proposed one-story mikvah is modest in height and footprint, aligning with the scale of surrounding residential structures. The building mass is simple and well-proportioned, with traditional detailing such as clean rooflines and appropriate fenestration. The requested setback help maintain a balanced relationship with adjacent properties and avoid a narrow, out-of-place structure, supporting a consistent massing pattern within the neighborhood.

CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The landscaping plan for the mikvah will include a variety of native and compatible plant species, integrated thoughtfully with the building and surrounding paved areas. We will prioritize preserving any existing mature trees and significant plants on the site, enhancing the natural environment while maintaining a harmonious relationship with the structure and its surroundings.

Should you have any questions, please feel free to contact this office.

Sincerely,

Kaller Architecture



Joseph B. Kaller AIA, LEED AP BD+C
President

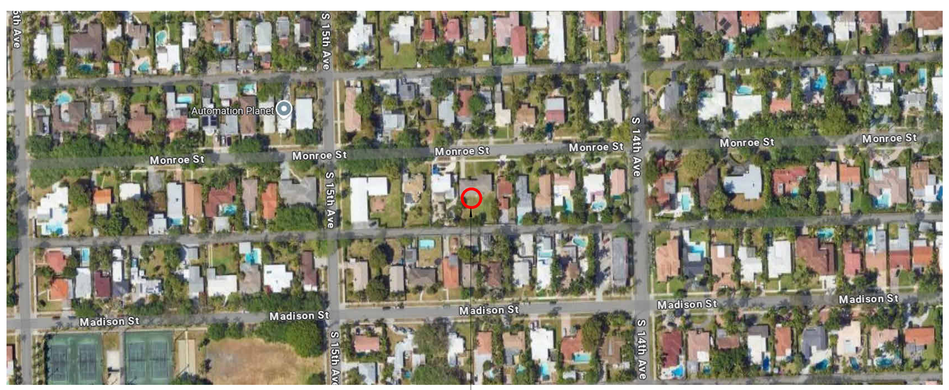
1434 MONROE MIKVAH
HOLLYWOOD

1434 MONROE STREET, HOLLYWOOD, FLORIDA 33020



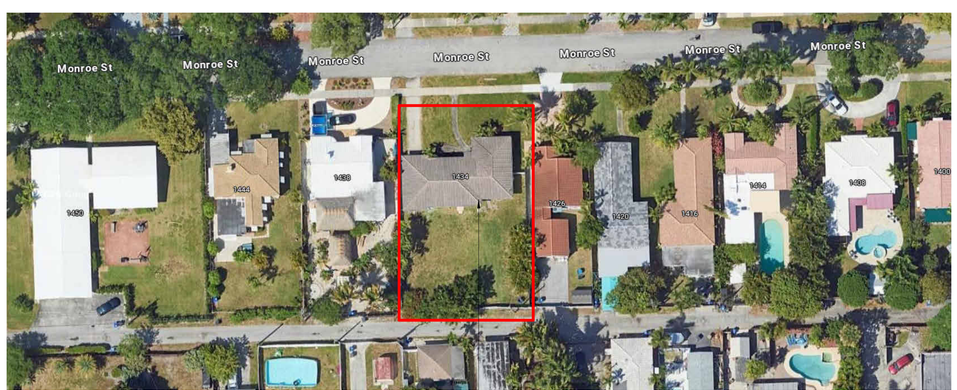
PROPOSED

LOCATION MAP



SITE

AERIAL



SITE

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Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

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JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

53

SHEET TITLE
COVER SHEET

REVISIONS

No.	Description	Date

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PROJECT No.: 22193
DATE: 1.26.26
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SHEET
T-001

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



VIEWING SOUTH FROM MONROE

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Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

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STATE OF FLORIDA
JOSEPH B. KALLER
R. A.
0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

54

SHEET TITLE
RENDERING

REVISIONS

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SHEET
A-0150

Bidders shall visit complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



VIEWING SE FROM MONROE

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Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

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STATE OF FLORIDA
JOSEPH B. KALLER
R. A.
0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

55

SHEET TITLE
RENDERING

REVISIONS

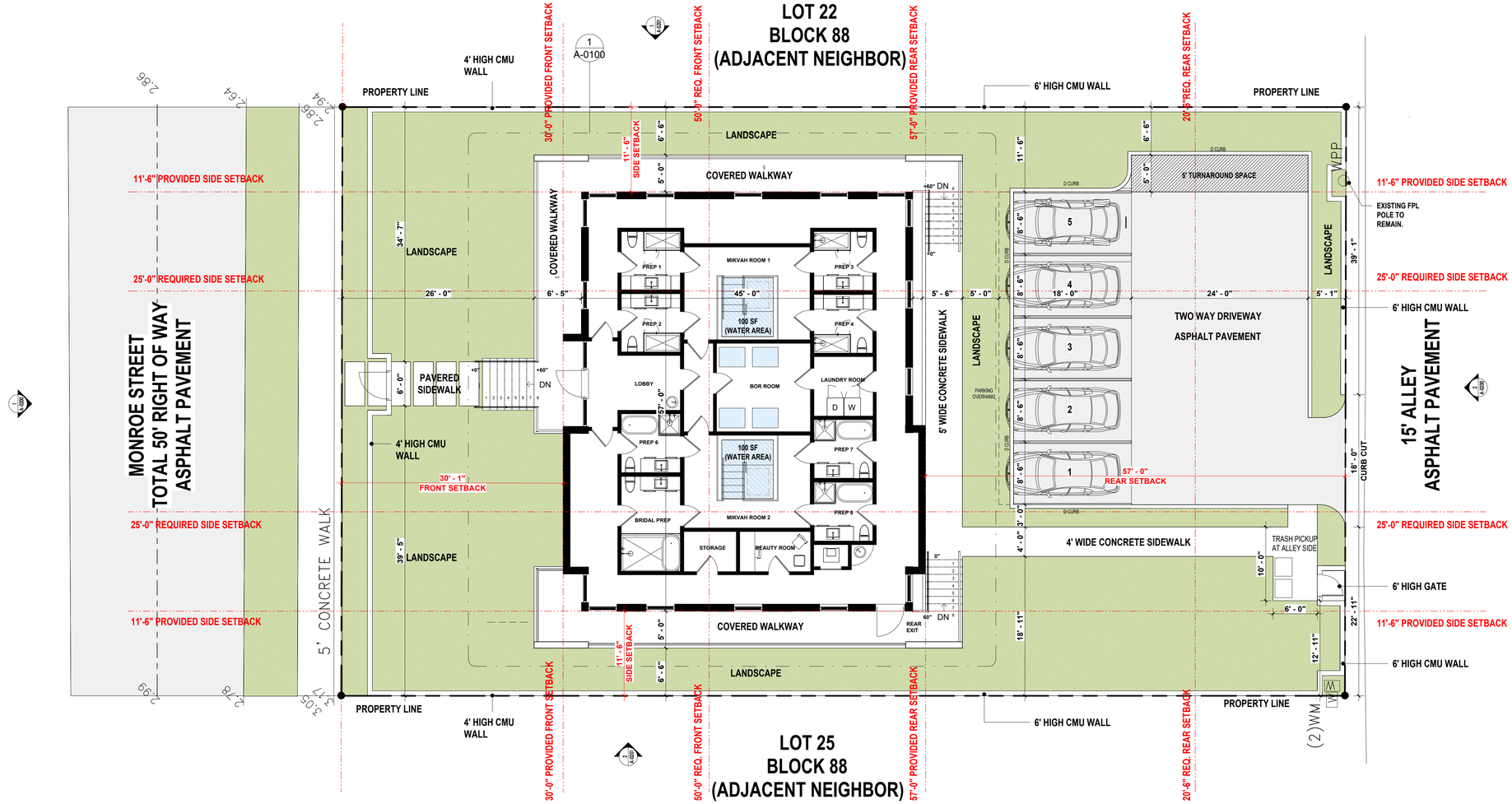
No.	Description	Date

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SHEET
A-0160

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NORTH

SITE PLAN
1/8" = 1'-0"

1 **SITE DATA**

PROPERTY ADRESS
1434 MONROE ST HOLLYWOOD, FL 33020

FOLIO

514215026480

LEGAL DESCRIPTION

HOLLYWOOD 1-21 B LOT 23,24 BLK 88

LEGAL DESCRIPTION	EXISTING	PROPOSED
ZONING:	RS-6	N/A
BUILDING USE:	SINGLE FAMILY	RELIGIOUS WORSHIP
LAND USE DESIGNATION:	RESIDENTIAL	
COUNTY USE DESIGNATION:	RESIDENTIAL	
NET LOT AREA:	10,906 SFT - 0.25 ACRES	
BASE FLOOD ZONE:	AE - 7.0' +1' = 8.00' NAVD	8.00' NAVD
100 YEAR FLOOD:	AE - 5.5' NAVD	

PREP ROOMS:	PROVIDED
BATH AND SHOWER	3
SHOWER ONLY	4
BRIDAL	1
TOTAL	= 8 ROOMS

PARKING CALCULATION:	REQUIRED	PROVIDED
MIKVAH ROOM 1 (100 SF OF POOL AREA)	1 SPACE PER 60 SF = 2 SPACES	
MIKVAH ROOM 2 (100 SF OF POOL AREA)	1 SPACE PER 60 SF = 2 SPACES	
TOTAL	= 4 SPACES	= 5 SPACES

PARKING NOTE: APPOINTMENTS TO USE THE MIKVAH IS STRETCHED OUT OVER THE COURSE OF THE WEEK AND MONTH, THERE WILL NOT BE MULTIPLE BOOKINGS AT THE SAME TIME. 5 PARKING SPACES IS MORE THAN ENOUGH FOR THIS SPECIFIC USE AS AGREED UPON BY PLANNING/ZONING.

BUILDING INTENSITY	ALLOWED	PROVIDED
BUILDING HEIGHT	30 FEET	13' 4"
# OF STORIES	2 STORIES	1 STORY
OPEN SPACE	40% (4,362 SF)	40% (4,592 SF)

VUA	REQUIRED	PROVIDED
VEHICULAR AREA :	3,304 SF x 25% = 826 SF	70% (2,344 SF)

SETBACKS:	REQUIRED	PROVIDED
(a) FRONTAGE (MONROE)(NORTH)	50'-0"	30'-0" (VARIANCE REQUIRED)
(b) SIDE INTERIOR (EAST)	25'-0"	11'-6" (VARIANCE REQUIRED)
(c) SIDE INTERIOR (WEST)	25'-0"	11'-6" (VARIANCE REQUIRED)
(d) REAR (SOUTH)	20'-6" (15% OF LOT DEPTH)	57'-0"

NOTE: THIS BUILDING SETBACKS ARE BASED ON THE SPECIAL EXCEPTION AS DESCRIBED UNDER SECTION 4.1 (G) OF THE CITY OF HOLLYWOOD LAND DEVELOPMENT CODE.

GROSS BUILDING SQ. FOOTAGE:	
TOTAL	= 2,647 SQ. FT.

SITE PLAN NOTES:

a) ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL
b) ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
c) FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE.
d) ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS
e) PROPOSED SIGNAGE + ART SCULPTURE TO BE SUBMITTED AS A SEPARATE PERMIT
f) ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRES FOR EACH SIGN.
g) MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL

GREEN BUILDING PRACTICES: SECTION 155.153

1) CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER
2) ENERGY EFFICIENT (LOW E) WINDOWS.
3) ENERGY EFFICIENT DOORS.
4) ENERGY STAR APPROVED ROOFING MATERIALS.
5) PROGRAMMABLE THERMOSTATS.
6) OCCUPANCY/VACANCY SENSORS.
7) AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION).
8) ALL ENERGY-EFFICIENT OUTDOOR LIGHTING.
9) RECYCLING.
10) TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER.

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2026

Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

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JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

56

SHEET TITLE
SITE PLAN

REVISIONS

No.	Description	Date
1	PBD REV1	12.16.25

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SHEET
SP-0100

Bidders shall visit complete sets of Bidding Documents in preparing bids. Neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.





1	1438 MONROE



2	1438 MONROE



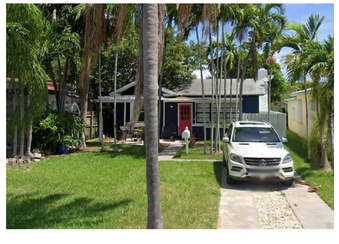
3	1441 MONROE



4	1439 MONROE



5	1433 MONROE



6	1429 MONROE



7	1427 MONROE



8	1421 MONROE



9	1420 MONROE



10	1426 MONROE

NORTH

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Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
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STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

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FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

57

SHEET TITLE
HISTORIC

REVISIONS

No.	Description	Date

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DATE: 1.26.26
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SHEET
SP-0101

Contractors shall take complete care of Existing Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Existing Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



RENDER



RENDER



ADJACENT PROPERTY
1426 MONROE

ADJACENT PROPERTY
1438 MONROE

1 **STREET PROFILE**
3/16" = 1'-0"

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2026

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2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

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JOSEPH B. KALLER
R. A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

SHEET TITLE
STREET PROFILE

REVISIONS

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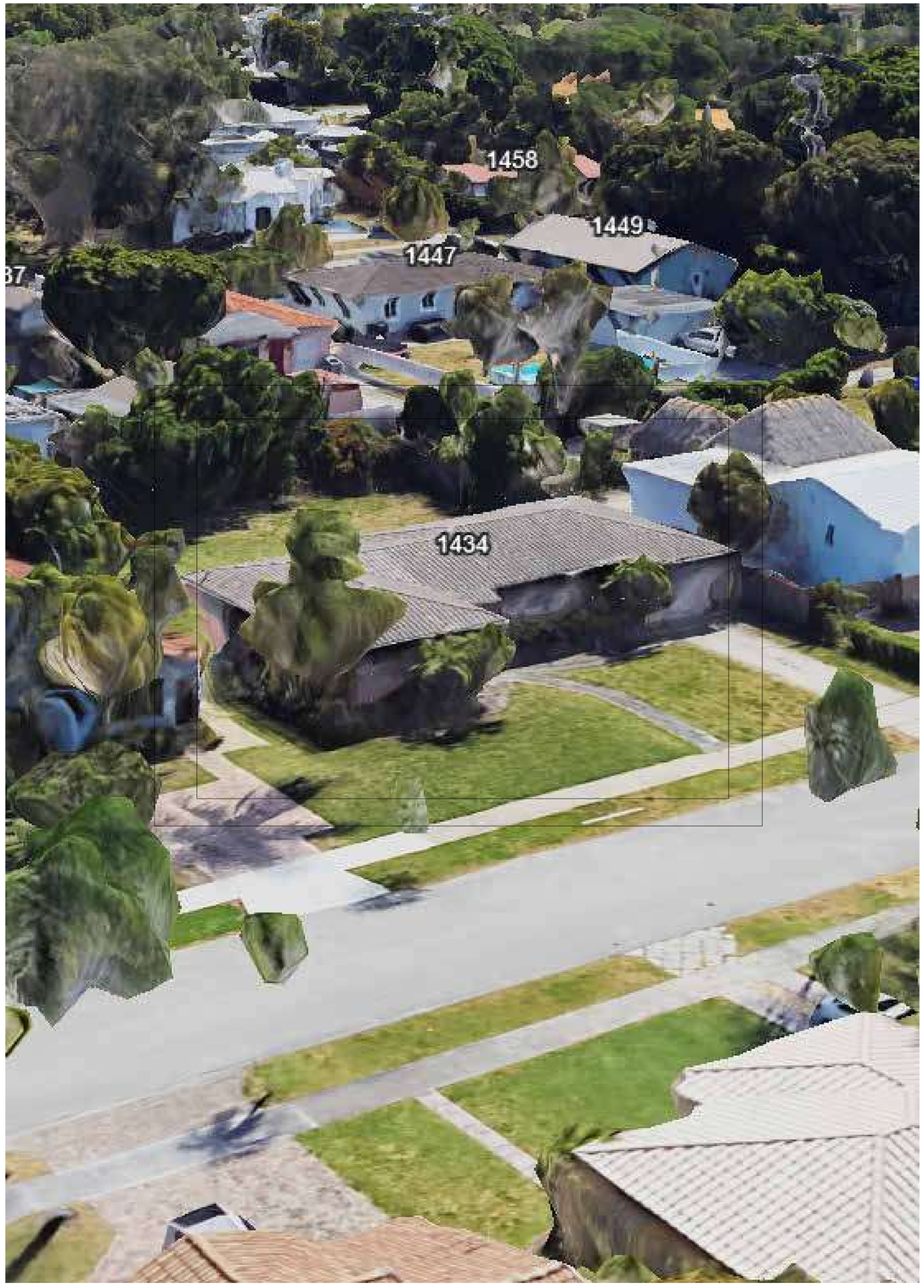
SHEET
SP-0102

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.









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2026

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joseph@kallerarchitects.com
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SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

59

SHEET TITLE
SUBJECT PROPERTY

REVISIONS

No.	Description	Date

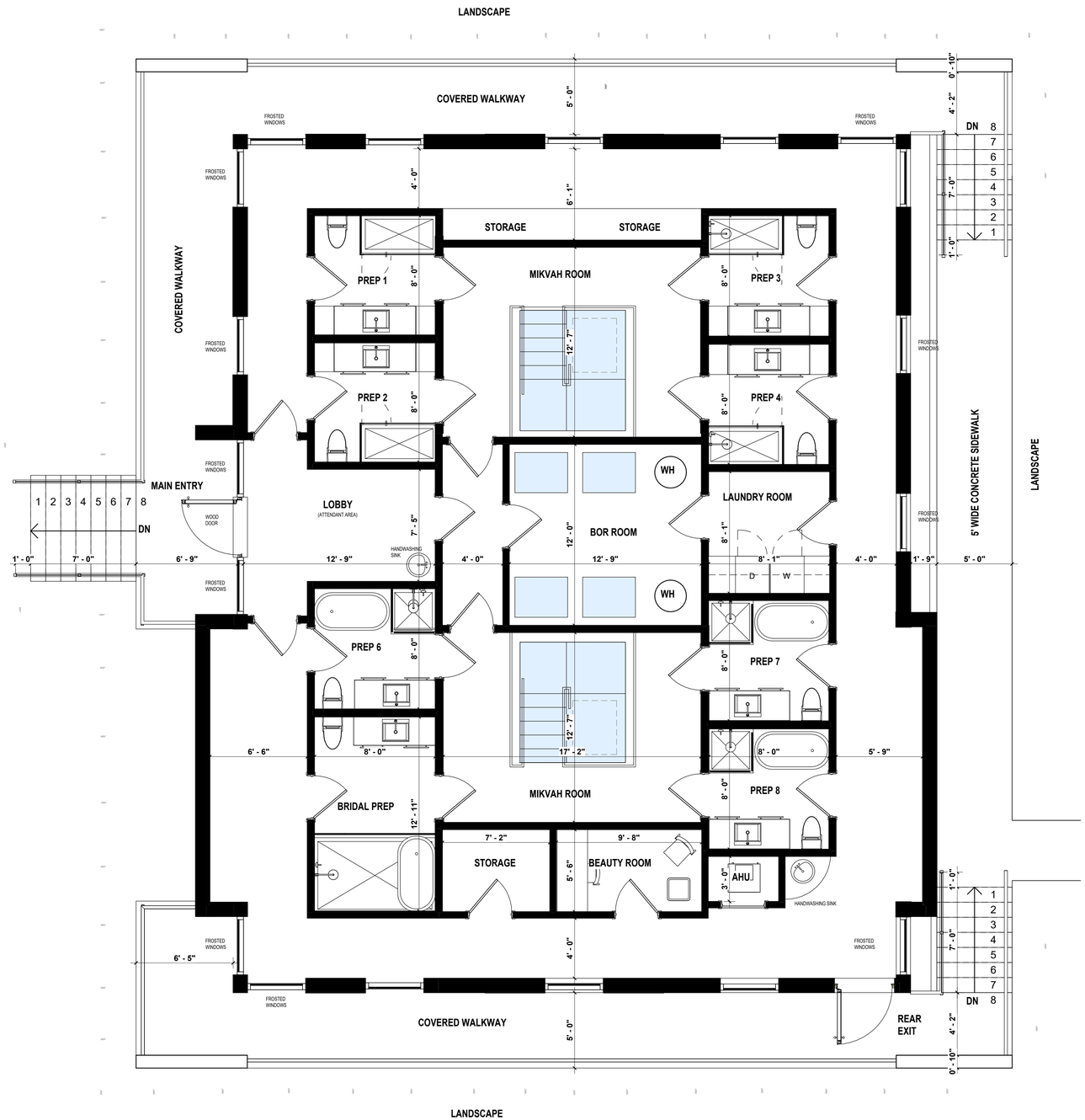
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DATE: 1.26.26
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SHEET

SP-0103

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1 **GROUND FLOOR PLAN_**
1/4" = 1'-0"

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AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

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STATE OF FLORIDA
JOSEPH B. KALLER
R. A.
0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020
60

SHEET TITLE
GROUND FLOOR PLAN

REVISIONS

No.	Description	Date

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DATE: 1.26.26
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SHEET
A-0100

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1 FRONT ELEVATION (NORTH)

1/4" = 1'-0"



2 REAR ELEVATION (SOUTH)

1/4" = 1'-0"

3 GENERAL NOTES

1. PERMITS: CONTRACTOR SHALL CONTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED, ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS / HER CERTIFICATE OF OCCUPANCY.

2. QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUB - CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AS WELL AS THE COUNTY AND BE INSURED TO MEET THE REQUIREMENTS OF DADE COUNTY.

3. OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNING THE CONTRACT. GENERAL CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBCONTRACTORS AND SUPPLIERS TO THE OWNER FOR THIS PURPOSE.

4. EXISTING CONDITIONS: CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PERSONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF EXISTING CONDITIONS , THE LOCATION OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE, IN ORDER THAT HE MAY INCLUDE IN HIS PRICE ALL COSTS PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.

5. ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD, THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL. IF DIMENSIONS ARE NOT DESIGNATED ON THE PLANS, AT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEM WITH THE ARCHITECT.

6. COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, LIFE AND SAFETY CODE (N.F.P.A. 101), AND ALL LOCAL CODES AND ORDINANCES.

7. SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT ONE COPY BY EMAIL AND FOUR (4) HARD COPIES OF ALL REQUIRED SHOP DRAWINGS CALLED FOR ON THE DRAWINGS OR REQUIRED BY BUILDING OFFICIALS TO THE ARCHITECT IN SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS TO CAUSE NO TIME DELAY IN THE CONSTRUCTION SEQUENCE.

8. PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.

9. WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.

10. ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.

11. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.

12. CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.

13. GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEPT BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND ALL LABELS REMOVED.

14. STORE MATERIALS IN A SAFE AND APPROVED LOCATION. COMPLY WITH ALL REGULATIONS GOVERNING THE NEIGHBORHOOD AS TO MINIMIZE INTERRUPTIONS AND/ OR INTERFERENCE WITH ANY OF THE SURROUNDING OPERATIONS.

15. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.

16. ALL EXTERIOR AND CORRIDOR INTERIOR CONCRETE MASONRY UNIT WALLS SHALL RECEIVE CORE FILL 500 (R- 14.2) EXPANDABLE SPRAY FOAM INSULATION IN EVERY VOID CELL. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRIED-IN AND AFTER INTERIOR FRAMING HAS PASSED INSPECTION.

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Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R. A.
0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

61

SHEET TITLE
NORTH & SOUTH ELEVATION

REVISIONS

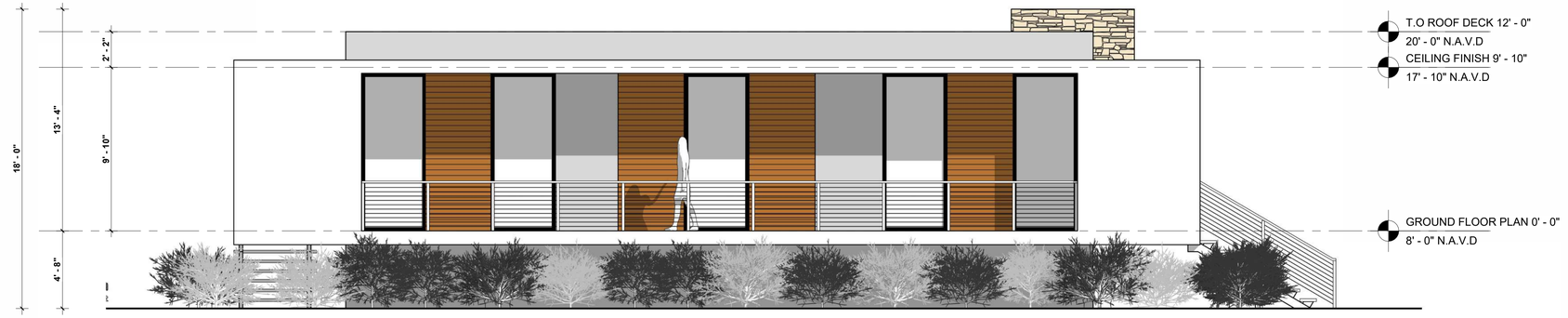
No.	Description	Date

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PROJECT No.: 22193
DATE: 1.26.26
DRAWN BY: MF
CHECKED BY: JBK

SHEET
A-0200

Notice: The Contractor is responsible for all dimensions and conditions on the job and this office must be notified of any variations before proceeding with the work. Any errors or omissions noted on the drawings must be reported to the Architect immediately for adjustment before proceeding with the work. The Contractor is responsible for the means, methods, techniques, sequences and procedures of construction, and safety precautions and programs in connection with the work. The Contractor is responsible for coordinating the various trades, disciplines and subcontractors involved in the work.



1 EAST ELEVATION

1/4" = 1'-0"



2 WEST ELEVATION

1/4" = 1'-0"

1. PERMITS: CONTRACTOR SHALL CONTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED, ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS / HER CERTIFICATE OF OCCUPANCY.

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3 GENERAL NOTES

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2026

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SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
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REGISTERED ARCHITECT

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FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

62

SHEET TITLE
EAST & WEST ELEVATION

REVISIONS

No.	Description	Date

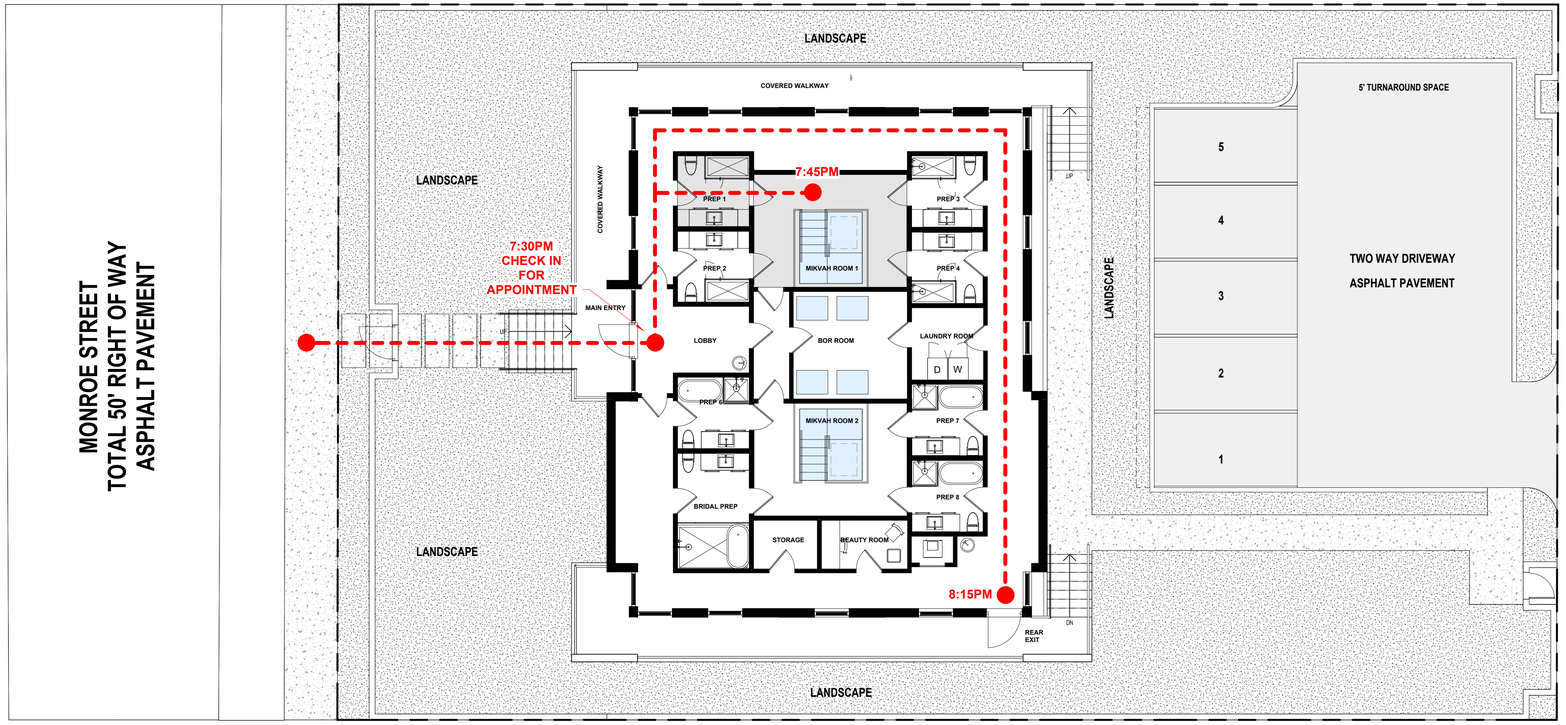
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PROJECT No.: 22193
DATE: 1.26.26
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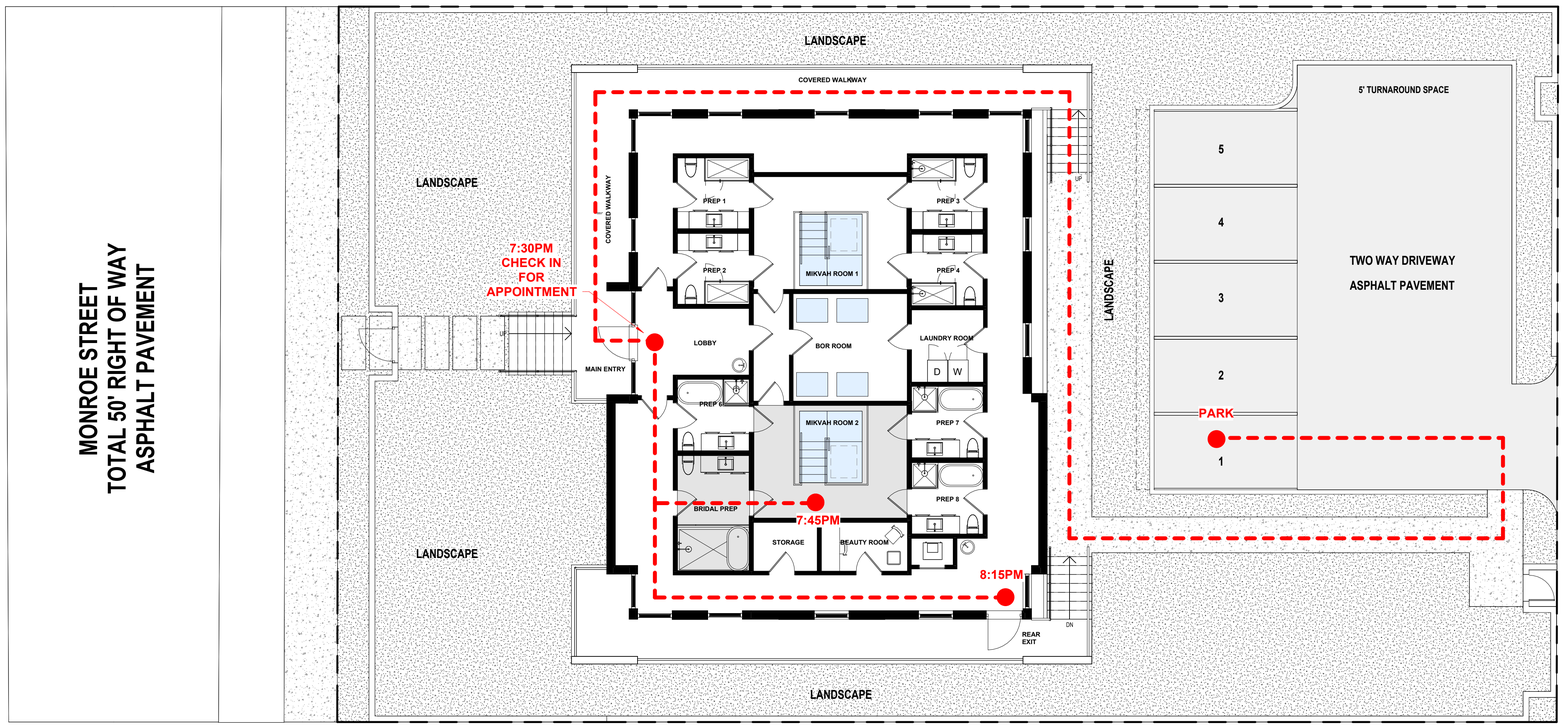
SHEET

A-0201

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. Contractors and trades shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1 **CIRCULATION DIAGRAM (ENTRY FROM ROW)**
1/8" = 1'-0"



2 **CIRCULATION DIAGRAM (ENTRY FROM VEHICLE**
1/8" = 1'-0"

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2026

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SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
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REGISTERED ARCHITECT

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FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

63

SHEET TITLE
CIRCULATION DIAGRAMS

REVISIONS

No.	Description	Date

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PROJECT No.: 22193
DATE: 1.26.26
DRAWN BY: MF
CHECKED BY: JBK

SHEET
A-0300

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and construction of the work by the Contractor. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results. Dimensions shall govern over scale. Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancies shall be reported to the Architect before proceeding with the work. Contractor shall keep one copy of all Contract Documents on the job site, available for use by the Architect and his consultants. Shop drawings, product data, samples and similar submittals are not Contract Documents. Their purpose is to demonstrate the way by which the Contractor intends to implement the design concept as shown in the Contract Documents. Review of, or action on, shop drawings, product data or samples by the Architect or his consultants is only for the limited purpose of checking for conformance with the design concept and the information given in the Contract Documents. Review does not include verification of quantities or dimensions, selection of fabrication processes or techniques of assembly, or performance of equipment or systems. The Contractor is responsible for confirming and correlating all quantities and dimensions, for selecting fabrication processes and techniques of assembly, for coordinating the work of all trades, and for performing all work in a safe and satisfactory manner. Drawings are not to be scaled for quantities or construction. Figured dimensions govern. Contractor shall verify all dimensions and conditions on the job. Any discrepancies shall be reported to the Architect before proceeding with the work. Contractor shall keep one copy of all Contract Documents on the job site, available for use by the Architect and his consultants. Shop drawings, product data, samples and similar submittals are not Contract Documents. Their purpose is to demonstrate the way by which the Contractor intends to implement the design concept as shown in the Contract Documents. Review of, or action on, shop drawings, product data or samples by the Architect or his consultants is only for the limited purpose of checking for conformance with the design concept and the information given in the Contract Documents. Review does not include verification of quantities or dimensions, selection of fabrication processes or techniques of assembly, or performance of equipment or systems. The Contractor is responsible for confirming and correlating all quantities and dimensions, for selecting fabrication processes and techniques of assembly, for coordinating the work of all trades, and for performing all work in a safe and satisfactory manner. Drawings are not to be scaled for quantities or construction. Figured dimensions govern.

ATTACHMENT A.II

Application Package

12/09/2025

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☐ Technical Advisory Committee
- ☐ Art in Public Places Committee
- ☑ Variance
- ☐ Planning and Development Board
- ☑ Historic Preservation Board
- ☐ Special Exception
- ☐ City Commission
- ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 1434 MONROE STREET HOLLYWOOD, FL 33020

Lot(s): 23,24 Block(s): 88 Subdivision: _____

Folio Number(s): 514215026480

Zoning Classification: RS-6 Land Use Classification: _____

Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: N/A

Is the request the result of a violation notice? ☐ Yes ☑ No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: NEW CONSTRUCTION 1 STORY MIKVAH & BLDG. SETBACK VARIANCE FOR THE FRONT (NORTH) AND SIDE (WEST).

Phased Project: Yes ☐ No ☑ Number of Phases: ____

Project	Proposal
Units/rooms (# of units)	# UNITS: N/A #Rooms N/A
Proposed Non-Residential Uses	2600 S.F.)
Open Space (% and SQ.FT.)	Required %: 20% (Area: 2,183 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 5)
Height (# of stories)	(# STORIES) 1 (14 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (10,906 FT.)

Name of Current Property Owner: NELKEN, SHLOIME

Address of Property Owner: 1434 MONROE ST HOLLYWOOD, FL 33020

Telephone: _____ Email Address: SNELKEN@GMAIL.COM

Applicant JOSEPH KALLER Consultant ☐ Representative ☑ Tenant ☐

Address: 2417 HOLLYWOOD BLVD HOLLYWOOD, FL 33020 Telephone: 9549205746

Email Address: JOSEPH@KALLERARCHITECTS.COM

Email Address #2: _____

Date of Purchase: N/A Is there an option to purchase the Property? Yes ☐ No ☑

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____ Date: 5/12/25

PRINT NAME: Shloime Nelken Date: 5/12/25

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 12th day of May, 2025

_____
Notary Public
State of Florida

Notary Public State of Florida
Daniel Guyton
My Commission HH 537936
Expires 9/1/2028

_____
Signature of Current Owner

_____
Print Name

My Commission Expires: _____ (Check One) [X] Personally known to me; OR [ ] Produced Identification _____

KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

May 7th, 2025

Re:
1434 Monroe Street
Hollywood, Florida 33020
Architect's Project #24305

Legal Description (As Per Survey and BCPA)

LOTS 23 AND 24, BLOCK 88 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Proposed Project Information

The proposed project is a new one-story, 2,600-square-foot mikvah located at 1434 Monroe Street in Pompano Beach, FL. The facility is designed in a contemporary modern style and will include a welcoming lobby, eight private preparation rooms, and dedicated beauty and makeup rooms to enhance the experience for women. The design emphasizes privacy, comfort, and spiritual dignity, using a soft grey and white color palette with natural stone features. Thoughtfully integrated into the residential neighborhood, the mikvah provides a serene, respectful space that blends tradition with modern elegance.

FL4-2066

NAME OF OWNER Mrs. J.R.WENKE. ADDRESS OF CONSTRUCTION 1434 Monroe St.

LEGAL DESCRIPTION Lot 23-24. Bl 88. Hwd Orig.

Owner's Present Address

Description of Construction Cost 14,200.

Single Family Res.

Permit Type	No.	Date Issued	To Whom	Fixtures or Outlets
Bldg	14655	12-19-49.	Weller Const Co.	
Plumbing	4657	12-22-49	Bryan Pl	7 -
Electrical	8113	12-19-49	Urahan El	1 - 50
Gas	4657	12-22-49	Bryan Pl	- 4 -

S.T.X. Cert. #4155 Brand.

INSPECTIONS

FOUNDATION 12-22-49	1st Rough Plg. 12-22-49	Temp. Service 12-19-49
COLUMNS	Final Rough Plg.	Rough Electric 1-19-50
TIE BEAM 1-4-50	Septic Tank 2-1-50	Temporary Final
CAP	Grease Trap	Final Electric 3-3-50
GAS 3-9-50	Final Plumbing 3-9-50	Rubbish Bond 3-13-50
	Cert. of Occupancy 3-13-50	

Remarks:

68

JOB CARD

OWNER	JOB ADDRESS
L. G. Wenke	1434 Monroe St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
	23,24	88	1215-02-648-0553-01 Town of Hwd.

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 78.00	$ 4200.

DESCRIPTION OF CONSTRUCTION

Re-roof tile

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF 2200	99693	12/2/85	Zinkil Rfg.	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County Surcharge: 1.00

JOB CARD

OWNER	JOB ADDRESS
L. Wenke	1434 Monroe St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 15.00	$ 500.

DESCRIPTION OF CONSTRUCTION

Window unit AC

☐ SEPTIC TANK
☐ SEWER T&P

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION	14826	6-22-83	Bevi's AC
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO OR WALK			

NOTES:

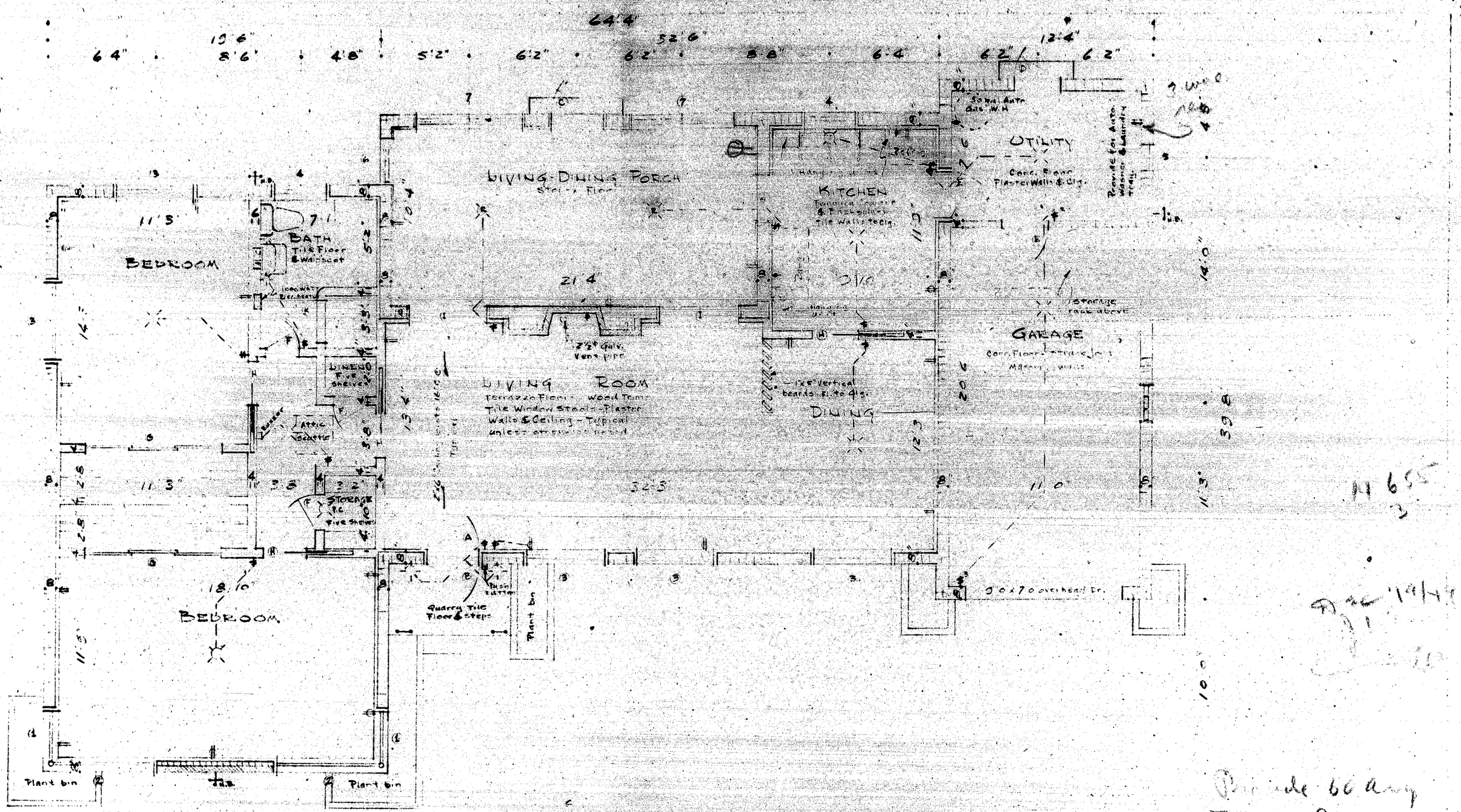
County Surcharge: .20

Permit Search Results

Search > Properties located at/on/near '...1434 Monroe St...'

11 permits were found for
1434 MONROE ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		**M10-101509**	A/C CENTRAL (REPLACEMENT)	11/24/2010	**11/24/2010**
Details	54493	**P0501434**	HOT WATER HEATER	10/10/2005	**10/18/2005**
Details	98391	**B0504897**	RE-ROOF (METAL,TILE,WOOD,SHINGLE,SHAKE)	7/28/2005	**8/8/2005**
Details		**M9602214**	A/C - CENTRAL - NEW		**12/11/1996**
Details		**E9604918**	ELECTRICAL WORK		**12/11/1996**
Details		**P9602256**	PLUMBING WORK		**12/2/1996**
Details		**M9602158**	A/C - CENTRAL - NEW		**12/2/1996**
Details		**E9604804**	ELECTRICAL WORK		**12/2/1996**
Details		**B9608439**	ALTERATIONS-INTERIOR		**12/2/1996**
Details		**E9604375**	SERVICE CHANGE-SINGLE FAMILY RESIDENCE		**11/7/1996**
Details		**B9405661**	STORM SHUTTERS		**9/9/199**



DOOR SCHEDULE

A	3'0"x6'8"	Two Light over four panel	G	8'0"x6'8"	Triple Flash Slab Sliding
B	3'0"x6'8"	One panel sc. W.I. Grille	H	2'8"x6'8"	" " "
C	3'0"x7'0"	Glass Jalousie	I	4'8"x6'8"	Cased opening
D	2'8"x7'0"	Combination	J	2'8"x6'8"	" "
E	2'8"x6'8"	"	K	26"x64"	Glass Shower dr.
F	2'0"x6'8"	Flush Slab			

WINDOW SCHEDULE

1	24	Aluminum Awning
2	24	" " Mail
3	34	" "
4	23	" "
5	13	" "
6	2'6"x6'¾" approx	Glass Jalousie
7	3'1"x6'¾"	" " Mail

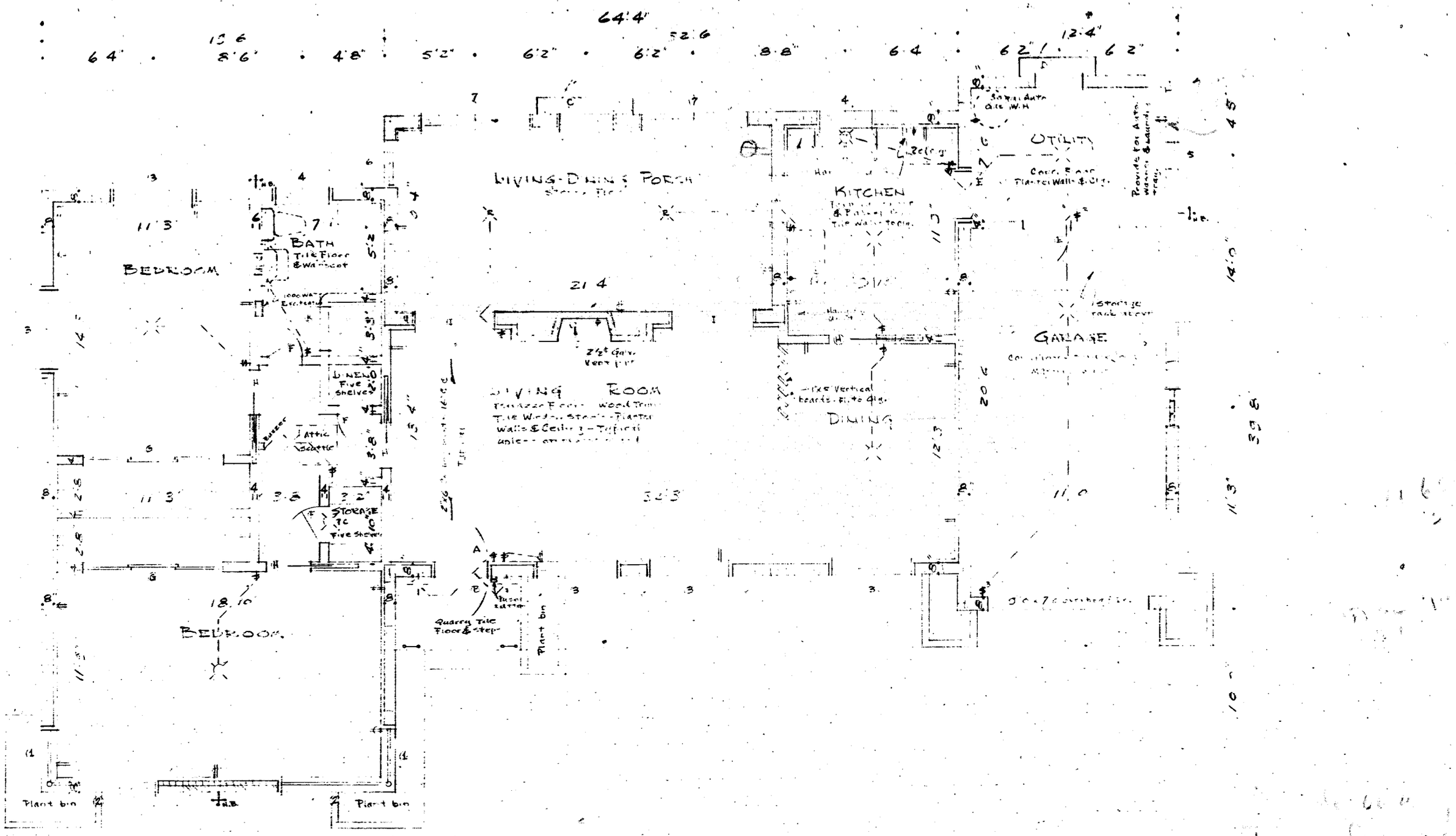
WINDOWS TO BE SET IN LIVESAY PRECAST FRAMES.

FLOOR PLAN
1/4" = 1'0"

RESIDENCE
For MR. & MRS. J.R. WEMKE
Lot 23 & 24, Block 88, Town of Hollywood
HOLLYWOOD, FLORIDA

Com. 4918
26 Nov, 1949
scale noted
Drawn: W.P.

SHEET 72 OF THEIR



DOOR SCHEDULE

A	3'0"x6'8"	Two Light over four panel	G	8'0"x6'8"	Tripe Flush Slab Sliding
B	3'0"x6'8"	One panel sc. W.I. Grille	H	2'8"x6'8"	" " " "
C	3'0"x7'0"	Glass Jalousie	I	4'8"x6'8"	Case [illegible]
D	2'8"x7'0"	Combination	J	2'8"x6'8"	" "
E	2'8"x6'8"	"	K	26"x64	Glass Sliding Doors
F	2'0"x6'8"	Flush Slab			

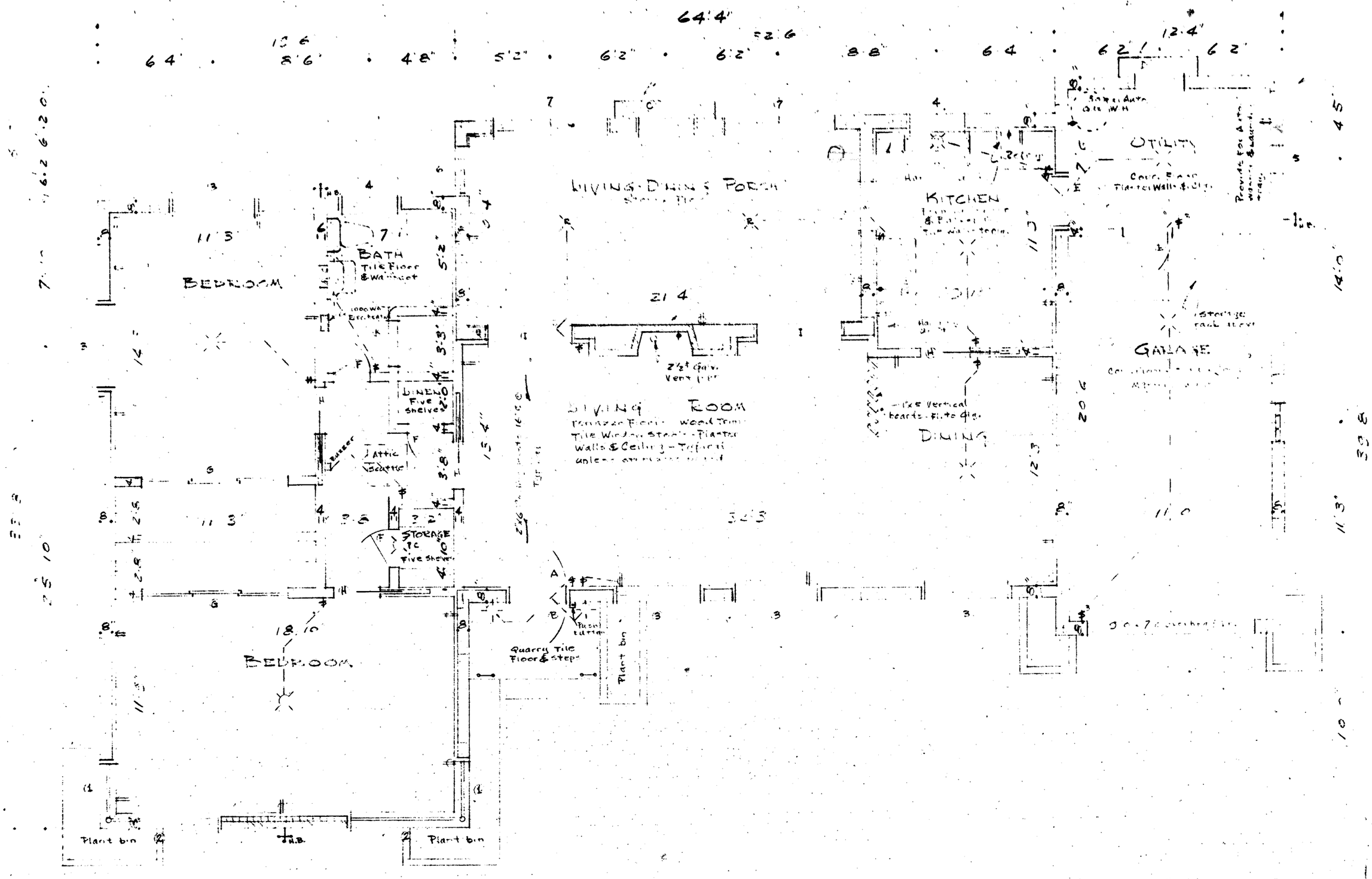
WINDOW SCHEDULE

1	24	Aluminum Awning
2	24	" " Mull
3	34	" "
4	23	" "
5	13	" "
6	2'6"x6'¾" approx	Glass Jalousie
7	3'1"x6'¾"	" " Mull

WINDOWS TO BE SET IN LINDSAY PECCAN FRAMES

FLOOR PLAN
1/4" = 1'0

RECIPIENT
For Mr. & Mrs. J.R. WEMKE
Lot 23 & 24, Block 88, Town of Holly [illegible]
HOLLY ACRES, FLOR[illegible]
Com. date
26 Nov, 1941
Scale
Drawn by
SHEET
OF

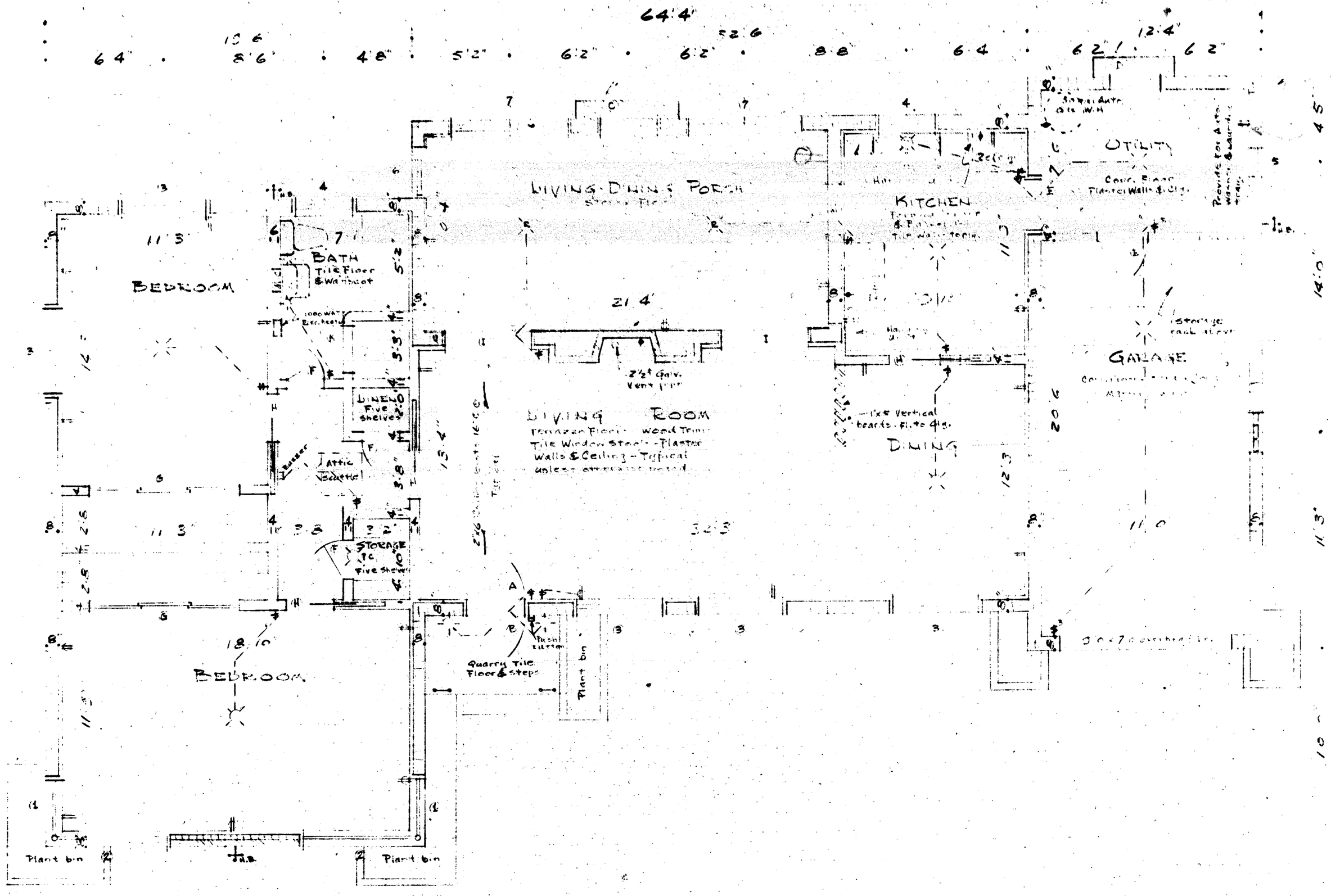


FLOOR PLAN

1/4" = 1'0"

DOOR SCHEDULE

WINDOW SCHEDULE

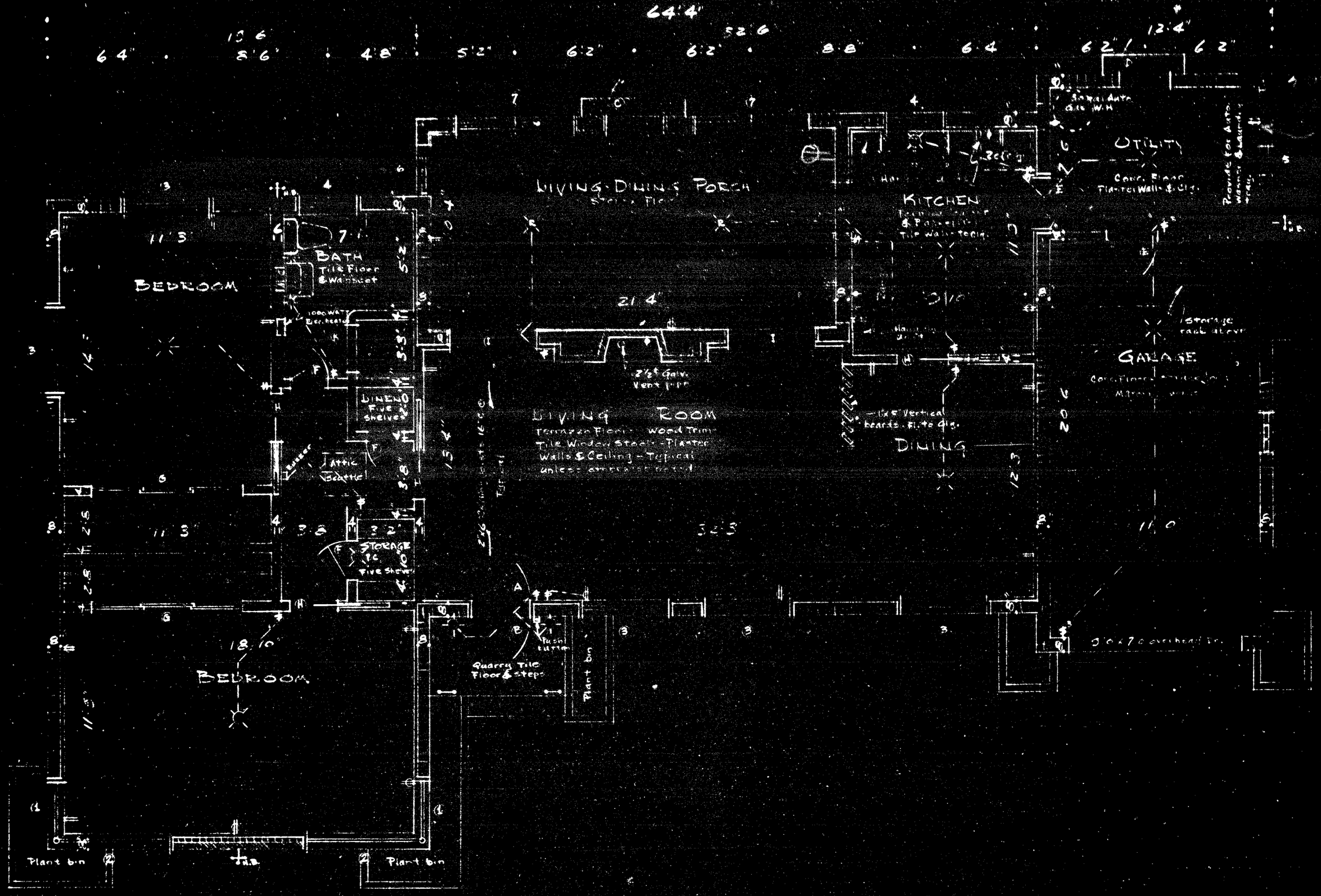


FLOOR PLAN

1/4" = 1'0

DOOR SCHEDULE

WINDOW SCHEDULE



DOOR SCHEDULE					

WINDOW SCHEDULE					

64'-4"

52'-6"

12'-4"

19'-6"

ADAMSON STREET

50.0'

18'-10"

21'-4"

9'-10"

11'-0"

11'-10"

8'-6"

64.55

10.67'

PLOT PLAN
1" = 20'-0"

18'-10"

3'-6"

64"

20'-2"

7'-0"

24'-10"

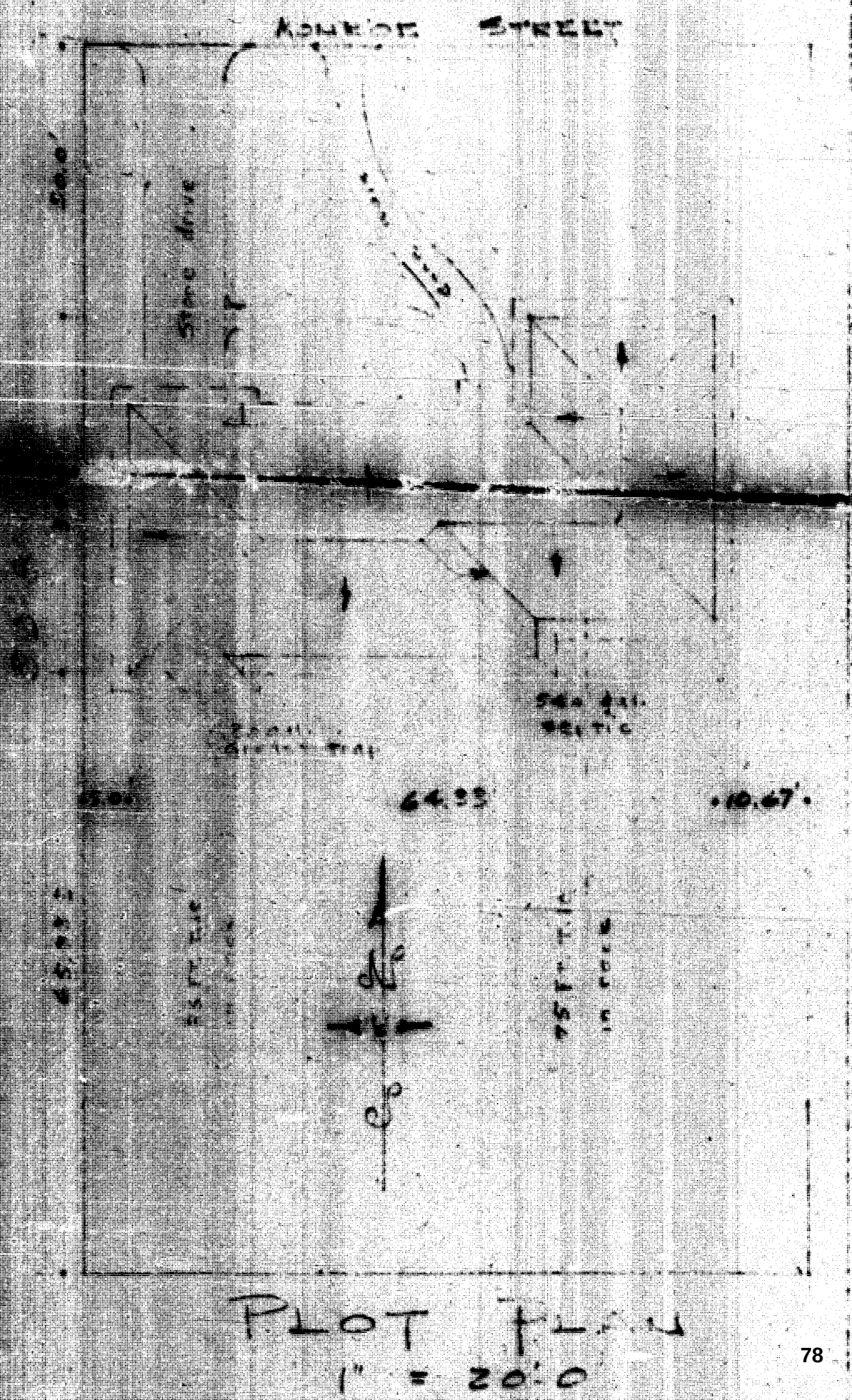
12'-4"

64'-4"

FOUNDATION PLAN
1/4" = 1'-0"

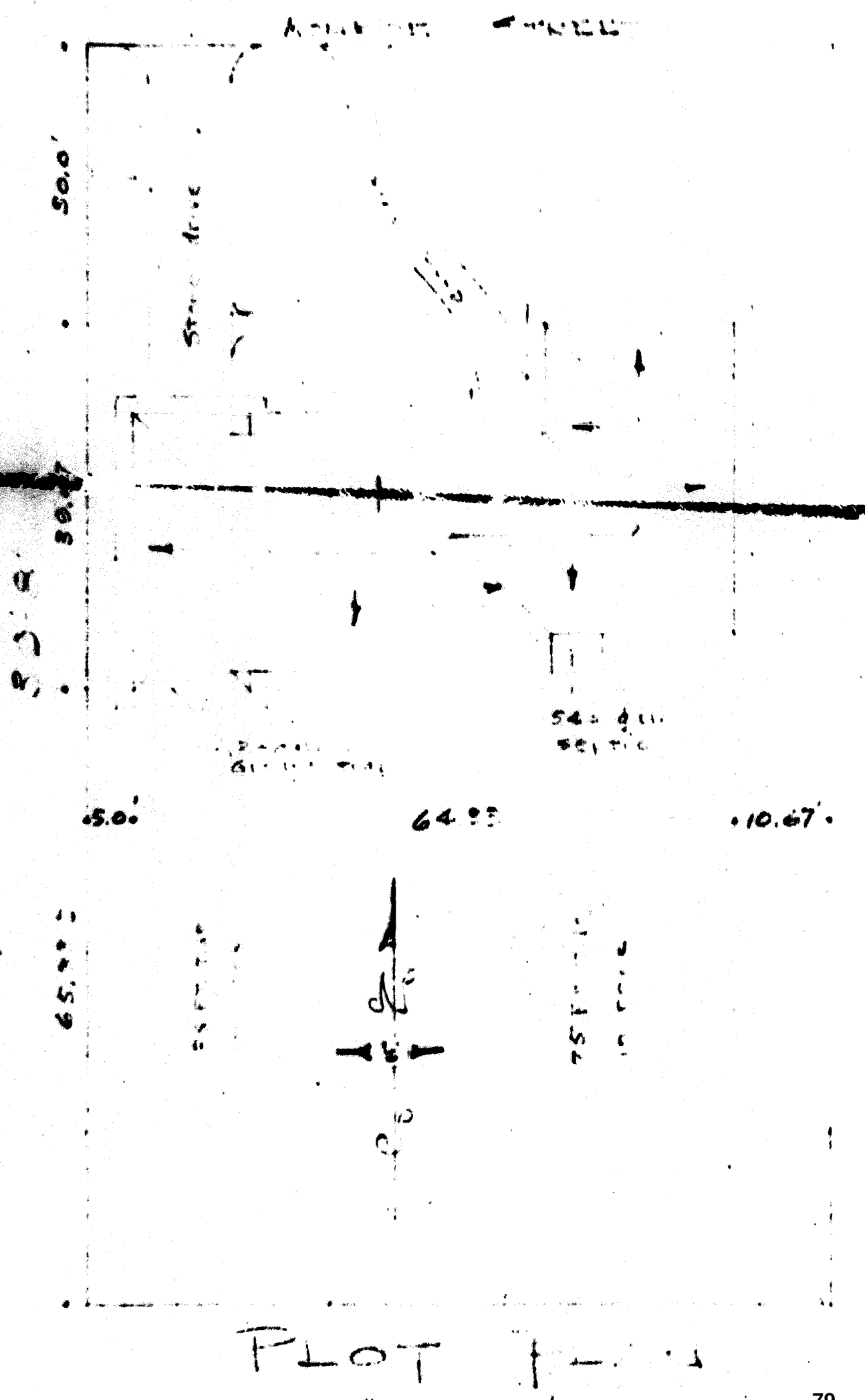
Crab orchard stone

ELEVATION OF FIREPLACE IN L.R.
3/8" = 1'-0"



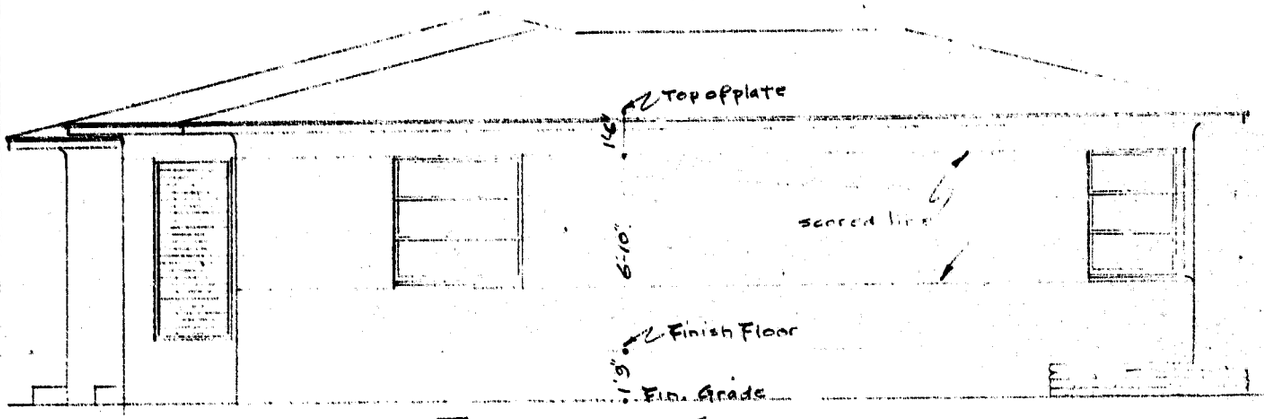
PLOT PLAN

1" = 20'-0"

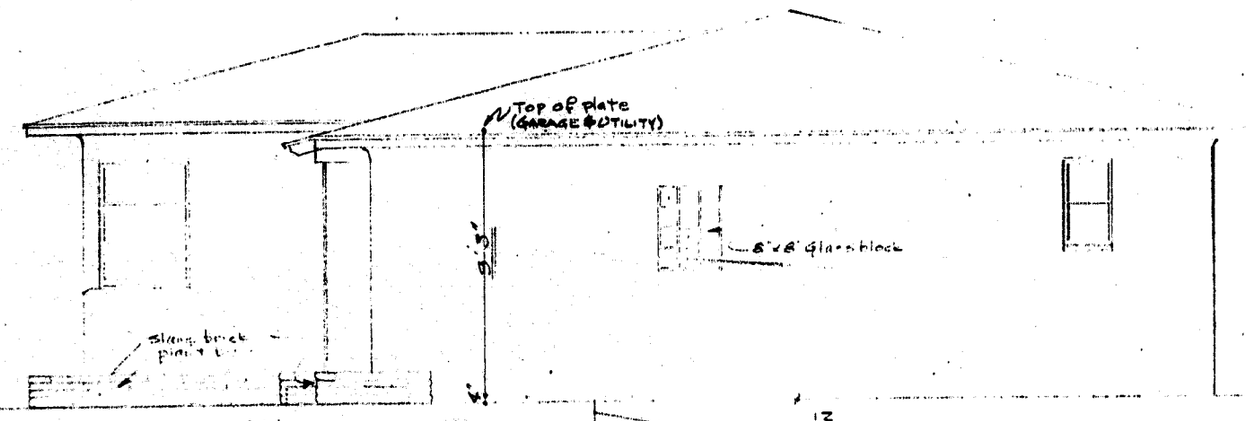


PLOT PLAN

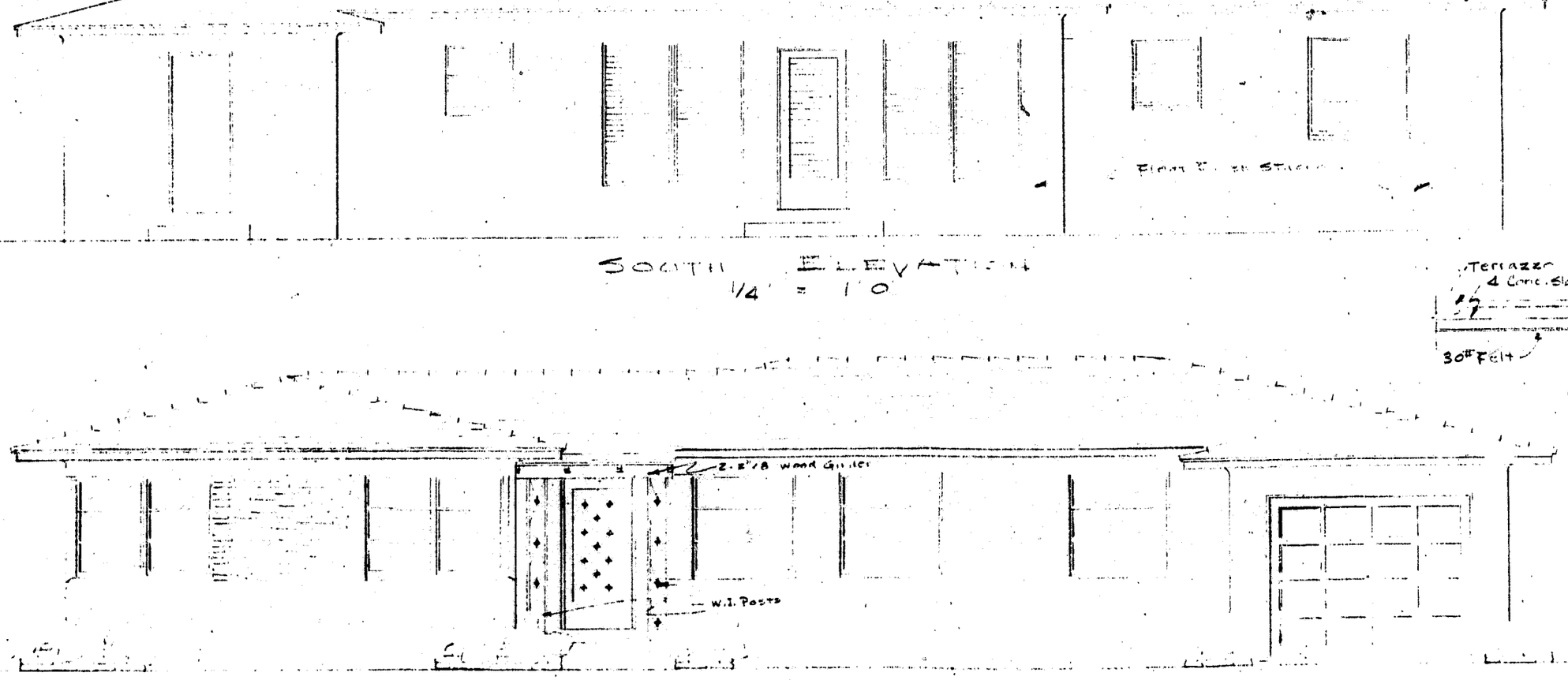
1" = 20'-0"



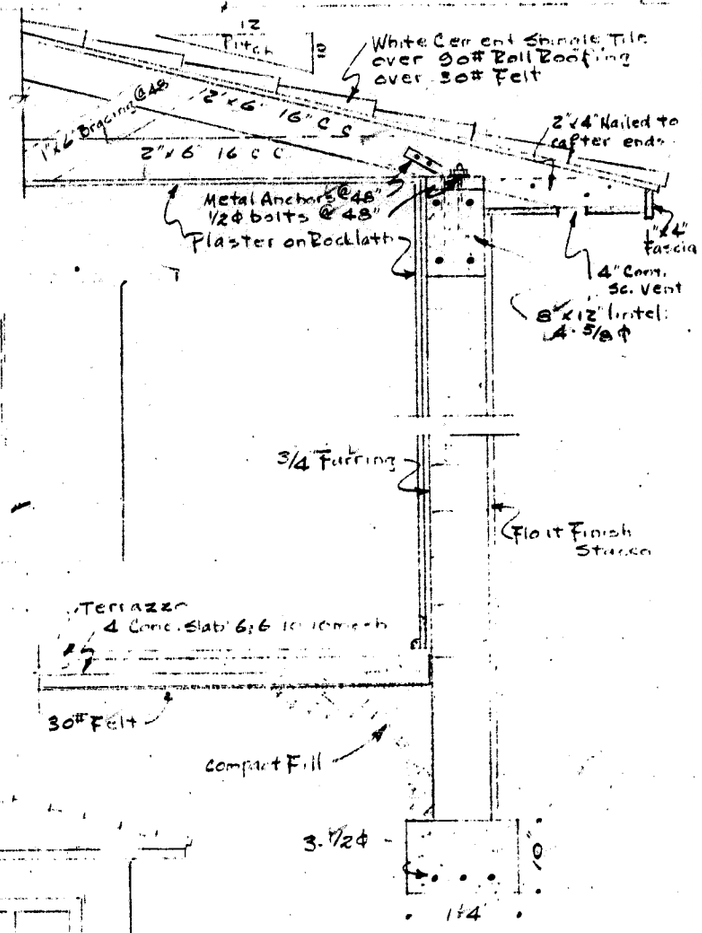
EAST SIDE
1/4" = 1'0"



WEST SIDE
1/4" = 1'0"



NORTH ELEVATION
1/4" = 1'0"



SECTION
3/4" = 1'0"

Top of plate

scored line

6'-10"

Finish Floor

1'-9"

Fin. Grade

EAST SIDE
1/4" = 1'0"

Top of plate (GARAGE & UTILITY)

9'-3"

8"x8" Glass block

Slump brick piers

WEST SIDE
1/4" = 1'0"

12 Pitch

White Cement Shingle Tile over 90# Roll Roofing over 30# Felt

1"x6" Bracing @ 48"

2"x6" 16" C.C.

2"x6" 16" C.C.

2"x4" Nailed to rafter ends

Metal Anchors @ 48" 1/2ϕ bolts @ 48"

Plaster on Rocklath

1"x4" Fascia

4" Conc. Sc. Vent

8"x12" lintel 4-5/8ϕ

3/4 Furring

Float Finish Stucco

Terrazzo & Conc. Slab 6"x6" to form curb

30# Felt

Compact Fill

3-1/2ϕ

1'-4"

SECTION
3/4" = 1'0"

Finish Stucco

SOUTH ELEVATION
1/4" = 1'0"

2-2"x8" wood Girder

W.I. Posts

NORTH ELEVATION
1/4" = 1'0"

Back to the Previous Page

Process #:	Permit #: B9608439	Master Permit: B9608439
Status: Closed		
Show Master Permit | List All Subpermits		

Site Information

Address: 1434 MONROE ST	**Folio#:** 514215026480
Sub-division: HOLLYWOOD 1-21 B	**Value:** $2,200.00
Lot: 23 **Block:** 88	**Sq Ft:** 0

Permit Information

Application Type: ALTERATIONS-INTERIOR **Job Name:** LINCOLN,JAMES B & JOCELYNE **Film Number:** 9706339	**Application Date:** 00/00/00 **Permit Date:** 12/02/96 **CO/CC Date:** **Permit Fee:** $54.05

Applicant / Contact Information

Name: LINCOLN,JAMES B & JOCELYNE
Address:

Property Owner Information

Name: LINCOLN,JAMES B & JOCELYNE
Address:

9706339

174/37

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

ALL OF THE FOLLOWING MUST BE FILLED IN BY APPLICANT, ACCORDING TO FS 713.135

DATE 11/27/96 TAX FOLIO # _____

DESCRIPTION: LOT _____ BLOCK _____ SUBDIVISION _____

JOB NAME James Lincoln PHONE # 925-8386

JOB ADDRESS 1434 Monroe ST CITY OF HOLLYWOOD STATE FL ZIP 33020

DETAILED WORK DESCRIPTION: BATHROOM REMODELING

SQ.FT. 80 ESTIMATED VALUE: $ ~~3000~~ 4000.00

CONTRACTOR'S NAME Homeowner PHONE # 925-8386

CONTRACTOR'S ADDRESS 1434 Monroe ST CITY HLYWD STATE FL ZIP 33020

CERTIFICATE OF COMPETENCY # _____ FAX # _____

CONTRACTOR'S STATE CERTIFICATION OR REGISTRATION NO. _____

OWNER OR FEE SIMPLE TITLE HOLDER'S NAME _____

OWNER OR FEE SIMPLE TITLE HOLDER'S ADDRESS _____

BONDING COMPANY _____

BONDING COMPANY ADDRESS _____

ARCHITECT/ENGINEER'S NAME _____ PHONE # _____

ARCHITECT/ENGINEER'S ADDRESS _____ CITY _____ STATE ____ ZIP _____

MORTGAGE LENDER'S NAME _____

MORTGAGE LENDER'S ADDRESS _____

✓ ELECTRICAL CONTRACTOR: OK by Bruce Forsythe on 11-27-96 per Resident call

Phone # _____ LICENSE # _____

Sworn before me this ____ of _____, 19____. _____ Notary Public

_____ Notarized Signature of Qualifier Value $ _____

✓ MECHANICAL CONTRACTOR: _____

Phone # _____ LICENSE # _____

Sworn before me this ____ of _____, 19____. _____ Notary Public

_____ Notarized Signature of Qualifier Value $ _____

O.K for Homeowner to pull Mech. permit for toilet
Exhaust, RG. 11/27/96

PLUMBING CONTRACTOR: _____

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____, 19____. _____ Notary Public

_____ Value $ _____

Notarized Signature of Qualifier

ROOFING CONTRACTOR: _____

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____, 19____. _____ Notary Public

_____ Value $ _____

Notarized Signature of Qualifier

_____ CONTRACTOR: _____

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____, 19____. _____ Notary Public

_____ Value $ _____

Notarized Signature of Qualifier

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, BOILERS, TANKS, AIR CONDITIONERS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

DISCLOSURE STATEMENT

Owners of property when acting as their own contractor and providing all material supervision themselves, when building or improving farm outbuildings or one-family or two-family residences on such property for the occupancy of use of such owners and not offered for sale or lease, or building or improving commercial building at a cost of under $25,000 on such property for the occupancy or use of such owners and not offered for sale or lease. In an action brought under this part proof of the sale or lease, or offering for sale or lease, of more than one such structure by the owner-builder within 1 year after completion of same is prima facie evidence that the construction was undertaken for purposes of sale or lease. This subsection does not exempt any person who is employed by such owner and who acts in the capacity of a contractor.

SIGNATURE _____ SIGNATURE _____

Owner or Agent — Prime Contractor (Owner/Builder)

DATE _____ DATE _____

_____ _____

NOTARY as to Owner or Agent — NOTARY as to Contractor

My Commission Expires _____ My Commission Expires _____

Within Fifteen (15) working days after the plans are submitted and accepted for a building permit, the applicant will be notified in writing that a permit is ready for issuance or that additional information is required. *Sixty (60) calendar days* after the date of such notification, where such additional information has not been submitted or the permit has not been purchased, the applicant and/or the permit shall become null and void. **Once the permit application package has become null and void it will be discarded by the Building Division, S.F.B.C. 302.1f.**

OFFICE USE ONLY

MASTER PERMIT # _____ MASTER PROCESS # 33672

PROCESS FEE PAID $ 60.00 APPLICATION APPROVED BY _____

Permit Officer

17-54 (Rev. 01/9[illegible])

7/24/97 Bill recommend extension - Mike okww

CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF DEVELOPMENT ADMINISTRATION

Building Division

Chief Building Official

Date: 07/22/97

LINCOLN,JAMES B & JOCELYNE
1434 MONROE ST
HOLLYWOOD FL 33020

6098603

Owner: LINCOLN,JAMES B & JOCELYNE
Contractor: PROPERTY OWNER
Job Address: 01434 MONROE ST
Permit Number: B9608439 Type of Work: ALTERATIONS-INTERIOR
Process Number: 33672

Dear Owner/Contractor:

Our records indicate that there have been no inspections requested on the above referenced permit for 150 days from the date of either the issuance of the permit or the last performed inspection 02/21/97. IT IS IMPERATIVE THAT THE NEXT REQUIRED INSPECTION BE SCHEDULED AND PERFORMED IMMEDIATELY.

If no action is taken on this permit, the permit will then become null and void. SHOULD THE PERMIT BE ALLOWED TO BECOME NULL AND VOID, THE BUILDING DIVISION WILL BE REQUIRED TO ENFORCE THAT A NEW PERMIT BE OBTAINED AT THE COST OF THE ORIGINAL PERMIT FEE AMOUNT TO COMPLETE THE WORK OR THAT THE WORK PERFORMED UNDER THE ORIGINAL PERMIT BE REMOVED FROM THE SITE (S.F.B.C., section 304.3) AT THE OWNER'S EXPENSE. In addition, neither the owner nor the contractor will be allowed to obtain any other permits whether on the above referenced site or any other site within the limits of the city of Hollywood until the situation is resolved.

This is not a violation, but a courtesy notice to impress upon you the importance of taking action to ensure that the above referenced permit does not expire. To schedule an inspection please call 921-3261. If you are the owner of the property please contact your contractor and follow up to ensure that the situation is resolved. Should you have any questions, please do not hesitate to contact Mr. Mike Von Hofen at 921-3491.

2600 Hollywood Boulevard • P.O. Box 229045 • Hollywood, FL 33022-9045
Phone (954) 921-3335 • FAX (954) 921-3037

"An Equal Opportunity and Service Provider Agency"

7/29/97

Dear City of Hollywood:

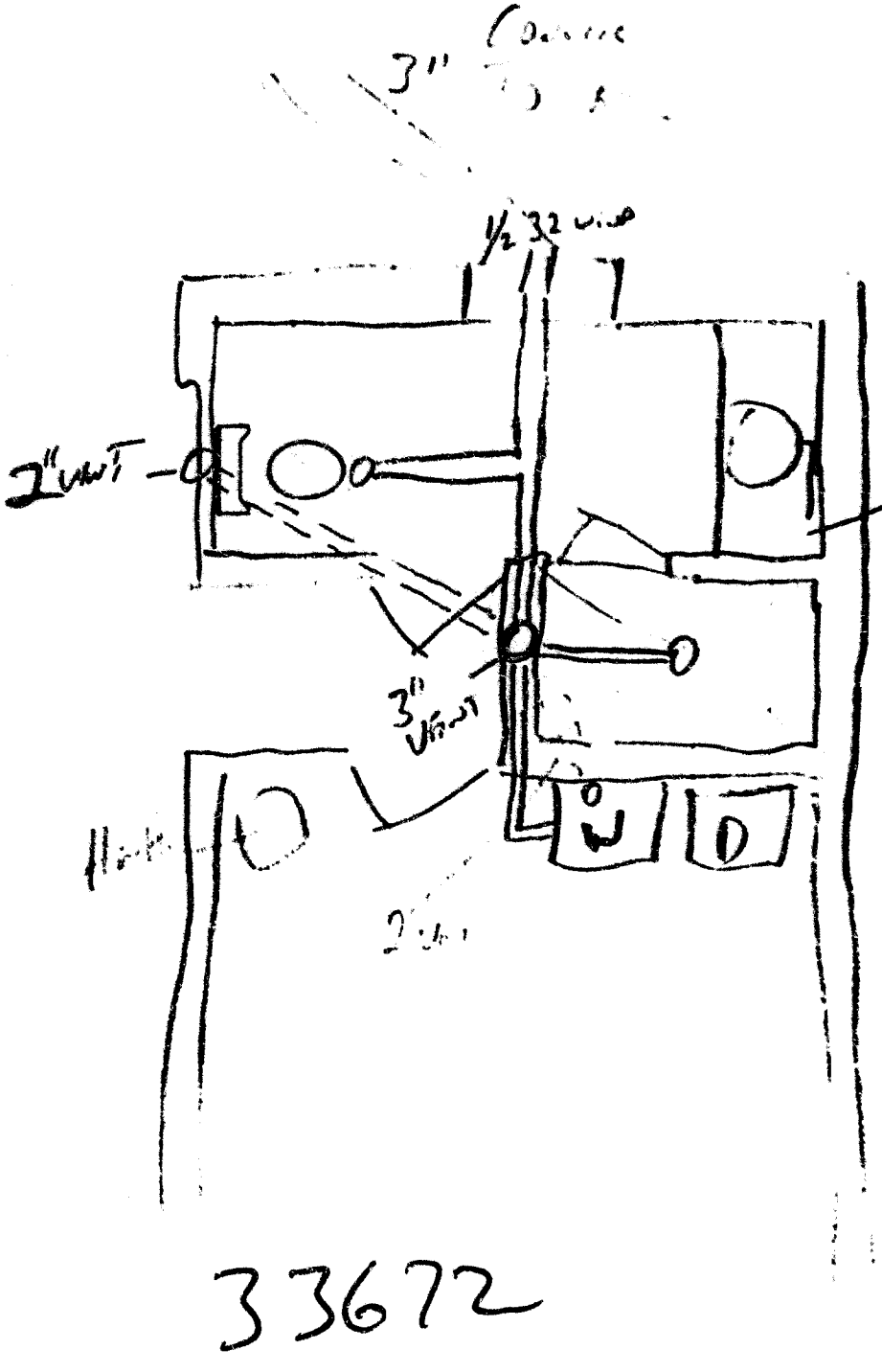
I'm writing you to request an ~~extension~~ on this permit.

I have been trying for some time to have this last item made but I continue to run into "manufacturing" problems.

I shall continue with diligence to have the shutter manufactured and installed as soon as possible. Any time extension you could grant would be greatly appreciated

Thank you

James B. Jones



APPROVED

DEC 10 1968

City of Hollywood, Fla.
Plumbing

33672

KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

May 7th, 2025

Re:
1434 Monroe Street
Hollywood, Florida 33020
Architect's Project #24305

CRITERIA OF APPROPRIATENESS FOR DESIGN

1434 Monroe Street – New 1-Story Mikvah

CRITERION 1: INTEGRITY OF LOCATION

The property is located South of Hollywood Blvd. on Monroe Street proximity to South Lake, built in 1949 as a 1-story single-family residence that sits alongside its respective residential zoning. The newly proposed One-story Mikvah sits on a 100'-0" wide lot similar to its neighboring properties within its zoning designation of RS-6.

CRITERION 2: DESIGN

ANALYSIS: The existing building was built in 1949 and there are no records revealing the existing structure has any contribution to the Historic District. Through the years, it was repaired and renovated diminishing the overall structural and aesthetic integrity. However, the new proposed building refreshes the curb appeal alongside Monroe Street with a modern-contemporary style.

This one-story mikvah is designed as a contemporary modern space that seamlessly integrates into the fabric of its surrounding residential neighborhood. The architectural vision balances the spirituality and privacy required of a mikvah with a language design that is approachable, warm,

and community oriented. Clean, modern lines are softened by natural materials such as stone. A modest scale and low-profile roofline ensure the building sits respectfully within its context, while strategic Florida native landscaping provides both beauty and discretion. Inside, the mikvah offers a serene, light-filled environment, with an intuitive layout that supports the ritual journey and enhances the user's sense of peace and renewal. This project reflects a thoughtful blend of spiritual function, contemporary design, and neighborhood harmony.

CRITERION 3: SETTING

The Proposed 1-Story Mikvah at 1434 Monroe Street is thoughtfully situated within a tranquil residential neighborhood in Hollywood, Florida, reflecting a commitment to community integration and respect for local context. This location offers a serene and private environment, essential for the sacred rituals of the mikvah, while maintaining harmony with the surrounding homes.

CRITERION 4: MATERIALS

The material and color palette for the new one-story mikvah embraces a refined contemporary aesthetic centered around tones of grey and white, complemented by natural stone accents. Crisp white walls and soft grey finishes establish a calming, minimalist backdrop that evokes purity and tranquility—key themes in the mikvah experience

CRITERION 5: ASSOCIATION

The new mikvah at 1434 Monroe Street is established under a dedicated local Jewish organization committed to fostering spiritual growth, ritual observance, and communal support. This mikvah is a vital addition to the religious infrastructure of the community. Development reflects the values of dignity, modesty, and accessibility, serving women from diverse backgrounds. The organization behind the mikvah is devoted not only to maintaining the highest standards of ritual practice but also to creating a welcoming and inclusive environment that supports Jewish life and continuity for generations to come.

CRITERION 6: WORKMANSHIP

The workmanship on the proposed new construction will be a guarantee that all State and Local regulations are to be upheld. Proper barricading will be provided during the demolition of the existing structure and new construction work. All practices will meet or exceed requirements of the Florida Building Code 2020, 8th edition and the State of Florida Department of Environmental Protection.

Should you have any questions, please feel free to contact this office.

Sincerely,



Giovanni Muñoz Vargas NCARB – NAR - AIA assoc. | Associate
2417 Hollywood Blvd Hollywood, FL
t. 954 920 5746 **c.** 305 586 7952
e. giovanni@kallerarchitects.com
w. kallerarchitects.com



Mitchell Fraiman | NCARB, AIA | Architectural Associate
2417 Hollywood Blvd Hollywood, FL
t. 954 920 5746 **e.** mfraiman@kallerarchitects.com
w. Kallerarchitects.com

KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

May 13th, 2025

Re:
New Construction One-Story Mikvah
File #: 25-CSV-58

1434 Monroe Street
Hollywood, Florida 33020
Architect's Project #24305

To Whom It May Concern,

The following is our analysis of Criteria and findings for Variance Review for the above referenced One-Story Mikvah as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(F)(1).

Variance Request Statement for Front Building Setback (North) at 1434 Monroe
We respectfully request a variance for the front (north) building setback for the proposed one-story Mikvah located at 1434 Monroe Street. The request seeks to reduce the front building setback to 25'-0", allowing the building to better align with the surrounding single-family context and to accommodate the site's spatial constraints and existing frontage conditions.

1. **Consistency with Neighborhood Character**: Majority of the surrounding properties along Monroe have a front building setback of 25'-0". For example, 1438 Monroe and 1426 Monroe. Our proposed setback would maintain this established streetscape and avoid creating an inconsistent frontage that could disrupt the visual continuity of the neighborhood.

2. **Site Constraints and Buildable Area**: Complying with the required 50-foot front setback would substantially reduce the buildable area on the site and alter the overall character of the project. Such a setback would push the building significantly farther back than neighboring properties, making it appear out of context and inconsistent with the established streetscape. This constraint would also compromise the functionality and

layout of the proposed Mikvah, which depends on a compact and efficient footprint to accommodate its intended use.

3. **Parking Placement and Aesthetics**: A 50-foot front setback would necessitate placing parking in front of the building, diminishing the visual quality of the site and the surrounding neighborhood. By allowing a 25-foot front setback on the north, the building can be appropriately positioned closer to the street, with vehicular access along the east side and parking discreetly located at the rear—aligning with established urban design best practices and enhancing the overall streetscape.

4. **Lot Width and Building Proportions**: The lot has an overall width of 136 feet. With the required 50-foot front setback on the north and parking located at the rear, the remaining buildable depth would be significantly reduced, resulting in a narrow and disproportionate building footprint that would appear out of scale and inconsistent with adjacent properties. In contrast, our proposal provides a 25-foot front setback on the north, achieving a more balanced, functional, and contextually appropriate site layout.

DESIGN REVIEW

GENRAL CRITERIA: All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

CRITERION 1: Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The requested front setback variance support a design that aligns with neighboring properties and enhances the building's architectural presence on the site. Reducing the front setback allows for a more pedestrian-oriented entrance and keeps parking at the rear, improving both aesthetics and functionality. The building's scale, materials, and detailing are consistent with the neighborhood and appropriate for the mikvah's purpose.

CRITERION 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The proposed mikvah is designed to be compatible with the architectural character and development pattern of the surrounding neighborhood. The requested front setback matches neighboring properties, maintaining a consistent street frontage. The one-story scale, traditional materials, and simple massing reflect the residential context, ensuring the building blends appropriately with adjacent structures and contributes to a cohesive streetscape.

CRITERION 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: The proposed one-story mikvah is modest in height and footprint, aligning with the scale of surrounding residential structures. The building mass is simple and well-proportioned, with traditional detailing such as clean rooflines and appropriate fenestration. The requested setback help maintain a balanced relationship with adjacent properties and avoid a narrow, out-of-place structure, supporting a consistent massing pattern within the neighborhood.

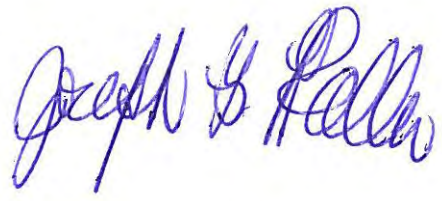
CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The landscaping plan for the mikvah will include a variety of native and compatible plant species, integrated thoughtfully with the building and surrounding paved areas. We will prioritize preserving any existing mature trees and significant plants on the site, enhancing the natural environment while maintaining a harmonious relationship with the structure and its surroundings.

Should you have any questions, please feel free to contact this office.

Sincerely,

Kaller Architecture



Joseph B. Kaller AIA, LEED AP BD+C
President

KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

May 13th, 2025

Re:
New Construction One-Story Mikvah
File #: 25-CSV-58

1434 Monroe Street
Hollywood, Florida 33020
Architect's Project #24305

To Whom It May Concern,

The following is our analysis of Criteria and findings for Design Review for the above referenced Residential Building as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(I)(4)(a).

Variance Request Statement for The Side Setback (West) at 1434 Monroe
We respectfully request a variance for the west side building setback for the proposed one-story Mikvah located at 1434 Monroe Street. The request seeks to reduce the west side setback to 10'-0", allowing the building to better align with the surrounding single-family context and to accommodate the site's spatial constraints.

1. **Consistency with Neighborhood Character**: Majority of the surrounding properties along Monroe have a side building setback of 10'-0". For example, 1438 Monroe and 1426 Monroe. Our proposed setback would maintain this established streetscape and avoid creating an inconsistent frontage that could disrupt the visual continuity of the neighborhood.

2. **Site Constraints and Buildable Area**: Adhering to the required 25-foot side setback would significantly reduce the buildable area on the site. This constraint would compromise the functionality and layout of the proposed mikvah, which requires a compact and efficient footprint for its intended use.

3. **Parking Placement and Aesthetics**: A 25-foot side setback would require placing parking in front of the building, which would detract from the visual character of both the site and the surrounding neighborhood. Allowing a **10-foot side setback on the west** enables the building to be positioned closer to the street, with vehicular access along the east side and parking discreetly located at the rear—consistent with sound urban design principles.

4. **Lot Width and Building Proportions**: The lot has an overall width of 80 feet. With the required 25-foot side setbacks on both the east and west sides, the remaining buildable width would be reduced to only 30 feet, resulting in a narrow and disproportionate building footprint that would appear out of scale and inconsistent with neighboring properties. In contrast, our proposal provides a 25-foot setback on the east side and a 10-foot setback on the west, achieving a more balanced and contextually appropriate site layout.

DESIGN REVIEW

GENRAL CRITERIA: All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

CRITERION 1: Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The requested west setback variances support a design that aligns with neighboring properties and enhances the building's architectural presence on the site. Reducing the front setback allows for a more pedestrian-oriented entrance and keeps parking at the rear, improving both aesthetics and functionality. The building's scale, materials, and detailing are consistent with the neighborhood and appropriate for the mikvah's purpose.

CRITERION 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The proposed mikvah is designed to be compatible with the architectural character and development pattern of the surrounding neighborhood. The requested west side setback matches neighboring properties, maintaining a consistent street frontage. The one-story scale, traditional materials, and simple massing reflect the residential context, ensuring the building blends appropriately with adjacent structures and contributes to a cohesive streetscape.

CRITERION 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: The proposed one-story mikvah is modest in height and footprint, aligning with the scale of surrounding residential structures. The building mass is simple and well-proportioned, with traditional detailing such as clean rooflines and appropriate fenestration. The requested setback help maintain a balanced relationship with adjacent properties and avoid a narrow, out-of-place structure, supporting a consistent massing pattern within the neighborhood.

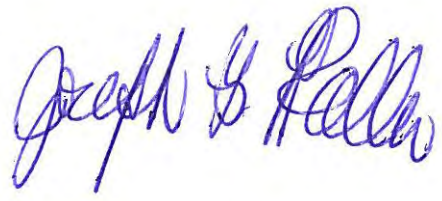
CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The landscaping plan for the mikvah will include a variety of native and compatible plant species, integrated thoughtfully with the building and surrounding paved areas. We will prioritize preserving any existing mature trees and significant plants on the site, enhancing the natural environment while maintaining a harmonious relationship with the structure and its surroundings.

Should you have any questions, please feel free to contact this office.

Sincerely,

Kaller Architecture



Joseph B. Kaller AIA, LEED AP BD+C
President

KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

May 13th, 2025

Re:
New Construction One-Story Mikvah
File #: 25-CSV-58

1434 Monroe Street
Hollywood, Florida 33020
Architect's Project #24305

To Whom It May Concern,

The following is our analysis of Criteria and findings for Special Exception Review for the above referenced One-Story Mikvah as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(G)

Special Exception Request Statement:
We respectfully request a special exception for the proposed one-story mikvah located at 1434 Monroe Street. This request aims to provide the neighborhood with a dedicated community mikvah, offering convenient access for women residing in the area.

What is a Mikvah?
A mikvah is a Jewish ritual bath used for spiritual purification. It involves immersion in a pool of water, traditionally containing from a natural source (i.e rainwater). Mikvahs are used for various purposes, including before marriage, after childbirth, and monthly after menstruation. A *Mikvah* is a ritual bath, central to traditional Jewish life and practice, used primarily by Jewish women for the observance of "family purity." It is a quiet, private space for spiritual reflection and renewal, with deep emotional and religious significance. The Mikvah is not recreational facility, but it is a sacred site used for brief, modest immersion in water, following specific personal preparation and spiritual intention.
The laws of family purity have been observed by Jewish women for thousands of years, and the Mikvah has been part of every thriving Jewish community throughout history. For Jewish observant families, a Mikvah is as essential to Jewish life as a synagogue, school, or kosher food. Without a Mikvah, many couples are unable to maintain their spiritual commitments, and

entire families may be prevented from settling in a community that otherwise meets their needs.

CRITERIA (SEC. 5.3.G)

All applications for Special Exceptions, except for those within a Historic Overlay District or Historic Site that are reviewed by the Historic Preservation Board and those relating to non-conforming uses and structures shall be reviewed by the Planning and Development Board. The Board shall review applications for Special Exceptions relating to nonconforming uses and structures based upon the criteria set forth in § 3.12 of the Zoning and Land Development Regulations. All other applications for Special Exceptions considered by the Board shall be based upon the following criteria:

A. The proposed use must be consistent with the principles of the City's Comprehensive Plan;

   The proposed mikvah is consistent with the City's Comprehensive Plan by promoting neighborhood-scale community facilities that enhance the well-being of residents, particularly Jewish women in the area. The facility supports religious practices of purification and provides convenient local accessibility, while maintaining the residential character and scale of the surrounding neighborhood.

B. That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area that will serve the use;

   The proposed mikvah will provide for safe vehicular and pedestrian movement both within the site and in the surrounding area. The design includes a clearly defined driveway with adequate turning radii, dedicated parking spaces, and appropriate lighting for evening use. Pedestrian access is safely accommodated through direct connections from the sidewalk to the building entrance. Given the limited traffic generated by the mikvah — typically by appointment and during evening hours — the impact on local traffic flow will be minimal, ensuring safe and efficient circulation.

C. That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances;

   The proposed mikvah has been designed with appropriate setbacks, buffering, and landscaping to ensure compatibility with the surrounding residential area. The single-story structure and limited evening use minimize potential noise and light impacts. Exterior lighting will be shielded and directed downward to prevent spillover onto adjacent properties, and all site improvements will comply with local code requirements to control dust and other potential nuisances.

D. The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses

by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses;

The proposed mikavh has been carefully planned to ensure it will not be detrimental to the health, safety, or appearance of the neighborhood or adjacent properties. Consideration has been given to the number, size, height, and orientation of the structures, as well as the intensity of the use and its relationship to surrounding properties. All aspects of the project have been designed to be compatible with the existing neighborhood character and to maintain the overall safety, functionality, and aesthetic quality of the area.

E. The subject parcel must be adequate in shape and size to accommodate the proposed use;

The subject parcel is adequate in both shape and size to accommodate the proposed use. The site has been evaluated to ensure it can support all required structures, parking, landscaping, and circulation needs while complying with applicable zoning and development standards. The layout maximizes functionality and efficiency without compromising safety or the character of the surrounding neighborhood.

F. The subject parcel must be adequate in shape and size to accommodate the proposed use;

The proposed mikvah is consistent with the definition of a Special Exception and fully complies with the standards and criteria of the zoning classification in which it is located. Additionally, the project meets all other applicable requirements for this use as set forth in the zoning code and any other regulations adopted by the City Commission. All aspects of the proposal have been designed to ensure conformity with the intent and purpose of the zoning regulations.

G. The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code, or otherwise adopted by the City Commission.

The proposed mIkvah is fully consistent with the definition of a Special Exception and complies with all standards and criteria of the zoning classification in which it is located. Furthermore, the project satisfies all additional requirements applicable to this use as set forth in the zoning code and any regulations adopted by the City Commission. The proposal has been carefully designed to ensure full conformance with all applicable zoning and regulatory provisions.

Should you have any questions, please feel free to contact this office.
Sincerely,

Kaller Architecture
Joseph B. Kaller AIA, LEED AP BD+C
President



To the Honorable Members of the Town Board,

Thank you for the opportunity to share the importance and significance of the proposed Mikvah in our community. We recognize the responsibility the Board holds in reviewing applications that impact the quality and character of the town, and we appreciate your willingness to understand the religious and cultural needs of our Jewish community.

What is a Mikvah?

A *Mikvah* is a ritual bath, central to traditional Jewish life and practice, used primarily by Jewish women for the observance of *taharat hamishpacha*, or "family purity." It is a quiet, private space for spiritual reflection and renewal, with deep emotional and religious significance. The Mikvah is not recreational—it is a sacred site used for brief, modest immersion in water, following specific personal preparation and spiritual intention.

The laws of family purity have been observed by Jewish women for thousands of years, and the Mikvah has been part of every thriving Jewish community throughout history. For observant families, a Mikvah is as essential to Jewish life as a synagogue, school, or kosher food. Without a Mikvah, many couples are unable to maintain their spiritual commitments, and entire families may be prevented from settling in a community that otherwise meets their needs.

Why a Mikvah Is Essential

While synagogues and schools are often considered the most visible signs of a Jewish community, the Mikvah is its quiet heartbeat. It supports family life, marital harmony, and spiritual resilience. For many Jewish women, the Mikvah is one of the most meaningful and empowering parts of their religious observance. It is a space of dignity, privacy, and connection—both to tradition and to oneself.

The Mikvah is also a deeply personal space that serves all ages and stages of life:

- For brides, it marks a sacred transition before marriage.
- For married women, it is a regular spiritual rhythm that strengthens their relationships.
- For converts to Judaism, immersion in the Mikvah is a final, essential step in their religious journey.
- For many, it serves as a place for prayer and quiet introspection.

In Jewish law, building a Mikvah even takes precedence over building a synagogue. That's how essential it is—not just symbolically, but practically, for a functioning and observant Jewish community.

Why Our Community Needs It

Our town has seen a growing and vibrant Jewish population in recent years, including young families who are building their lives here. We have synagogues, schools, kosher food options—but we do not yet have a Mikvah. As a result, women must travel long distances, often late at night, sometimes in inclement weather, to fulfill this mitzvah. This presents not only an inconvenience, but in some cases, a barrier to observance.

Establishing a Mikvah locally is not simply a matter of convenience—it is about dignity, safety, accessibility, and continuity. It is about supporting women in their deeply personal religious practice and allowing families to thrive with the infrastructure they need.

We also want to emphasize that a Mikvah is a discreet, quiet facility. It typically sees limited traffic, always by appointment, and is used almost exclusively in the evenings. It does not create noise, disruption, or large gatherings. It is a peaceful place serving a spiritual purpose, designed and operated with sensitivity and care.

In Closing

We are not requesting a public institution or commercial center—we are requesting the opportunity to fulfill a timeless religious tradition in a respectful, beautiful, and local way.

Your approval of the Mikvah permit would be a meaningful affirmation that this town makes space for all its residents to live with integrity to their values and heritage.

We thank you for considering this vital request and are happy to answer any questions or provide further information as needed.

With sincere appreciation,

HOLLYWOOD LAKES

MIKVA

CAPITAL CAMPAIGN

Hollywood Lakes is an emerging gem, where a vibrant community is growing together, building a bright future grounded in faith and unity.

As the Hollywood Lakes community

continues to thrive, the need for a Mikvah has never been greater.

The Hollywood Lakes Mikvah will be the very first mikvah within the Greater Hollywood Lakes, serving the neighborhood and its surroundings with an elegant, state-of-the-art environment for the observance of this beautiful and timeless mitzvah.

With growth comes responsibility — not only to meet our community's physical needs but to nourish its spiritual heart.

We are building this Mikvah together — for each of us, for all of us.

Now we come together to build for the future — for our community, for generations to come, for the future of Jewish life.

PRIVATE & SECURE

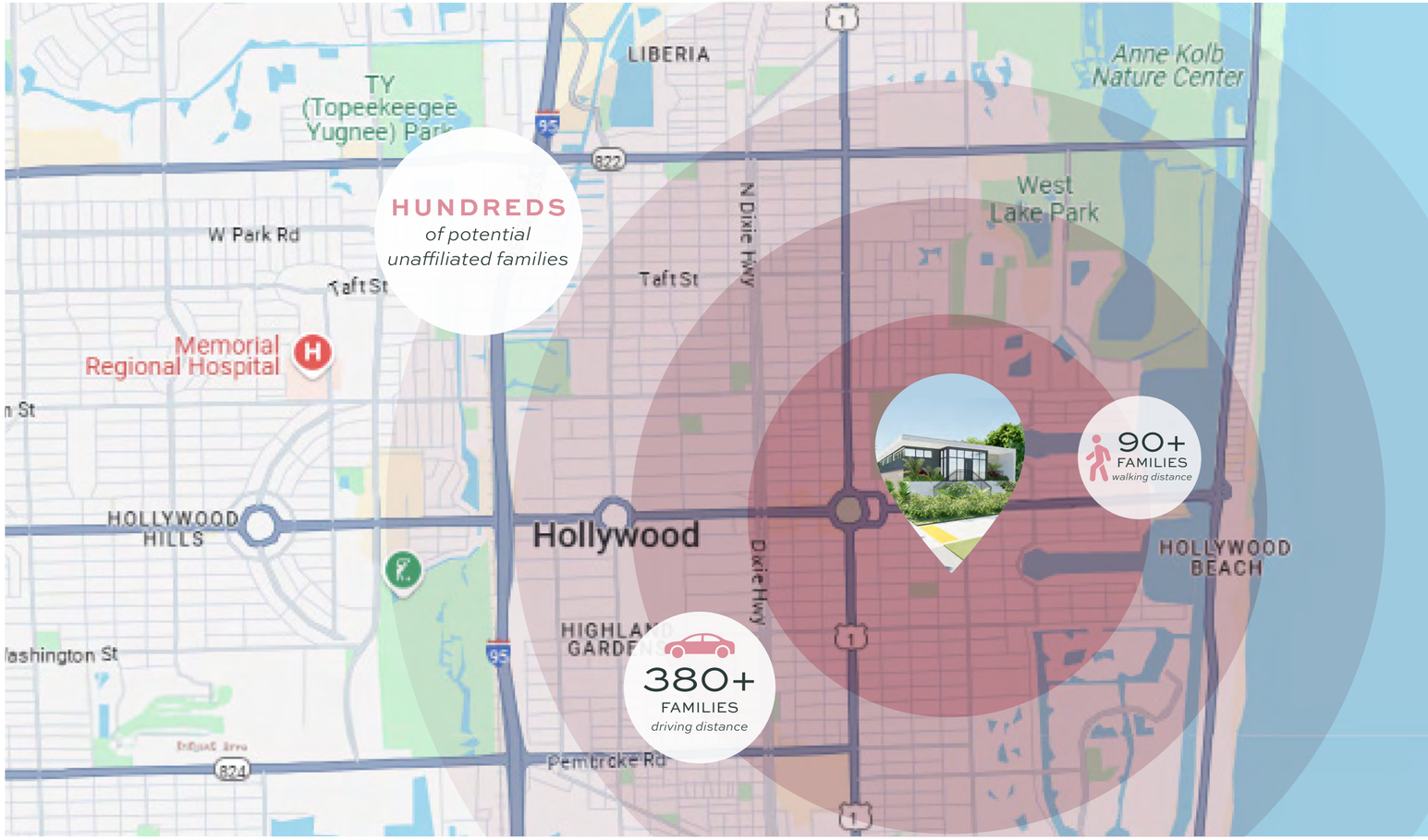
centrally located

12 *miles* SURROUNDING AREAS

470+ COMMUNITY *families*

HUGE POTENTIAL REACH

Hollywood Lakes has hundreds of unaffiliated families who could start using a Mikvah



Introducing the

HOLLYWOOD LAKES

MIKVA

1434 MONROE STREET,
HOLLYWOOD, FLORIDA

A magnificent Mikvah to fit our community's needs

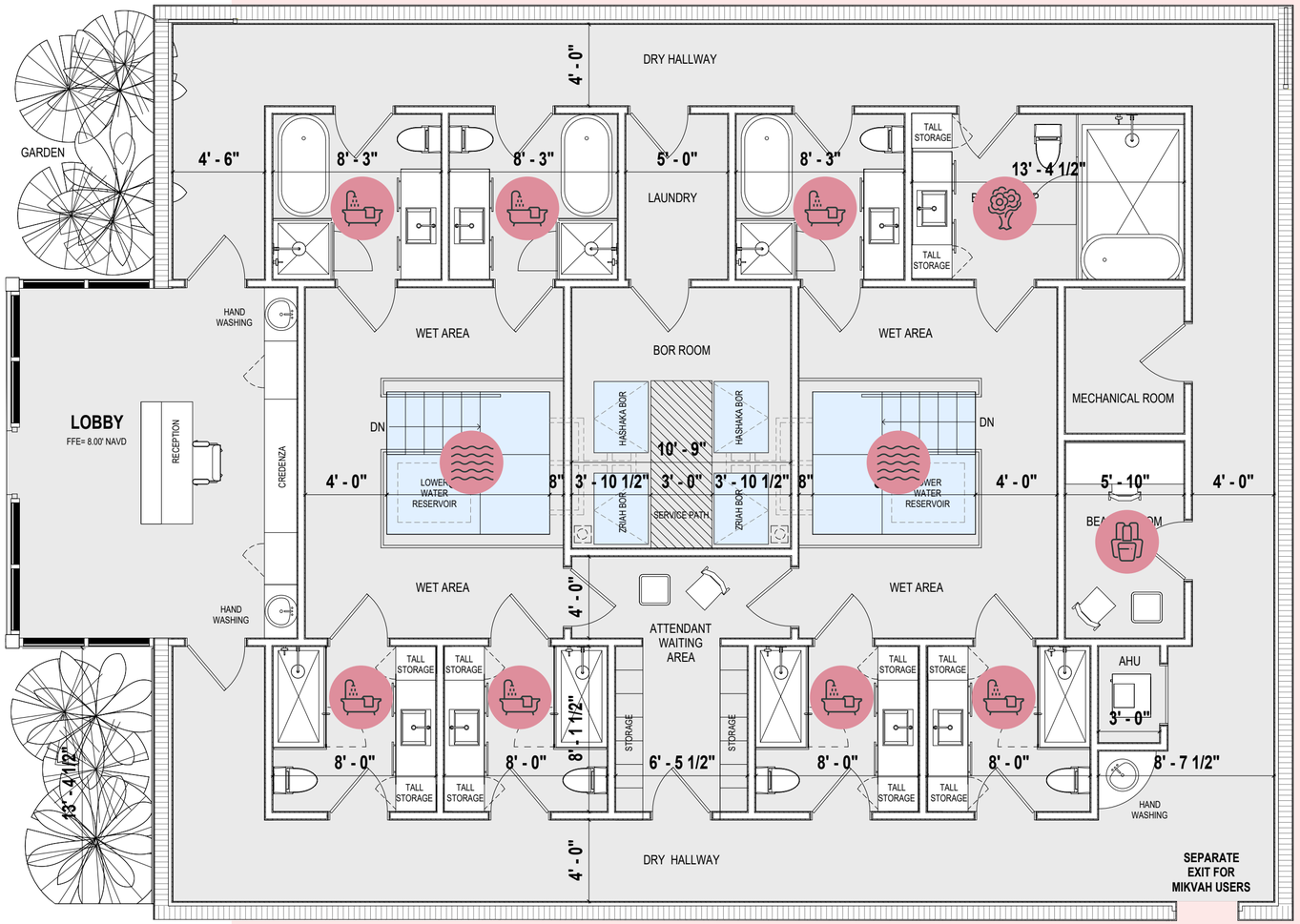


Welcome

to the Hollywood Lakes Mikvah — perfectly located in the heart of our growing community and ready to be built.

This beautiful and essential addition will serve as a cornerstone of spiritual life, bringing comfort, connection, and meaning to Hollywood Lakes and beyond.

A stunning, spa-like modern facility



State-of-the-Art FACILITY

- EIGHT PREP ROOMS
- TWO EASY ACCESS MIKVAH POOLS
- KALLAH SUITE
- BEAUTY ROOM
- AMPLE PRIVATE PARKING ONSITE

Fundraising GOAL

PROJECT COST	$2 MILLION
PLEDGED TO DATE	$800,000
CURRENT GOAL	*$1.2 million*

Help us build the crown jewel of our community

DEDICATIONS

MIKVAH NAME $450,000		MAIN ENTRY $250,000	
MIKVAH BOR $200,000 *2 available*		KALLAH ROOM $150,000	
MIKVAH ROOM $100,000 *2 available*	PREP ROOM $75,000 *7 available*	LOBBY $50,000	
GARDEN $50,000	DONOR WALL $50,000	LIGHTING FIXTURES $50,000	
REBBE TILES $50,000	WET HALLWAY $36,000	DRY HALLWAY $36,000	
LAUNDRY ROOM $36,000	BEAUTY ROOM $36,000	REBBE PORTRAIT $18,000	
REBBETZIN PORTRAIT $18,000	MECHANICAL ROOM (x2) $18,000	MEZUZAH (x4) $18,000	NETILAS YADAIM $10,000 *3 available*

DONOR WALL

FOUNDER $10,000	PILLAR $5,000	CHAI BUILDER $3,600	BRICK $1,800

Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

HOLLYWOOD LAKES COMMUNITY MIKVAH INC
901 VAN BUREN ST
HOLLYWOOD, FL 33019

Date:
01/02/2025
Employer ID number:
99-4082442
Person to contact:
Name: Isiaka Abejide
ID number: 5336181
Telephone: 877-829-5500
Accounting period ending:
December 31
Public charity status:
170(b)(1)(A)(i)
Form 990 / 990-EZ / 990-N required:
No
Effective date of exemption:
June 19, 2024
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053634006604

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

Letter 947 (Rev. 2-2020)
Catalog Number 35152P

MIKVAH

Hours of operation.
Operating hours begin at sundown and typically last 2–3 hours, depending on demand. The facility accommodates a maximum of 1 to 7 individuals per evening, with appointments scheduled individually on a by-appointment basis.

Appointment procedures or scheduling times.
The appointments are managed through a Mikva scheduling system, commonly used in mikvahs worldwide.

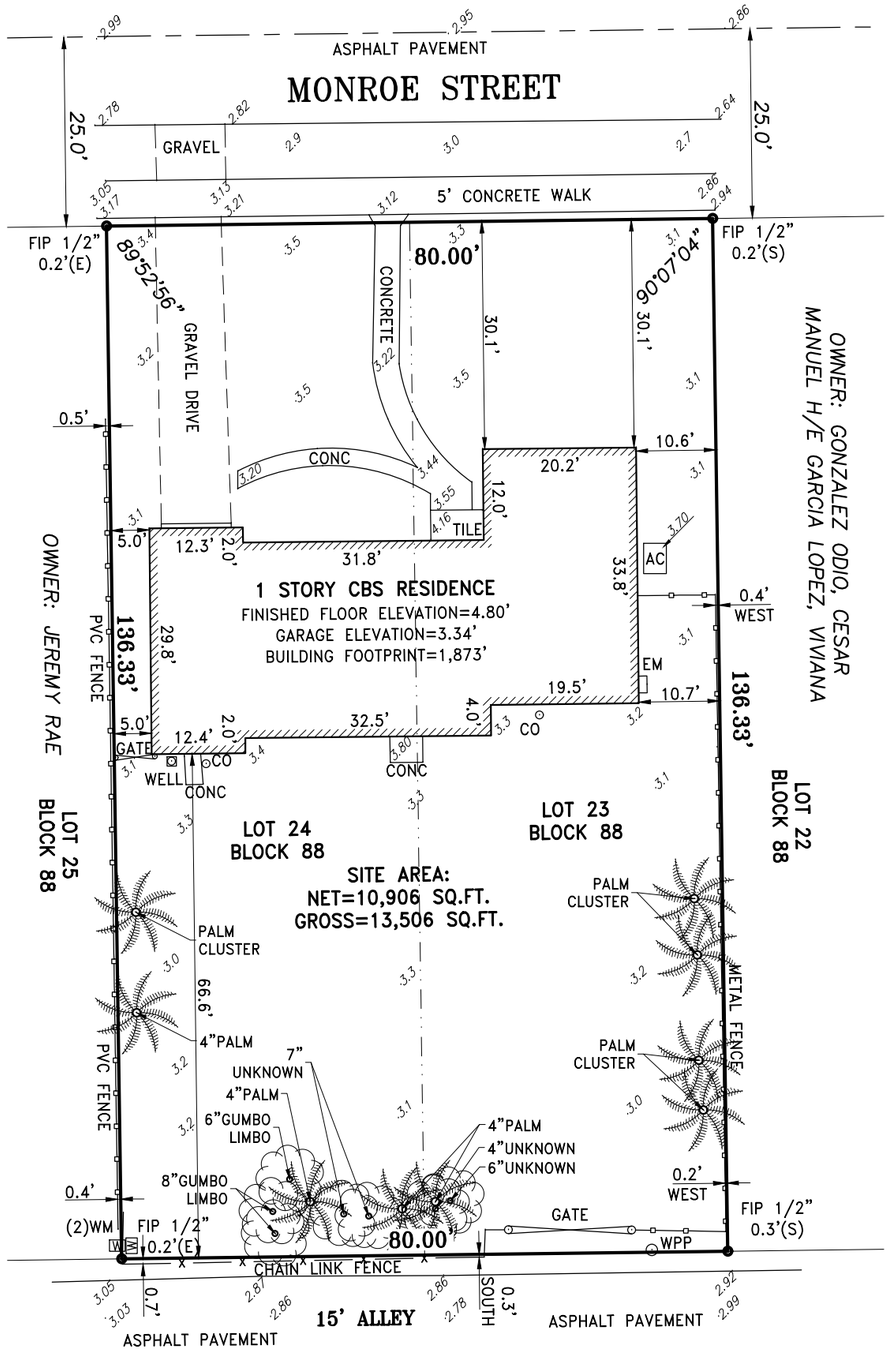
Pricing structure.
This is a non-profit facility; however, donations are accepted, typically ranging from $25 to $35 per person to help cover operational costs.

Proof of nonprofit status (such as a state or IRS determination letter, or other documentation confirming this designation).
See attached. Internal Revenue Service letter.

Can this building be converted into a single-family home again?
Essentially, yes — includes access to water and sewer utilities, complies with FEMA requirements, and aligns with the residential design character of the area.

If the mikvah can have 1-7 appointments during the evening? What will happen if they have 7 appointments when there are 5 parking spaces?
The facility will accommodate a maximum of seven appointments per night; however, all visits are by appointment only, and no overlapping appointments will occur. Each session is individually scheduled to ensure that multiple visits do not take place simultaneously. Once a preparation room has been used, it will not be available again until it has been fully cleaned and sanitized.
Additionally, please note that during Shabbat, women will be walking to the Mikvah, as it is customary in Judaism for women to use the Mikvah on Friday evenings. Since driving is not permitted during Shabbat, walking is the traditional and expected means of arrival.

If the operating hours are during the evening, what is the latest appointment they can schedule? What time does the mikvah close?
Appointments begin at sundown, and the facility operates for a maximum of three hours each evening.



ALTA/NSPS LAND TITLE SURVEY

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8"IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
PRM	PERMANENT REFERENCE MARKER
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
AC	AIR CONDITIONER
WM	WATER METER
WV	WATER VALVE

LEGEND:

CO	CLEAN OUT
EB	ELECTRIC BOX
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CLP	CONCRETE LIGHT POLE
0.00	ELEVATIONS
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ORB	OFFICIAL RECORDS BOOK
SQ.FT.	SQUARE FEET

NOTES:

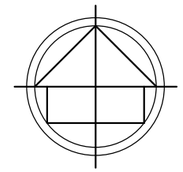
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
6. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #1915, ELEVATION=1.76'(NAVD88)
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY ------- INSURANCE COMPANY, ORDER NO.: ----- WITH AN EFFECTIVE DATE OF --- 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. ENCROACHMENTS: A CHAIN LINK FENCE ENCROACHES INTO THE 15' ALLEY ON THE SOUTH SIDE OF THE PROPERTY. 0.7' ON THE WEST END AND 0.3' ON THE EAST END.
11. THE PROPERTY HAS DIRECT ACCESS TO MONROE STREET, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 1, PAGE 21, SAME BEING A PAVED AND DEDICATED PUBLIC ROADWAY MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
12. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.



LOCATION MAP (NTS)

LAND DESCRIPTION:

LOTS 23 AND 24, BLOCK 88 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.





GRAPHIC SCALE IN FEET

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 15, 2024.

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766
EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER: 10321-24

CLIENT:
SHLOIME NELKEN

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	11/15/24	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569J
ZONE	AE
BASE FLOOD ELEVATION	7
EFFECTIVE DATE	07/31/24

PROPERTY ADDRESS:
1434 MONROE STREET

SCALE: 1"= 20'

SHEET 1 OF 1

MONROE MIKVAH
HOLLYWOOD

1434 MONROE STREET, HOLLYWOOD, FLORIDA 33020

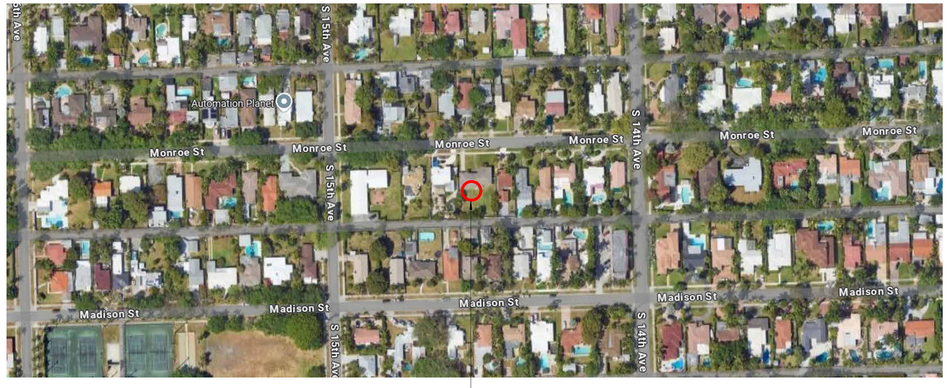


EXISTING



PROPOSED

LOCATION MAP



SITE

AERIAL



SITE

KALLER ARCHITECTURE, ALL RIGHTS RESERVED ©

Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

114

SHEET TITLE
COVER SHEET

REVISIONS

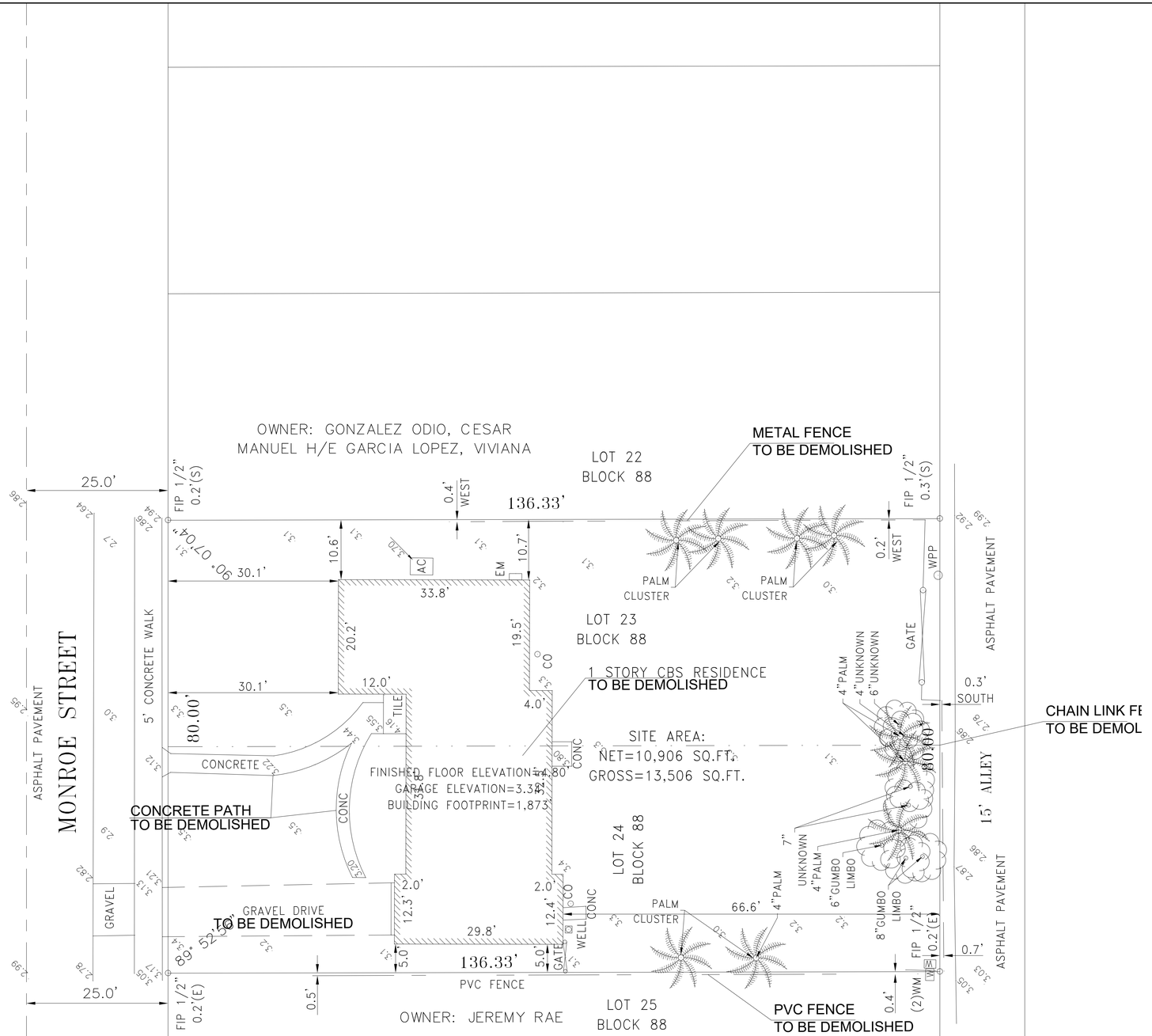
No.	Description	Date

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22193
DATE: Issue Date
DRAWN BY: GMV
CHECKED BY: JBK

SHEET
T-001

Bidders shall visit complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1 **DEMO PLAN**
1" = 10'-0"

REQUIREMENTS INCLUDED
A.

1. COORDINATE WORK OF TRADES AND SCHEDULE ELEMENTS OF ALTERATIONS AND RENOVATION WORK BY PROCEDURESAND METHODS TO EXPEDITE COMPLETION OF THE WORK.
2. CUT, MOVE OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW ALTERATIONS AND NEW WORK TO PROCEED. INCLUDE SUCH ITEM AS :

   a. REPAIR OR REMOVAL OF HAZARDOUS ORUNSANITARY CONDITIONS.
   b. REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED PIPING, CONDUIT, AND WIRING.
   c. REMOVAL OF UNSUITABLE OR EXTRANEOUS MATERIALS NOT MARKED FOR SALVAGE, SUCH AS ABANDONED EQUIPMENT AND DEBRIS INCLUDING ROTTED WOOD, RUSTED METALS AND DETERIORATED CONCRETE.

B.

1. CONDITIONS AND REQUIREMENTS: THE DEMOLITION CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED CONDITIONS AND REQUIREMENTS: THE DEMOLITION CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR HAULING AND LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.
2. PROCEDURES: THE PROCEDURES PROPOSED FOR THE ACCOMPLISHMENT OF SALVAGE AND DEMOLITION PROCEDURES: THE PROCEDURES PROPOSED FOR THE ACCOMPLISHMENT OF SALVAGE AND DEMOLITION WORK SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF PROPERTY, COORDINATION WITH WORK OF OTHERS IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES. THE PROCEDURES SHALL INCLUDE A DETAILED DESCRIPTION OF METHODS AND EQUIPMENT TO BE USED FOR EACH OPERATION.
3. PARTITION: REMOVE ALL EXISTING INTERIOR PARTITIONS AND RELATED UTILITIES AS INDICATED IN THE PARTITION: REMOVE ALL EXISTING INTERIOR PARTITIONS AND RELATED UTILITIES AS INDICATED IN THE DEMOLITION PLAN.
4. DUST CONTROL: THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT DUST CONTROL: THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT THE THE SURROUNDING AREA. USE OF WATER WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
5. PROTECTION OF EXISTING BUILDING: PROTECTION OF EXISTING BUILDING:
   a. EXISTING BUILDING SHALL BE PROTECTED FROM DAMAGE. ANY PART DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT CONTRACTOR'S EXPENSE
   b. COVER ITEMS AS NECESSARY TO PROTECT FROM DUST.
   c. AT END OF EACH WORK DAY, CLOSE OFF AREAS FROM PUBLIC.
   d. DEMOLITION CONTRACTOR SHALL PROVIDE AND MAINTAIN NECESSARY BARRICADES TO PREVENT SPILLAGE ON ANY UNAUTHORIZED PERSONS FROM ACCIDENTALLY OR INTENTIONALLY ENTERING THE WORK AREA.
6. ENVIRONMENTAL PROTECTION: ALL WORK AND CONTRACT OPERATIONS SHALL COMPLY WITH ALL PROTECTION: ALL WORK AND CONTRACT OPERATIONS SHALL COMPLY WITH ALL REQUIREMENTS OF STATE AND BROWARD COUNTY ENVIRONMENTAL PROTECTION REGULATIONS.
7. EXPLOSIVE AND BURNING: EXPLOSIVE AND BURNING:
   a. USE OF EXPLOSIVES WILL NOT BE PERMITTED.
   b. USE OF FIRE FOR DEMOLITION OR DISPOSAL OF MATERIAL OR ANY OTHER SITUATION INTENTIONAL OR ACCIDENTAL WILL NOT BE PERMITTED.
8. EXISTING UTILITIES EXISTING UTILITIES:
   a. CONTACT ALL UTILITIES INCLUDING ELECTRIC, WATER, GAS AND TELEPHONE. PRIOR TO BEGINNING WORK AND REQUEST THAT ALL SERVICE BE SHUT OFF AND CAPPED AT PRIMARY SERVICE LINES.
   b. REMOVE ALL EXISTING UTILITIES ACCORDING TO SEQUENCE OF OPERATIONS APPROVED AT START OF PROJECT.
   c. REMOVE ALL EXISTING UTILITIES UNCOVERED BY DEMOLITION AND TERMINATE IN A MANNER AND AT A TIME SATISFACTORY TO UTILITY COMPANIES INVOLVED. WHERE UTILITY COMPANY DESIRES TO EFFECT THE REMOVAL OF THEIR MATERIALS THEY SHALL BE PERMITTED TO DO SO.
   d. REMOVE AND DELIVER METERS AND RELATED EQUIPMENT TO THE APPROPRIATE UTILITY COMPANIES WITHOUT ADDITIONAL COST TO THE OWNER. WHEN UTILITY LINES ARE ENCOUNTERED THAT ARE NOT ON THE DRAWINGS OR VISIBLE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH INSTRUCTIONS OF THE ARCHITECT/ENGINEER.
   e. INSTALL AND LEAVE A WELL MARKED STAKE AT CAPPED END OF EVERY UTILITY CAPPED ON THE SITE.
9. DISPOSING OF MATERIAL:
   a. TITLE TO MATERIALS: TITLE TO ALL MATERIAL AND EQUIPMENT TO BE DEMOLISHED AND REMOVED EXCEPT ITEMS INDICATED TO BE TURNED OVER TO THE OWNER IS VESTED IN THE CONTRACTOR. AT START OF PROJECT. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITIONS, LOSS, OR DAMAGE TO SUCH PROPERTY AFTER NOTICE TO PROCEED.
   b. DEBRIS CONTROL: REMOVE AND TRANSPORT DEBRIS IN LEAK-FREE CONTAINERS IN A MANNER TO PREVENT SPILLAGE ON ANY PART OF EXISTING BUILDING, PARKING LOT AREAS, OR CITY STREETS.
   c. REGULATIONS: COMPLY WITH COUNTY, MUNICIPALITY, AND CITY REGULATIONS REGARDING HAULING AND DISPOSAL OF DEBRIS. ALL SUCH MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LEGAL DISPOSAL AREA.
10. PREPARATION:
   a. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE STRUCTURAL VALUE OR INTEGRITY OF AFFECTED PORTION OF PROJECT FROM DAMAGE.
   b. PROVIDE DEVICES AND METHODS TO PROTECT OTHER PORTIONS OF PROJECT FROM DAMAGE.
   c. PROVIDE PROTECTION FROM ELEMENTS FOR THAT PORTION OF THE PROJECT WHICH MAY BE EXPOSED BY CUTTING AND PATCHING WORK.
11. PERFORMANCE:
   a. EXECUTE CUTTING AND DEMOLITION BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER WORK, AND WHICH WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OF REPAIRS.
   b. EXECUTE FITTING AND ADJUSTMENT OF PRODUCTS TO PROVIDE A FINISHED INSTALLATION TO COMPLY WITH SPECIFIED PRODUCTS, FUNCTION, TOLERANCE AND FINISHES.
   c. RESTORE WORK WHICH HAS BEEN CUT OR REMOVED. INSTALL NEW PRODUCTS TO PROVIDE COMPLETED WORK IN ACCORD WITH REQUIREMENTS THROUGH DOCUMENTS.
   d. FIT WORK AIR-TIGHT TO PIPES, SLEEVES, DUCTS, CONDUIT AND OTHER PENETRATIONS THROUGH SURFACES.
   e. REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISHES.
   f. FOR CONTINUOUS SURFACES, REFINISH TO NEAREST INTERSECTION.
   g. FOR AN ASSEMBLY, REFINISH ENTIRE UNIT.
12. CONTRACTOR SHALL VERIFY ALL EXIST'G CONDITIONS PRIOR TO COMMENCING DEMOLITION OR CONTRACTOR SHALL VERIFY ALL EXIST'G CONDITIONS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION. CONTRACTOR SHALL CONTACT THE STRUCTURAL ENGINEER OF RECORD SHOULD A CONFLICT OCCUR BETWEEN THE EXISTING CONDITIONS AND THOSE CONDITIONS DEPICTED ON THESE PLANS.
13. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING & STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING & STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING & ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R. A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

SHEET TITLE
DEMO PLAN

REVISIONS

No.	Description	Date

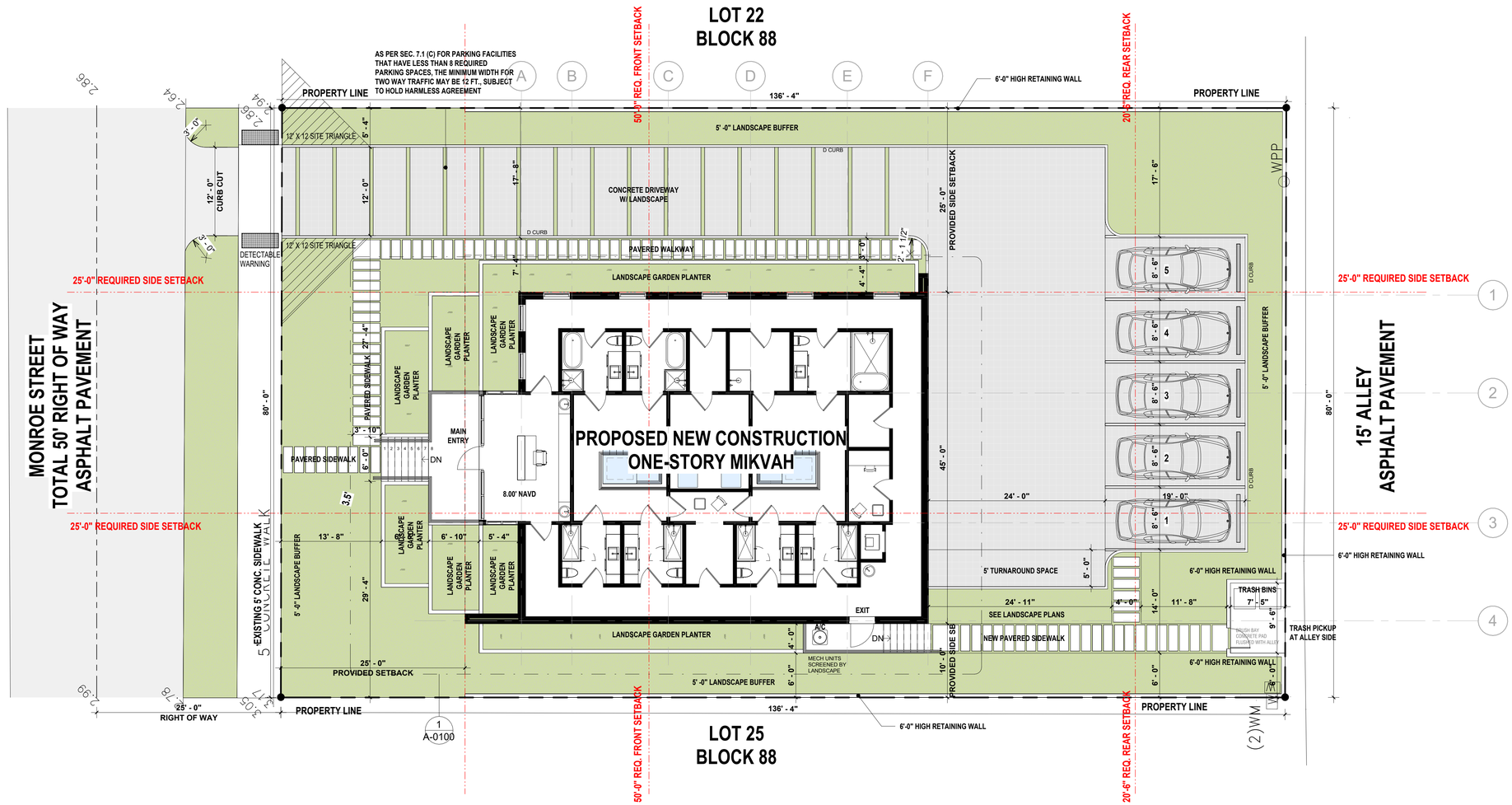
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SHEET
SPD-0100

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NORTH

SITE PLAN

1/8" = 1'-0"

PROPERTY ADRESS

1434 MONROE ST HOLLYWOOD, FL 33020

FOLIO

514215026480

LEGAL DESCRIPTION

HOLLYWOOD 1-21 B LOT 23,24 BLK 88

LEGAL DESCRIPTION	EXISTING	PROPOSED
ZONING:	RS-6	N/A
BUILDING USE:	SINGLE FAMILY	RELOGIOUS WORSHIP
LAND USE DESIGNATION:	RESIDENTIAL	
COUNTY USE DESIGNATION:	RESIDENTIAL	
NET LOT AREA:	10,906 SFT - 0.25 ACRES	
BASE FLOOD ZONE:	AE - 7.0' +1' = 8.00' NAVD	8.00' NAVD
100 YEAR FLOOD:	AE - 5.5' NAVD	

PREP ROOMS:	PROVIDED
BATH AND SHOWER	3
SHOWER ONLY	4
BRIDAL	1
TOTAL	= 8 ROOMS

PARKING CALCULATION:	PROVIDED
PLACE OF WORSHIP	5 SPACES
TOTAL	= 5 SPACES

NOTE:
SECTION 7.1 (C)
Minimum driveway width dimensions: 12ft. for one way traffic and 24ft. for two way traffic. For parking facilities that have less than 8 required parking spaces, the minimum width for two way traffic may be 12ft. subject to the owner recording in the public records of Broward County a covenant running with the land that holds the city harmless against any claims arising from accidents. One way drive-through facilites may have 9 ft. wide driveways.

BUILDING INTENSITY	ALLOWED	PROVIDED
BUILDING HEIGHT	30 FEET	15' 6"
# OF STORIES	2 STORIES	1 STORY
OPEN SPACE	40% (4,362 SF)	40% (4,396 SF)

VUA	REQUIRED	PROVIDED
VEHICULAR AREA :	3,304 SF x 25% = 826 SF	70% (2,344 SF)

SETBACKS:	REQUIRED	PROVIDED
(a) FRONTAGE (MONROE)(NORTH)	50'-0"	25'-0" (VARIANCE REQUIRED)
(b) SIDE INTERIOR (EAST)	25'-0"	25'-0"
(c) SIDE INTERIOR (WEST)	25'-0"	10'.-0" (VARIANCE REQUIRED)
(d) REAR (SOUTH)	20'-6" (15% OF LOT DEPTH)	48'-1"

NOTE: THIS BUILDING SETBACKS ARE BASED ON THE SPECIAL EXCEPTION AS DESCRIBED UNDER SECTION 4.1 (G) OF THE CITY OF HOLLYWOOD LAND DEVELOPMENT CODE.

GROSS BUILDING SQ. FOOTAGE:	
TOTAL	= 2,426 SQ. FT.

SITE PLAN NOTES:

a) ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
b) ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
c) FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE.
d) ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS
e) PROPOSED SIGNAGE + ART SCULPTURE TO BE SUBMITTED AS A SEPARATE PERMIT
f) ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRES FOR EACH SIGN.
g) MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL

GREEN BUILDING PRACTICES: SECTION 155.153

1) CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER
2) ENERGY EFFICIENT (LOW E) WINDOWS.
3) ENERGY EFFICIENT DOORS.
4) ENERGY STAR APPROVED ROOFING MATERIALS.
5) PROGRAMMABLE THERMOSTATS.
6) OCCUPANCY/VACANCY SENSORS.
7) AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION).
8) ALL ENERGY-EFFICIENT OUTDOOR LIGHTING.
9) RECYCLING.
10) TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER.

1 **SITE DATA**

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Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

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STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

SHEET TITLE
SITE PLAN

REVISIONS

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SHEET
SP-0100

116

Before land use complete sets of Bidding Documents in preparing bids, neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and construction of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance to the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



NORTH



1	1438 MONROE



2	1438 MONROE



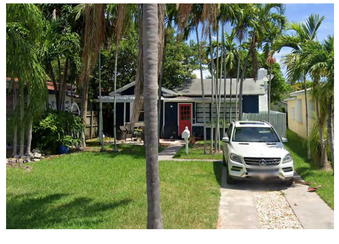
3	1441 MONROE



4	1439 MONROE



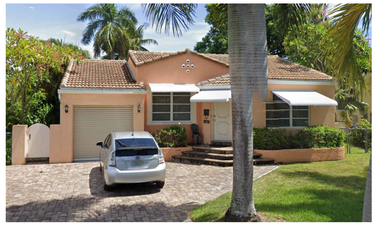
5	1433 MONROE



6	1429 MONROE



7	1427 MONROE



8	1421 MONROE



9	1420 MONROE



10	1426 MONROE

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2025

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954.920.5746
joseph@kallerarchitects.com
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JOSEPH B. KALLER
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1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

117

SHEET TITLE
HISTORIC

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SHEET
SP-0101

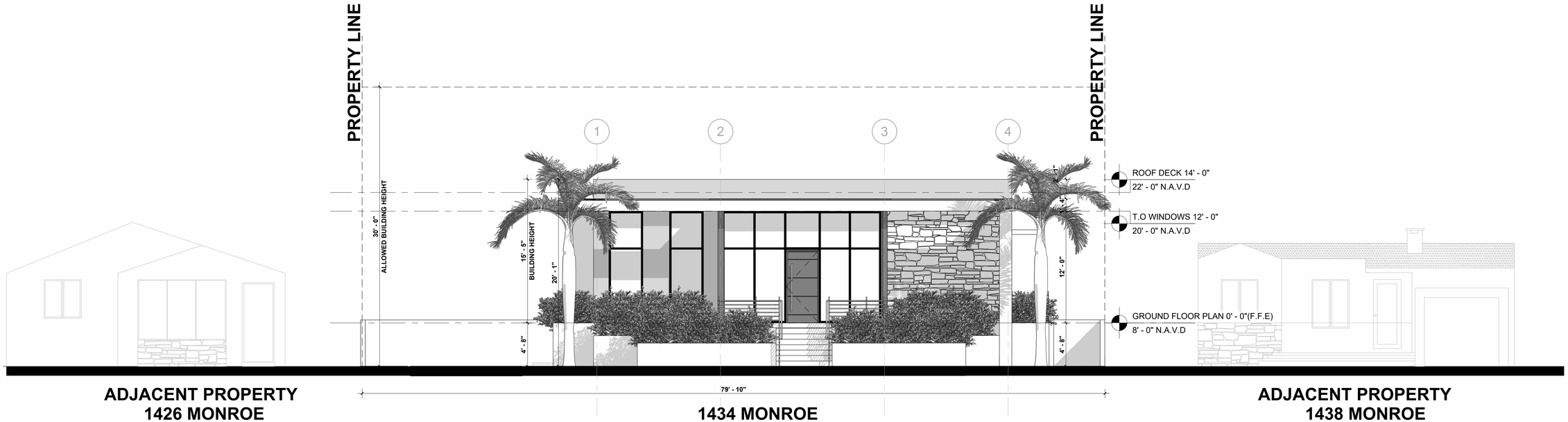
Contractors shall take complete care of Existing Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Existing Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



RENDER



RENDER



1 **STREET PROFILE**
3/16" = 1'-0"

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AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
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joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R. A.
0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

SHEET TITLE
STREET PROFILE

REVISIONS

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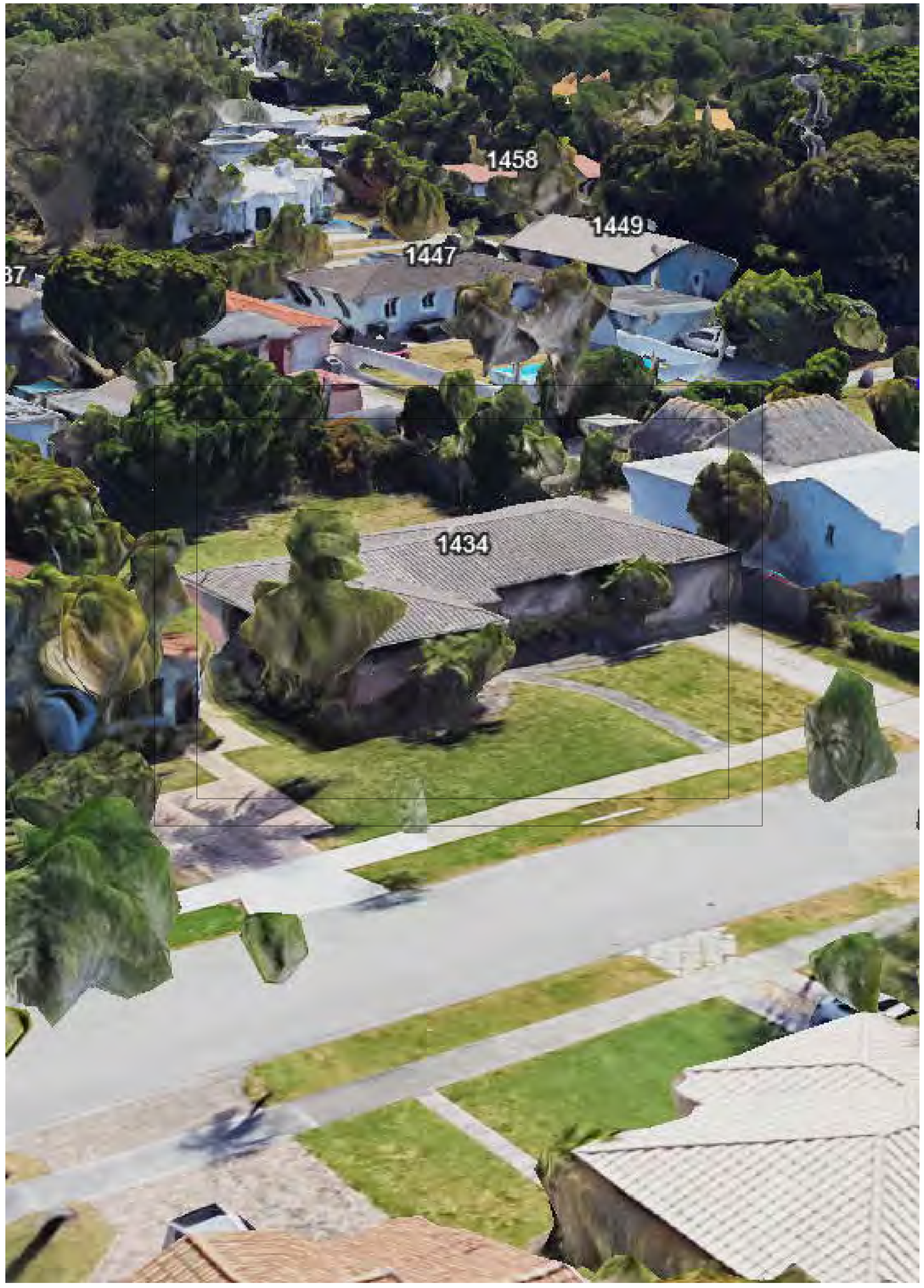
SHEET
SP-0102

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.









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2023

Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

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STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
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119

SHEET TITLE
SUBJECT PROPERTY

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SHEET

SP-0104

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1 MONROE STREET PERSEPCTIVE

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Kaller Architecture
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2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R. A.
0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE

1434 MONROE MIKVAH

HOLLYWOOD, FL 33020

120

SHEET TITLE

3D VIEW

REVISIONS

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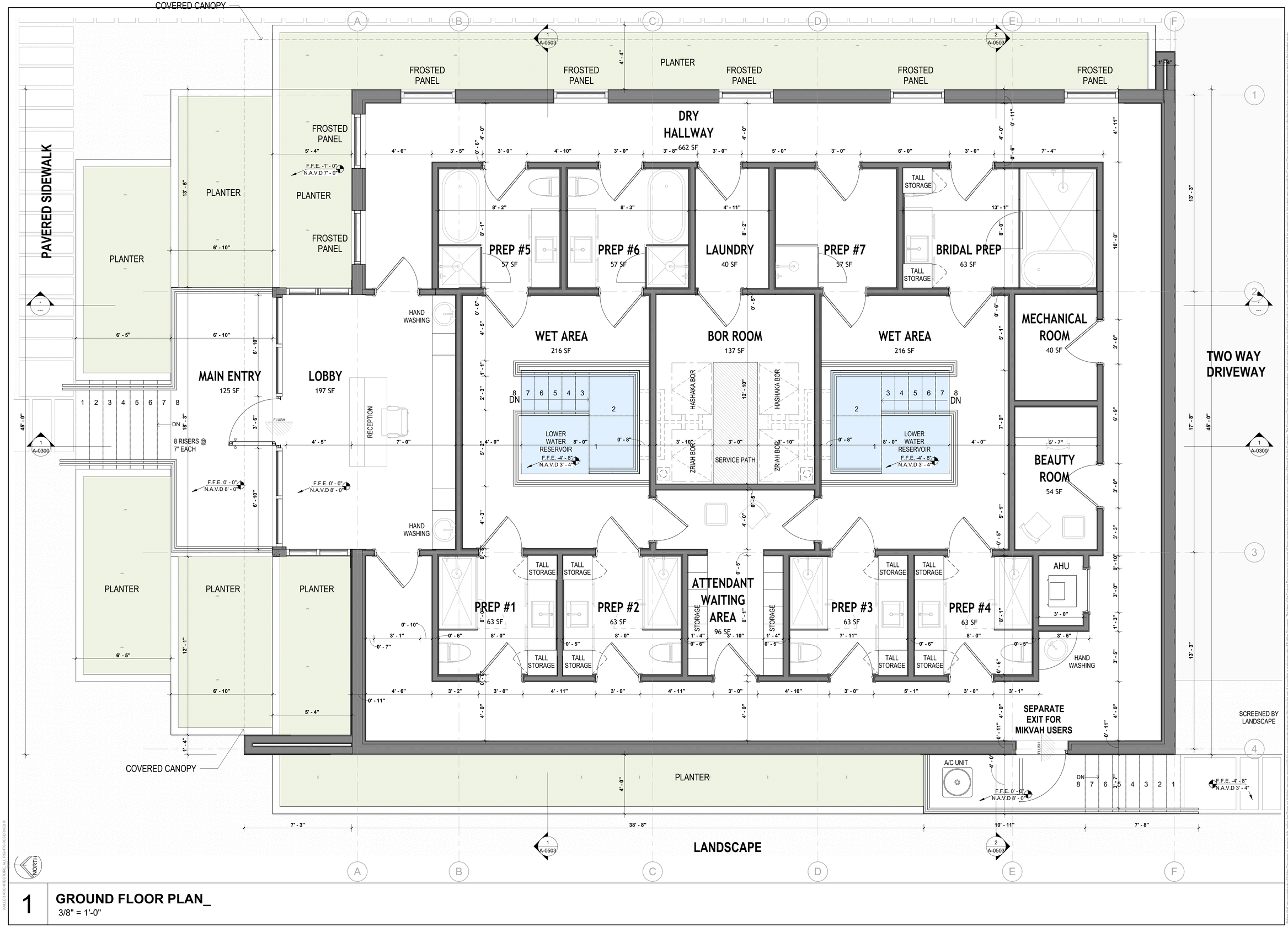
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SHEET

SP-0106

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1 **GROUND FLOOR PLAN_**
3/8" = 1'-0"

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Hollywood Florida 33020
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PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

121

SHEET TITLE
GROUND FLOOR PLAN

REVISIONS

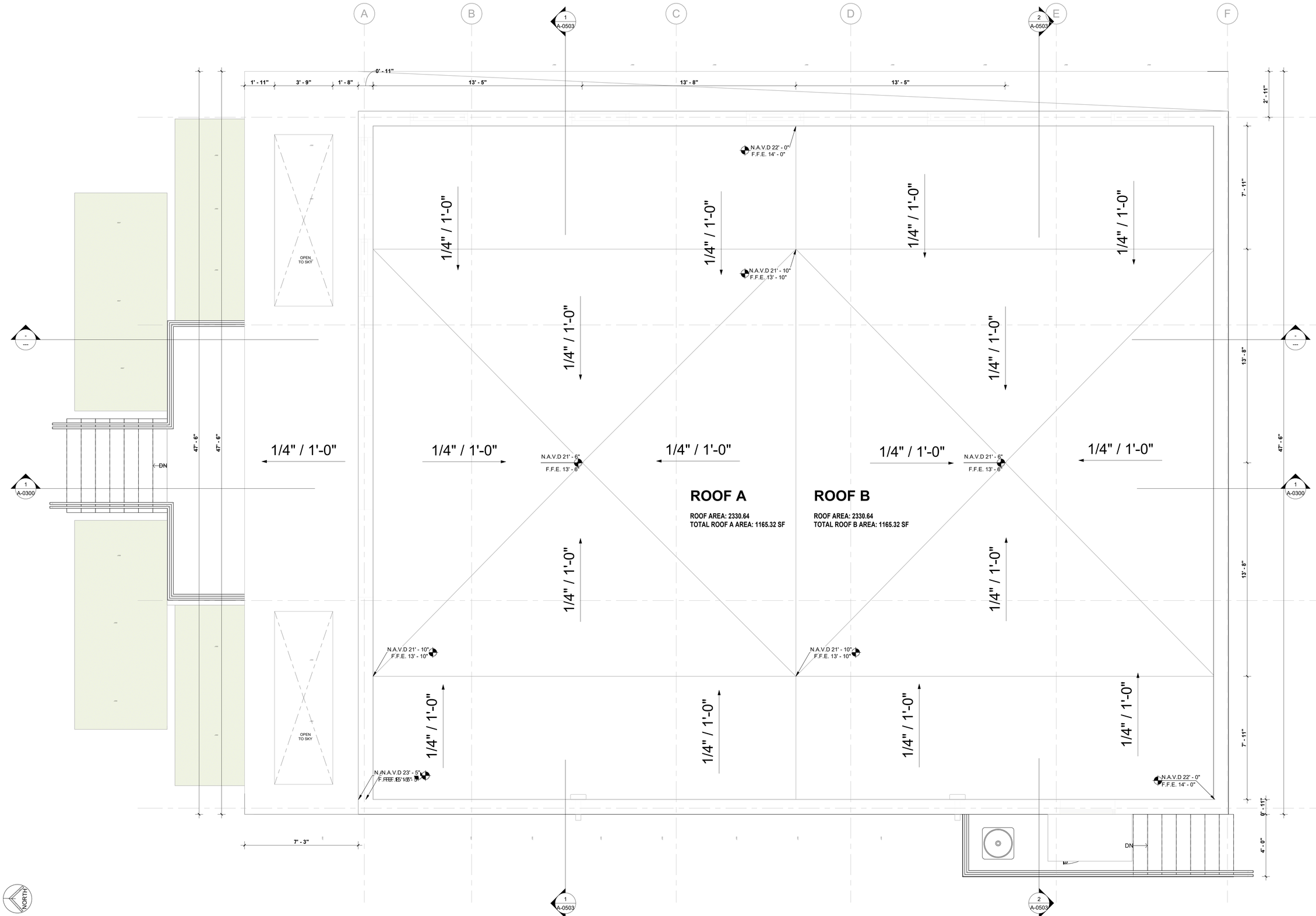
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SHEET
A-0100

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1 **ROOF DECK**
3/8" = 1'-0"

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Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R. A.
0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

SHEET TITLE
ROOF PLAN

REVISIONS

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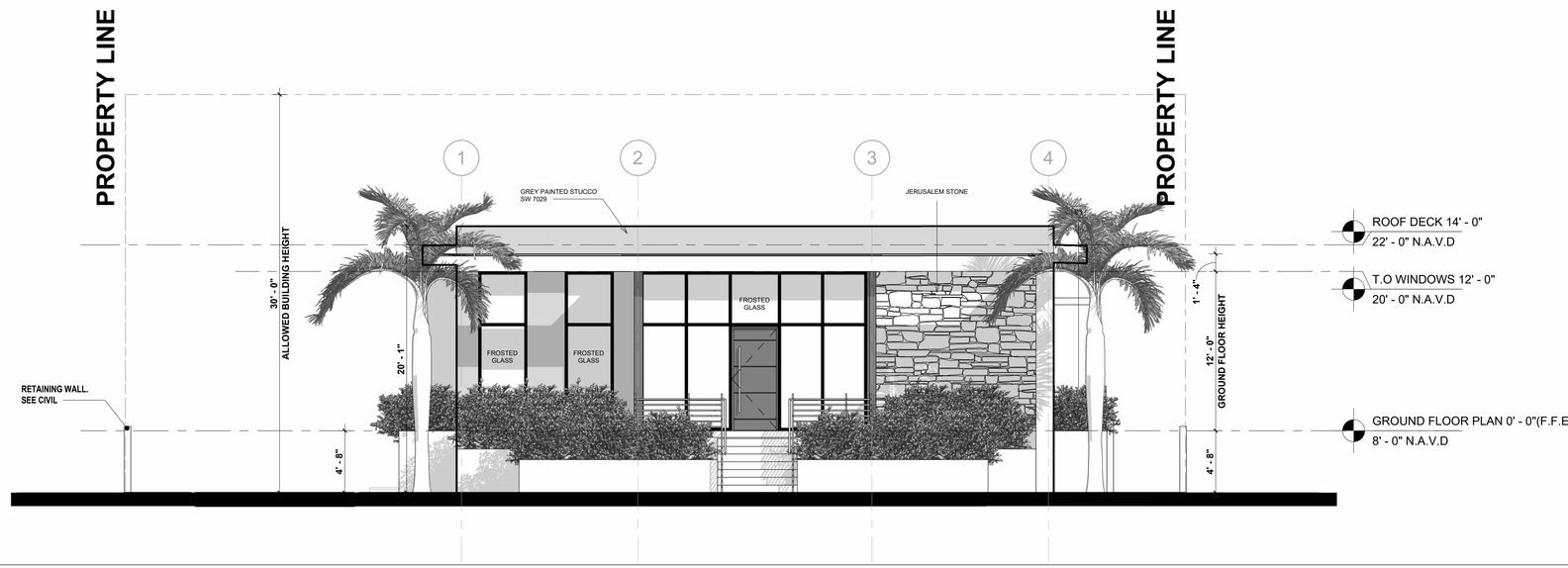
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SHEET
A-0101

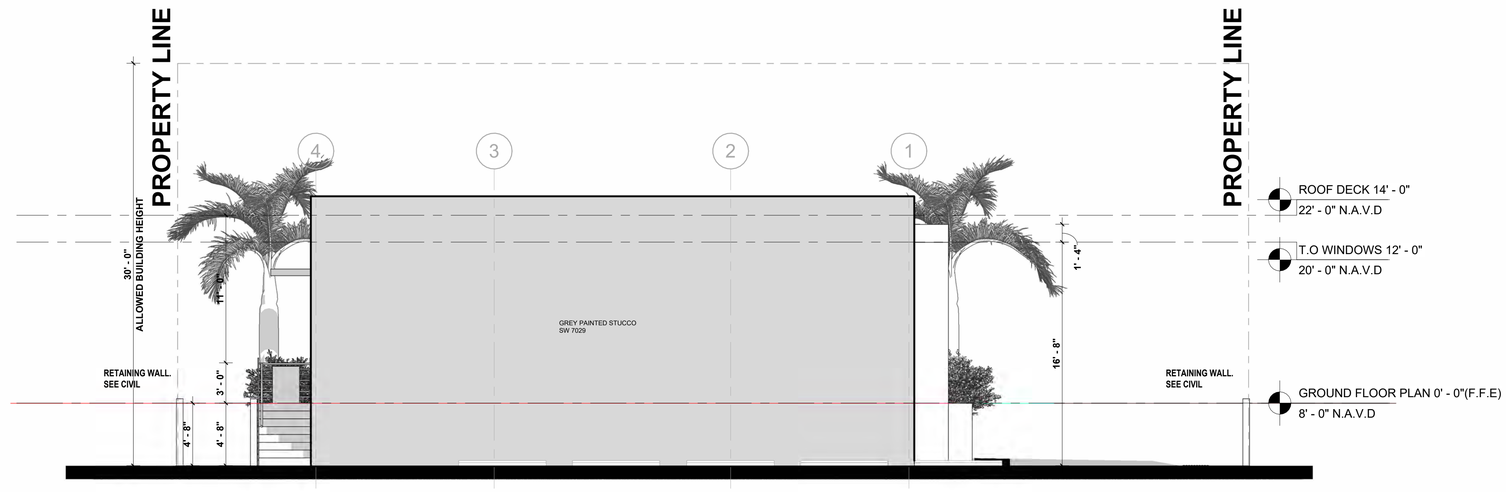
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122



1 NORTH ELEVATION

3/16" = 1'-0"



2 SOUTH ELEVATION

3/16" = 1'-0"

E2



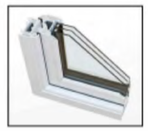
NEW SMOOTH STUCCO
GREY COLOR

E8



RAW STONE FINISH

E9



CURTAIN WALL SYSTEM

3 GENERAL NOTES

1. PERMITS: CONTRACTOR SHALL CONTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED, ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS / HER CERTIFICATE OF OCCUPANCY.

2. QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUB - CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AS WELL AS THE COUNTY AND BE INSURED TO MEET THE REQUIREMENTS OF DADE COUNTY.

3. OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNING THE CONTRACT. GENERAL CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBCONTRACTORS AND SUPPLIERS TO THE OWNER FOR THIS PURPOSE.

4. EXISTING CONDITIONS: CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PERSONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF EXISTING CONDITIONS , THE LOCATION OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE, IN ORDER THAT HE MAY INCLUDE IN HIS PRICE ALL COSTS PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.

5. ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD, THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT, ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL. IF DIMENSIONS ARE NOT DESIGNATED ON THE PLANS, AT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEM WITH THE ARCHITECT.

6. COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, LIFE AND SAFETY CODE (N.F.P.A. 101), AND ALL LOCAL CODES AND ORDINANCES.

7. SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT ONE COPY BY EMAIL AND FOUR (4) HARD COPIES OF ALL REQUIRED SHOP DRAWINGS CALLED FOR ON THE DRAWINGS OR REQUIRED BY BUILDING OFFICIALS TO THE ARCHITECT IN SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS TO CAUSE NO TIME DELAY IN THE CONSTRUCTION SEQUENCE.

8. PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.

9. WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.

10. ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.

11. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR MATERIALS AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.

12. CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.

13. GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEPT BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND ALL LABELS REMOVED.

14. STORE MATERIALS IN A SAFE AND APPROVED LOCATION. COMPLY WITH ALL REGULATIONS GOVERNING THE NEIGHBORHOOD AS TO MINIMIZE INTERRUPTIONS AND/ OR INTERFERENCE WITH ANY OF THE SURROUNDING OPERATIONS.

15. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.

16. ALL EXTERIOR AND CORRIDOR INTERIOR CONCRETE MASONRY UNIT WALLS SHALL RECEIVE CORE FILL 500 (R- 14.2) EXPANDABLE SPRAY FOAM INSULATION IN EVERY VOID CELL. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRIED-IN AND AFTER INTERIOR FRAMING HAS PASSED INSPECTION.

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Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R. A.
0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

123

SHEET TITLE
NORTH & SOUTH ELEVATION

REVISIONS

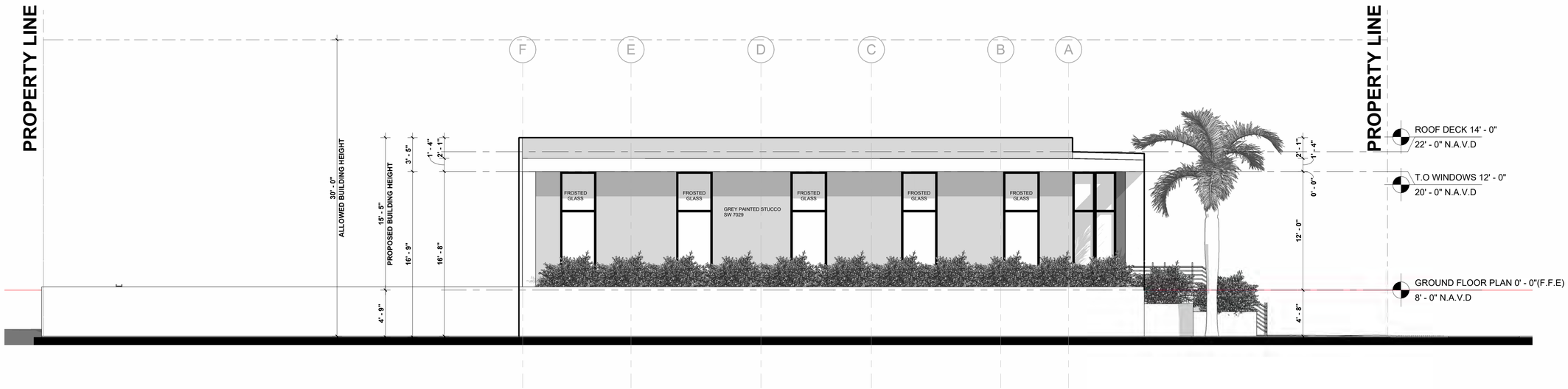
No.	Description	Date

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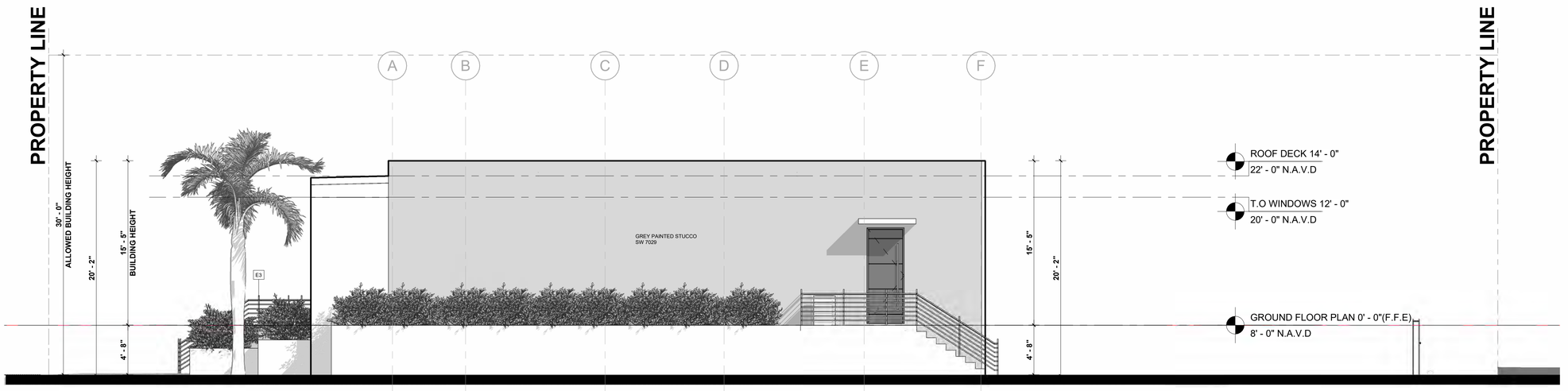
PROJECT No.: 22193
DATE: Issue Date
DRAWN BY: GMV
CHECKED BY: JBK

SHEET
A-0200

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1 **EAST ELEVATION**
3/16" = 1'-0"



2 **WEST ELEVATION**
3/16" = 1'-0"

E2

NEW SMOOTH STUCCO
GREY COLOR

E8

RAW STONE FINISH

E9

CURTAIN WALL SYSTEM

3 **GENERAL NOTES**

1. PERMITS: CONTRACTOR SHALL CONTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED, ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS / HER CERTIFICATE OF OCCUPANCY.

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PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

124

SHEET TITLE
EAST & WEST ELEVATION

REVISIONS

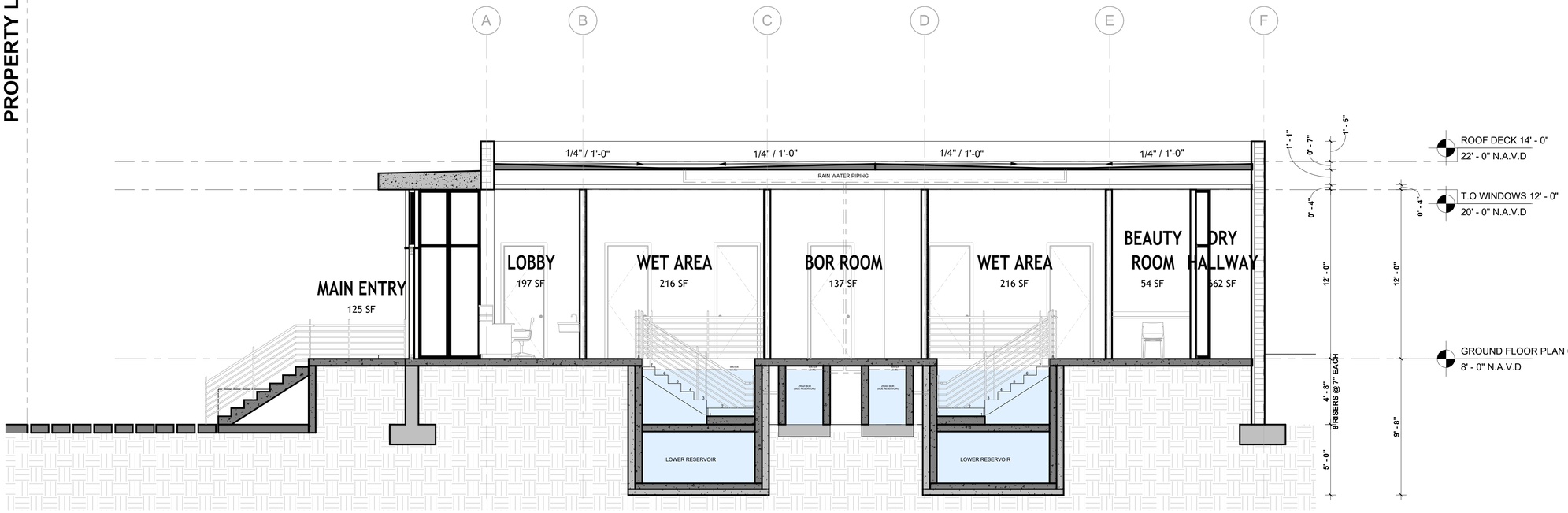
No.	Description	Date

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PROJECT No.: 22193
DATE: Issue Date
DRAWN BY: GMV
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SHEET
A-0201

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1 **SECTION D-D'**
1/4" = 1'-0"

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JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

125

SHEET TITLE
MIKVAH SECTION

REVISIONS

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PROJECT No.: 22193
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SHEET
A-0300

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VIEW FROM MONROE STREET

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Hollywood Florida 33020
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joseph@kallerarchitects.com

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SEAL

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R. A.
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REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

126

SHEET TITLE
RENDERING

REVISIONS

No.	Description	Date

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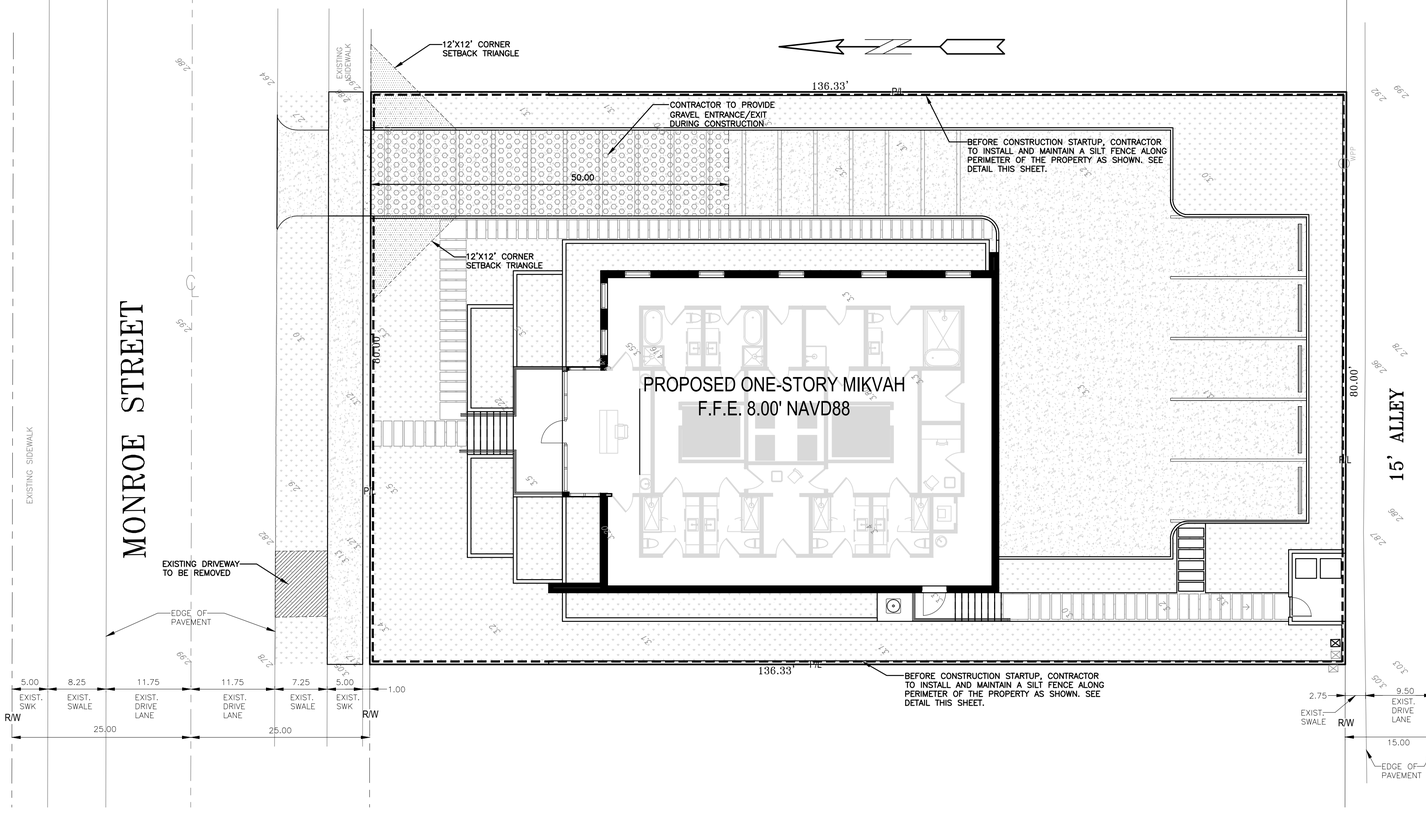
PROJECT No.: 22193
DATE: Issue Date
DRAWN BY: GMV
CHECKED BY: JBK

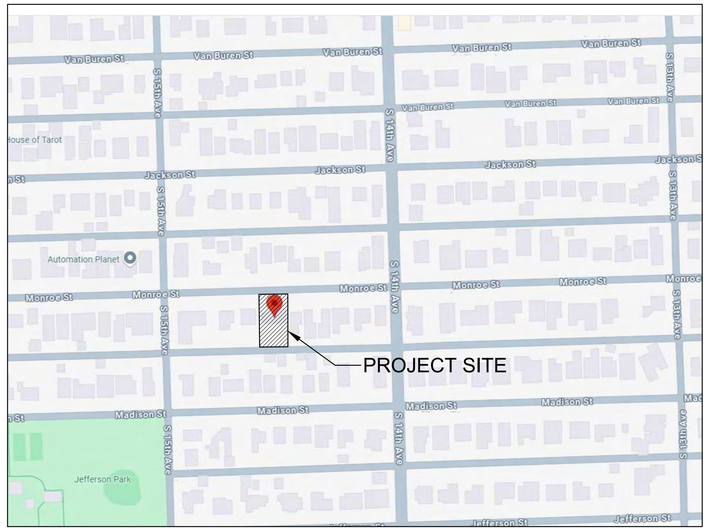
SHEET

A-0502

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ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM





LOCATION MAP
NOT TO SCALE

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

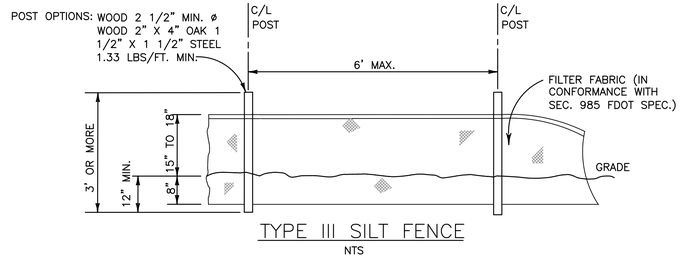
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.



TYPE III SILT FENCE
NTS

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- (8.90) PROPOSED GRADE
- 8.2' EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- (S) EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
9-10-25

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#: 31158

MONROE MIKVAH HOLLYWOOD
1434 MONROE STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 5/9/25

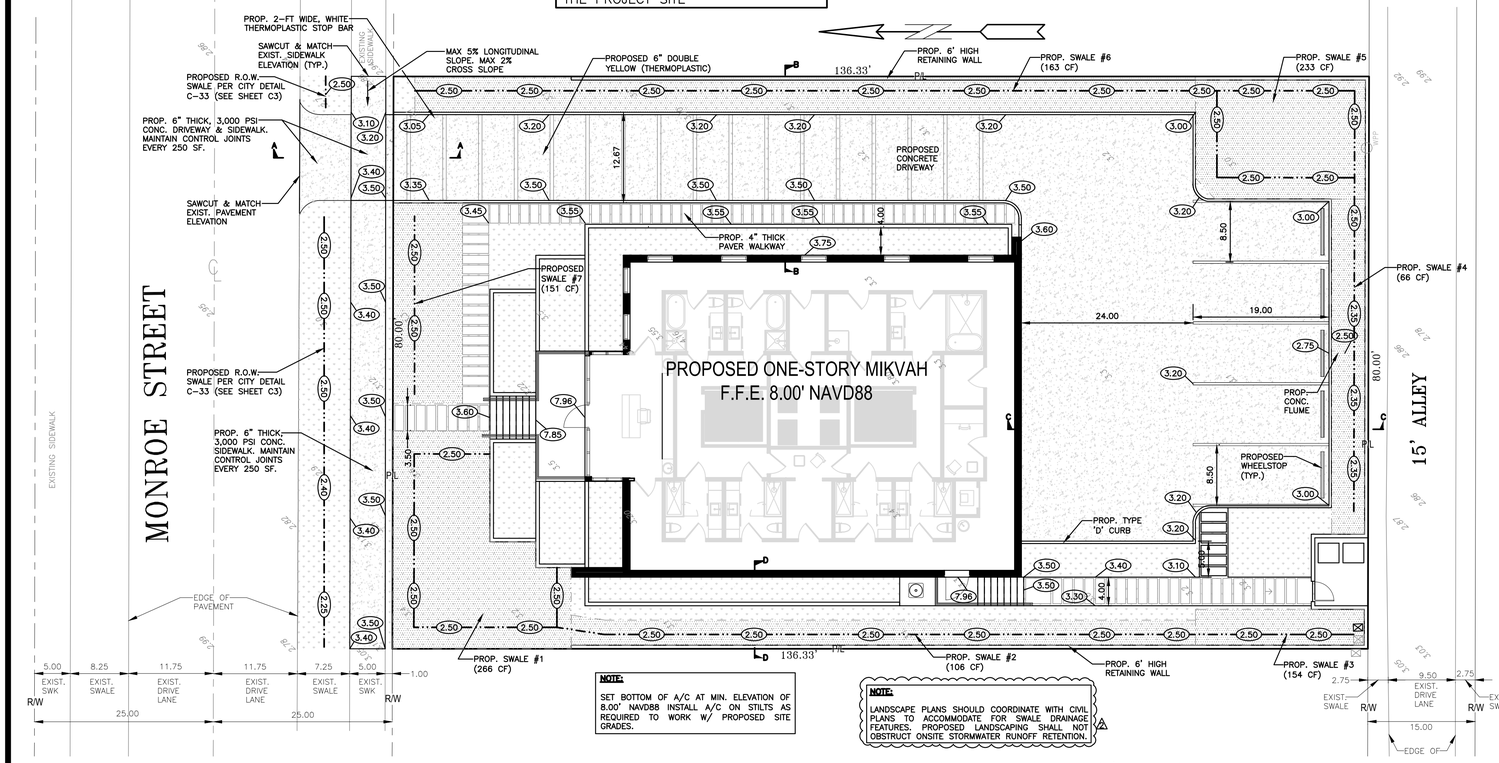
SCALE: 1"=10'

SHEET NO.: C1
1 OF 4

PROJECT NO.: 25-16

NOTE:
FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



NOTE:
SET BOTTOM OF A/C AT MIN. ELEVATION OF 8.00' NAVD88 INSTALL A/C ON STILTS AS REQUIRED TO WORK W/ PROPOSED SITE GRADES.

NOTE:
LANDSCAPE PLANS SHOULD COORDINATE WITH CIVIL PLANS TO ACCOMMODATE FOR SWALE DRAINAGE FEATURES. PROPOSED LANDSCAPING SHALL NOT OBSTRUCT ONSITE STORMWATER RUNOFF RETENTION.

DRAINAGE CALCULATIONS:

TOTAL SITE AREA = 10,893 SF
BLDG FOOTPRINT = 3,031 SF
PAVED AREA = 3,913 SF
TOTAL IMPERV. AREA = 6,944 SF
TOTAL PERVIOUS AREA = 3,949 SF

WATER QUALITY STORAGE REQUIRED:

%IMPERVIOUS = (PAVED AREA)/(SITE AREA – ROOF AREA)

= (3,913 SF)/(10,893 SF – 3,031 SF)

%IMPERVIOUS = 0.4977 = 49.77%

[(2.5 IN) X (0.4977) X 10,893 SF] / (12 IN/FT) = 1,130 CF

OR

[(1 IN) X 10,893 SF] / (12 IN/FT) = 908 CF

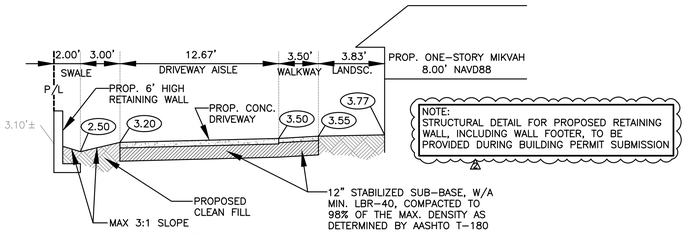
REQUIRED STORAGE VOLUME:

1,130 CF

WATER QUALITY STORAGE PROVIDED:

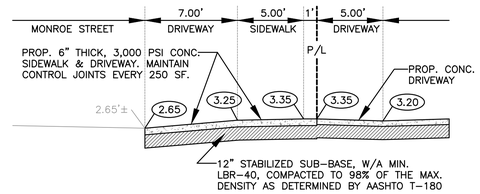
SWALE AREA #1 = 266 CF
SWALE AREA #2 = 106 CF
SWALE AREA #3 = 154 CF
SWALE AREA #4 = 66 CF
SWALE AREA #5 = 233 CF
SWALE AREA #6 = 163 CF
SWALE AREA #7 = 151 CF

TOTAL STORAGE PROVIDED = 1,139 CF

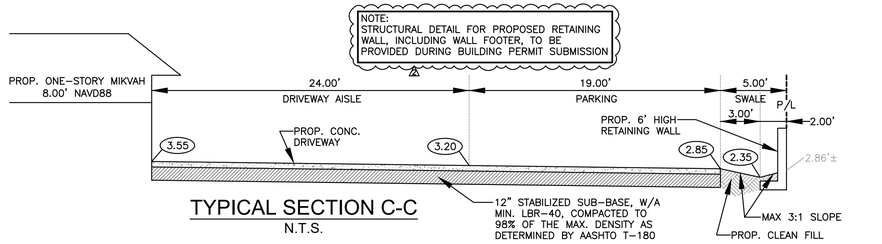


NOTE:
STRUCTURAL DETAIL FOR PROPOSED RETAINING WALL, INCLUDING WALL FOOTER, TO BE PROVIDED DURING BUILDING PERMIT SUBMISSION

TYPICAL SECTION B-B
N.T.S.

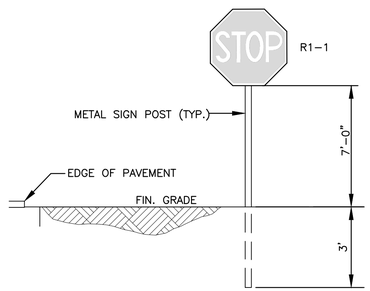


TYPICAL SECTION A-A
N.T.S.

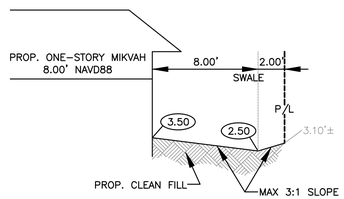


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STRUCTURAL DETAIL FOR PROPOSED RETAINING WALL, INCLUDING WALL FOOTER, TO BE PROVIDED DURING BUILDING PERMIT SUBMISSION

TYPICAL SECTION C-C
N.T.S.



TYPICAL SIGN INSTALLATION DETAIL
NTS



TYPICAL SECTION D-D
N.T.S.

(CONCRETE SIDEWALK TO BE FLUSH)
(CONCRETE SIDEWALK CONTINUOUS AT DRIVEWAY)

MILL AND RESURFACING SHALL BE REQUIRED FOR ALL STREETS / ROADWAY ADJACENT TO THE PROJECT SITE FOR FULL WIDTH OF THE ROADWAY.

ANY LIP FROM 1/4" BUT NOT GREATER THAN ½" WILL BE BEVELED TO MEET ADA REQUIREMENTS

CONCRETE:
CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 6-INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQ.FT AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

ASPHALT:
ASPHALT DRIVEWAY IS REQUIRED TO BE A MINIMUM 6-INCH LIMEROCK BASE, TACK COAT, AND 1-INCH LAYER OF S-III ASPHALT. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE

ALL ALLEYS AND STREETS ABUTTING THE PROPERTY ARE TO BE MILLED AND RESURFACED.

NOTES:

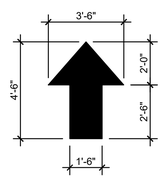
1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
4) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTORS RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.

LEGEND

- PAVEMENT STORAGE AREA
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 8.90 PROPOSED GRADE
- 8.2' EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

TRAFFIC CONTROL ARROWS: DIRECTIONAL ARROWS PAINTED ON CONCRETE - SEE LOCATIONS THIS SHEET.

PAINT FOR ARROWS: PROVIDE A MINIMUM OF 2-COATS OF D.O.T. APPROVED PAINT - UTILIZE "YELLOW" COLORED PAINT ON CONCRETE.



TRAFFIC CONTROL ARROWS DETAILS
N.T.S



10-16-25

THIS ITEM HAS BEGIN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=30'

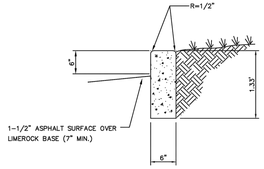
REVISIONS

NO.	DATE	DESCRIPTION
1	9-10-25	CITY REVIEW COMMENTS
2	10-16-25	CITY REVIEW COMMENTS

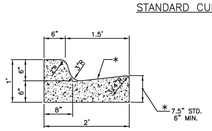
ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

MONROE MIKVAH HOLLYWOOD
1434 MONROE STREET
HOLLYWOOD, FL 33020

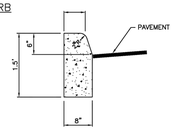
P.E.#:76036
DATE: 5/9/25
SCALE: 1"=10'
SHEET NO.: C2
2 OF 4
PROJECT NO.: 25-16



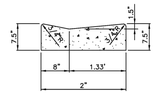
STANDARD CURB



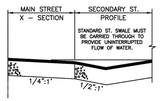
6" CURB & GUTTER (FDOT TYPE "F")



TYPE 'D' CURB



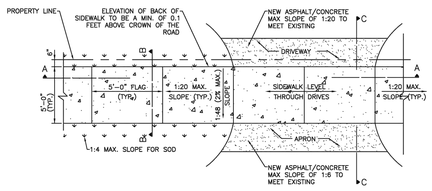
DRIVEWAY CURB & GUTTER



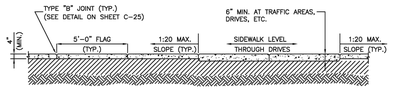
VALLEY GUTTER

* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

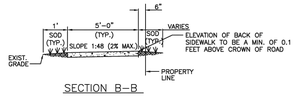
	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	CURB AND GUTTER DETAILS	DRAWING NO.: C–26
	APPROVED: JG		



PLAN



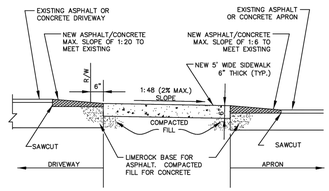
SECTION A–A



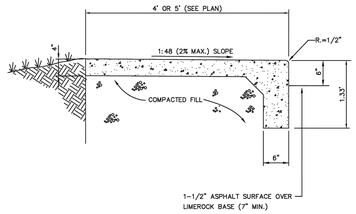
SECTION B–B

NOTE:
1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.); AND, RUNNING SLOPES 1:20 MAX.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)	DRAWING NO.: C–23
	APPROVED: JG		

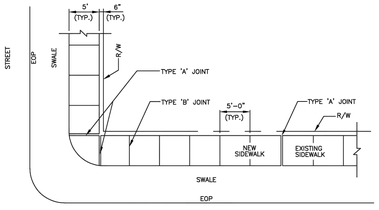


SECTION C–C

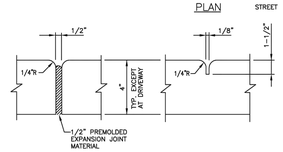


SIDEWALK WITH CURB

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (2 OF 3)	DRAWING NO.: C–24
	APPROVED: JG		



PLAN



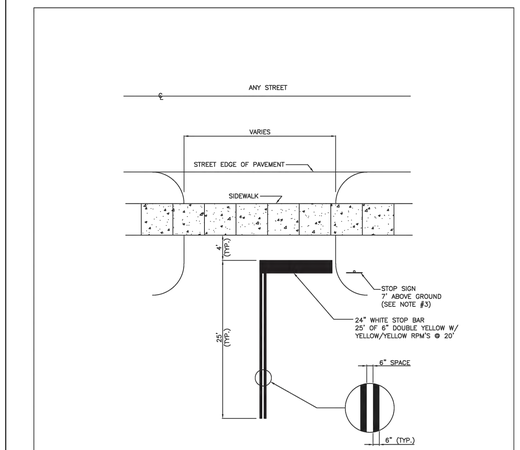
TYPE 'A' TYPE 'B'

SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES; JUNCTION OF EXISTING AND NEW SIDEWALKS; WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5' CENTER TO CENTER ON SIDEWALKS.

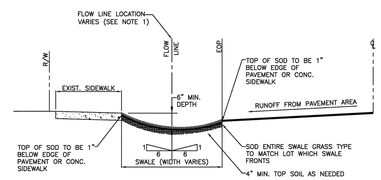
NOTES:
1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522-002.
5. THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A ¼" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C–25
	APPROVED: JG		



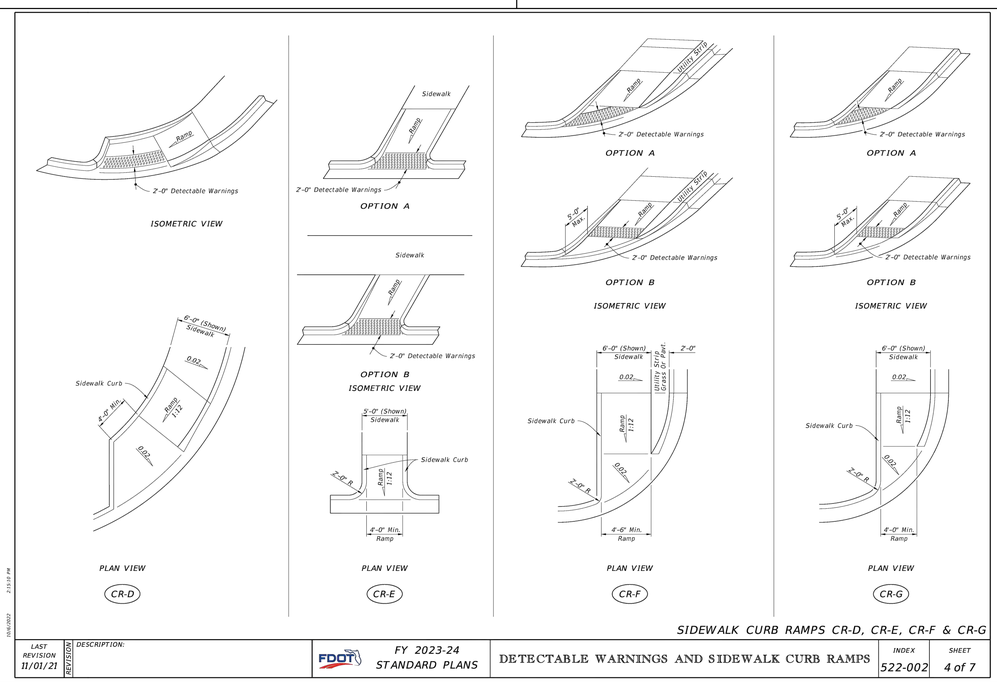
NOTES:
1. USE TRAFFIC GRADE PAINT OR THERMOPLASTIC WHEN REQUIRED BY THE CITY ENGINEER.
2. ALL SIGNAGE AND MARKING SHALL BE IN ACCORDANCE WITH MANUAL OF UNIFROM TRAFFIC CONTROL DEVICES (MUTCD) STANDARD.
3. REFER TO STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS FROM BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (LATEST EDITION).

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	PARKING LOT EXIT–ENTRANCE DETAIL	DRAWING NO.: C–20
	APPROVED: JG		



NOTES:
1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOW ABOVE.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C–33
	APPROVED: JG		



SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 4 of 7
11/01/21					

10/6/2022 2:13:19 PM

CIVIL DETAILS
SCALE: N.T.S.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
10–16–25

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

MONROE MIKVAH HOLLYWOOD
1434 MONROE STREET
HOLLYWOOD, FL 33020

P.E.#:76036

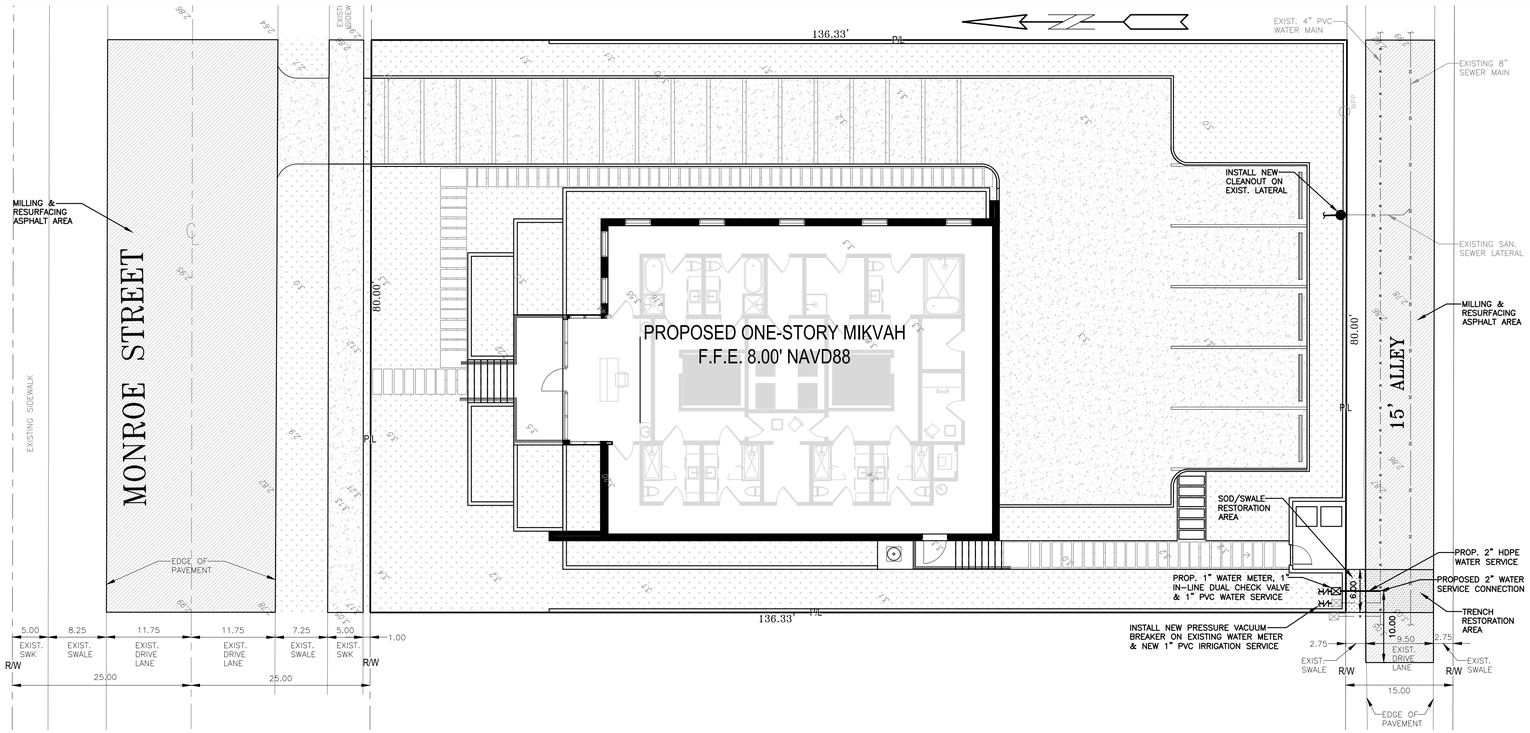
DATE: 5/9/25

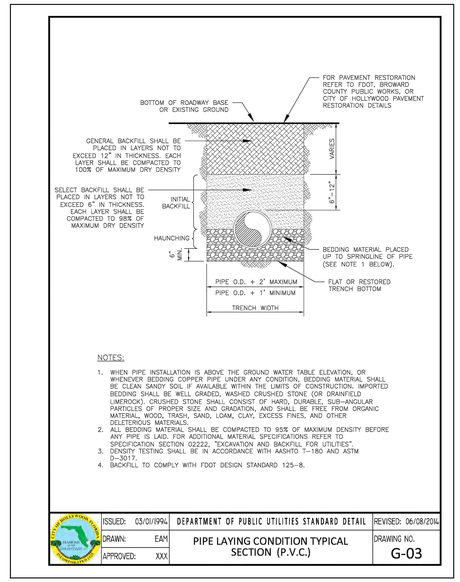
SCALE: N.T.S.

SHEET NO.: C3
3 OF 4

PROJECT NO.: 25–16

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

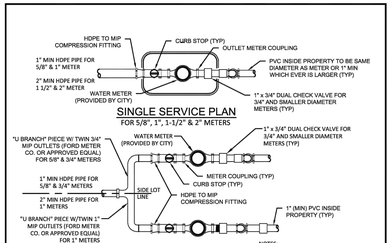




NOTES:

1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK), CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARD 125-8.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)	DRAWING NO. G-03
APPROVED: XXX		



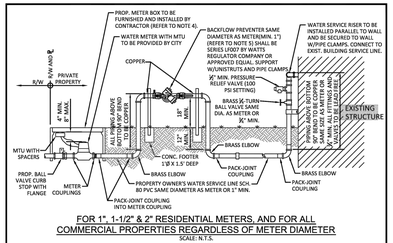
NO GALVANIZED PIPE OR FITTINGS ALLOWED

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		

WATER METER SERVICE NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL ¾" OR SINGLE 1" DIAMETER METERS.
4. MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-½" OR SINGLE 2" DIAMETER METERS.
5. FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
6. APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS,CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
8. FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
9. FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
   a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
   b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
13. AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

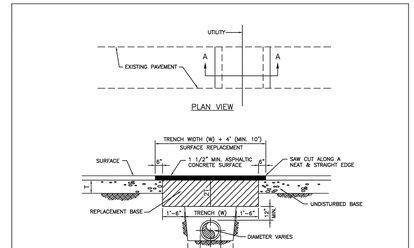
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2018
DRAWN: EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-07
APPROVED: XXX		



NOTES FOR ALL SERVICES:

1. IF EXISTING HOSE BIB IS REMOVED, DAMAGED, OR NO HOSE BIB EXISTS, ONE MUST BE INSTALLED. A HOSE BIB VACUUM BREAKER MUST BE INSTALLED AS REQUIRED TO COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
2. THREADED PVC FITTINGS (MALE OR FEMALE) NOT ALLOWED. ALL TRANSITIONS FROM PVC TO METAL PIPING/FITTINGS SHALL USE COMPRESSION PACK-JOINT COUPLINGS. THIS INCLUDES PVC CONNECTIONS TO INLINE CHECK VALVE AND BACKFLOW PREVENTER.
3. PIPE CLAMPS FOR ATTACHING WATER SERVICE RISER TO WALL SHALL BE HOT-DIPPED GALVANIZED, WITH ISOLATION MATERIAL BETWEEN THE PIPE AND GALVANIZED METAL.
4. IF EXISTING CONCRETE METER BOX IS IN ACCEPTABLE CONDITION (AS DETERMINED BY ECSD) IT MAY BE RE-USED.
5. IF EXISTING BACKFLOW PREVENTER IS DETERMINED TO BE IN ACCEPTABLE CONDITION IT MAY BE RE-USED PROVIDED IT IS RE-CERTIFIED.
6. ALL PRIVATE SERVICE LINE INSTALLATIONS SHALL COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
7. ALL FITTINGS TO BE BRASS.

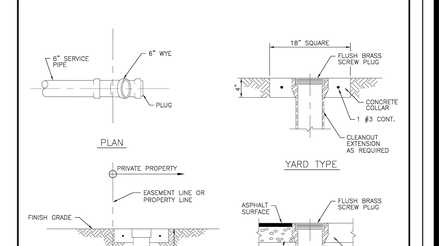
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2018
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, T-180 METHOD.
3. MINIMUM CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C-31
APPROVED: JG		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		

LEGEND

PROPOSED CONCRETE	PROPOSED WATER METER
PROPOSED ASPHALT	EXISTING WATER METER
SOD RESTORATION AREA	EXISTING WATER VALVE
TRENCH RESTORATION AREA	PROPOSED BFP DEVICE
MILLING & RESURFACING AREA	EXISTING SAN. SEWER MH
8.90 PROPOSED GRADE	EXISTING FIRE HYDRANT
8.2' EXISTING ELEVATION	

NOTE:
FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

MIKVAH HOUSE

WATER DEMAND
(1 UNIT)X(150 GPD/UNIT)=150 GPD

TOTAL WATER DEMAND=150 GPD

WASTEWATER DEMAND
(1 UNIT)X(150 GPD/UNIT)=150 GPD

TOTAL WASTEWATER DEMAND=150 GPD

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

10-16-25

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WATER & SEWER PLAN & DETAILS

SCALE: 1"=10'

REVISIONS		
NO.	DATE	DESCRIPTION
1	9-10-25	CITY REVIEW COMMENTS
2	10-16-25	CITY REVIEW COMMENTS

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#: 31158

MONROE MIKVAH HOLLYWOOD
1434 MONROE STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 5/9/25

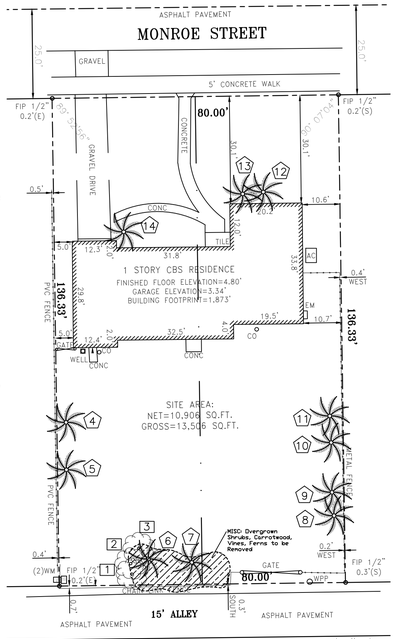
SCALE: 1"=10'

SHEET NO.: C4
4 OF 4

PROJECT NO.: 25-16

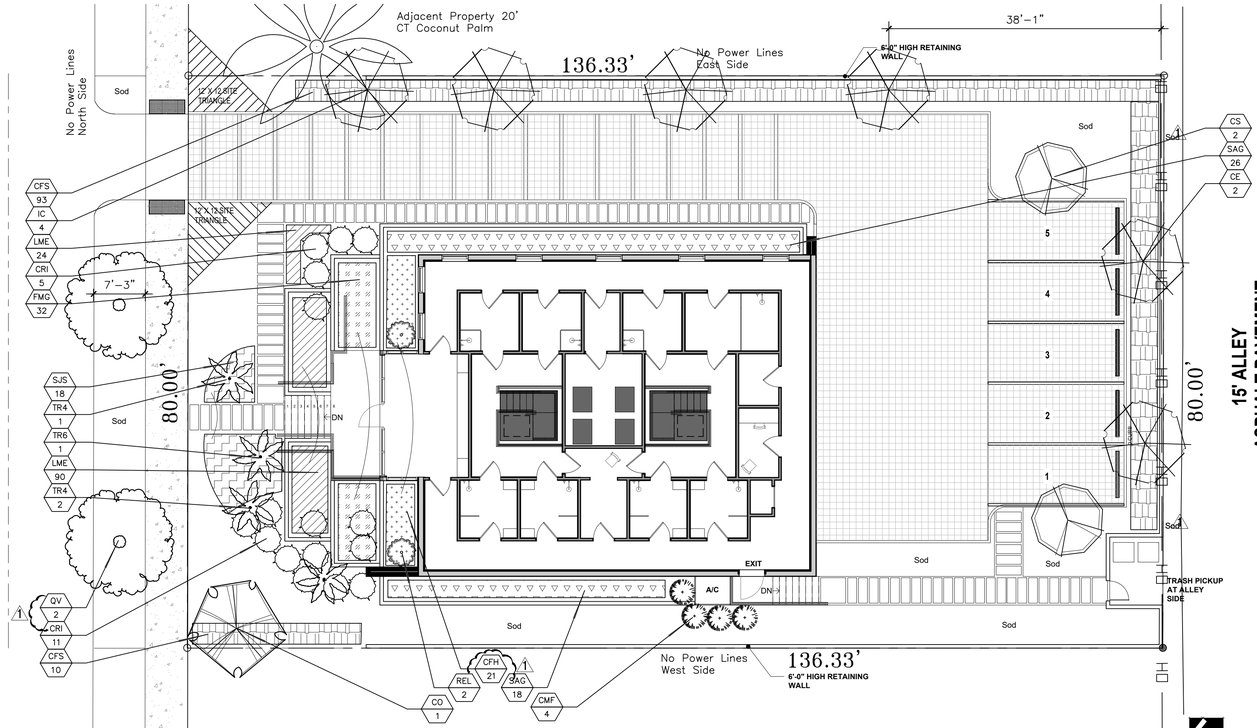
GENERAL LANDSCAPE NOTES

- The plan takes precedence over the plant list.
- 2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.
- General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.
- All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.
- All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.
- All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.
- All planting beds shall be free of all rocks ½" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.
- All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.
- All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.
- All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details
- All landscape areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.
- No fertilizers are required.
- All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4' diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.
- Please refer to the planting details for a graphic representation of the above notes.
- All plant material as included herein shall be warranted by the landscape contractor for a minimum period of 12 months after final inspection approval.
- No landscape substitutions shall be made without the City of Hollywood approval.
- No tree removal or planting allowed until sub permits are fully approved by city.
- Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.
- Contractor to provide screening hedge for any additional equipment not shown on plan. Provide minimum of 36"ht.
- The landscape shall not obstruct onsite stormwater runoff retention proposed within swales.



TREE SURVEY

Scale: 1"=20'



LANDSCAPE PLAN

Scale: 1"=10'

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST
tcawhite@bellsouth.net
954-253-2265

REVISIONS

1 9/3/2025: Per City Comments
10-15-2020: Front and Side Planters Added.

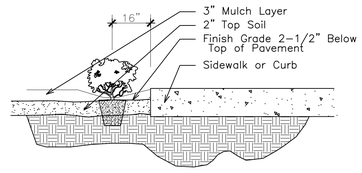
1434 Monroe Street Existing Tree / Palm List

Case/Location: 1434 Monroe Street, Hollywood, FL
Date: 5/2/2025
Appraiser: Thomas White, ASLA-ISA
Landscape Architect #FL1100
ISA Cert. Arborist #FL-5248A

Tree #	Species Botanical Name / Common Name	Ht. Feet	Spr. Feet	DBH Inches	Condition	DBH Removed Inches	Disposition	Note
1	Bursera simarubra / Gumbo Limbo	15	6	4	Very Poor	4	Remove	A
2	Bursera simarubra / Gumbo Limbo	15	6	3	Very Poor	3	Remove	A
3	Bursera simarubra / Gumbo Limbo	12	5	3	Very Poor	3	Remove	A
					DBH Removed	10		
A	Gumbo Limbo Sticks Uner Power Lines							

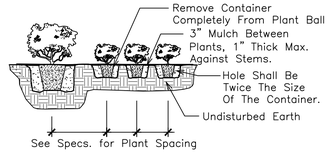
Existing Palm List

Palm #	Species Botanical Name / Common Name	Ht. Feet	CT Feet	DBH Inches	Condition	Replacement Palms	Disposition
4	Ptychosperma elegans / Solitaire Palm	20	15	3	Good-Fair	1	Remove
5	Ptychosperma elegans / Solitaire Palm, Cluster	18	0-FTB	16	Good-Fair	0	Remove
6	Ptychosperma elegans / Solitaire Palm	8	4	16	Good-Fair	0	Remove
7	Ptychosperma elegans / Solitaire Palm	10	5	16	Good-Fair	0	Remove
8	Dypsis lutescens / Areca Palm	15	0-FTB	16	Good-Fair	0	Remove
9	Dypsis lutescens / Areca Palm	15	0-FTB	16	Good-Fair	0	Remove
10	Dypsis lutescens / Areca Palm	15	0-FTB	16	Good-Fair	0	Remove
11	Dypsis lutescens / Areca Palm	15	0-FTB	16	Good-Fair	0	Remove
12	Ptychosperma elegans / Solitaire Palm	8	4	3	Good-Fair	0	Remove
13	Ptychosperma elegans / Solitaire Palm	10	5	3	Good-Fair	0	Remove
14	Ptychosperma elegans / Solitaire Palm	10	5	3	Good-Fair	0	Remove
					Replacement Palms Required	1	



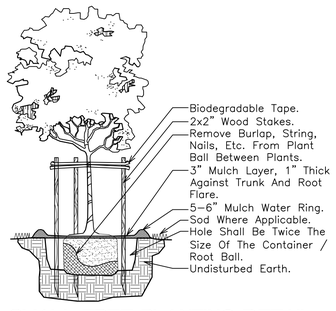
SHRUB INSTALLATION DETAIL

NTS



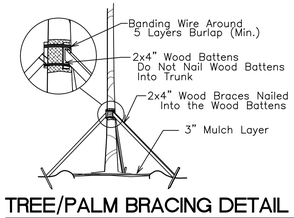
SHRUB PLANTING DETAIL

NTS



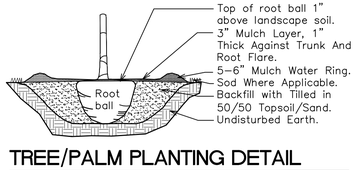
SMALL TREE PLANTING DETAIL

NTS



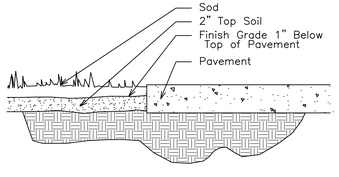
TREE/PALM BRACING DETAIL

NTS



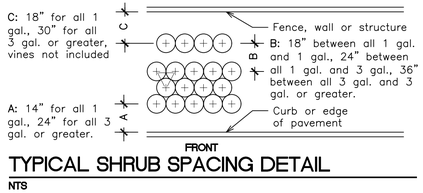
TREE/PALM PLANTING DETAIL

NTS



SOD INSTALLATION DETAIL

NTS



TYPICAL SHRUB SPACING DETAIL

NTS

1434 Monroe Street Plant List

Code		Drought	QTY.	Botanical Name / Common Name	Specifications per Sec. 3.3 Landscape Manuel		
PROPOSED CODE REQUIRED TREES							
CO	(N)	V	1	Chrysophyllum oliviforme / Satin Leaf	10'x4-5', 2" DBH		
IC	(N)	V	3	Ilex cassine / Dahoon Holly	10'x4-5', 2" DBH		
QV	(N)	V	2	Quercus virginiana / Live Oak	12'x4-5', 2" DBH		
			6	**Total Site Trees**			
			6	**Native Trees**			
			100%	**Native Trees**			
PROPOSED MITIGATION TREES						DBH	Total
CE	(N)	V	2	Conocarpus erectus sericeus / Silver Buttonwood	10'x4-5', 2" DBH	2	4
CS	(N)	V	2	Cordia sebestena / Orange Geiger	10'x4-5', 2" DBH	2	4
IC	(N)	V	1	Ilex cassine / Dahoon Holly	10'x4-5', 2" DBH	2	2
					Total DBH Added		**10**
					Total DBH Removed		**10**
					DBH Deficiency		**0**
					Payment Into the Tree Trust Fund @ $350 per ea. 2" =		**$0**
PROPOSED MITIGATION PALMS							
TR6	(N)	V	1	Thrinax radiata / Florida Thatch Palm	6' CW		
					Total Palms Added	**1**	
					Total Palms Removed	**1**	
					Palm Deficiency	**0**	
SHRUBS							
CFS	(N)	V	103	Clusia flava / Small Leaf Clusia	3 Gal., 24"x 18-24", 24" OC		
CMF		V	4	Caryota mitis / Fishtail Palm	7' OA Ht., Multi		
CRI	(N)	V	16	Chamaerops humilis / European Fan Palm	3'x3'		
REL		V	2	Rhapis excelsa / Lady Palm	5' OA Ht., Multi		
SAG		V	44	Schefflera arboricola / Green Dwarf Schefflera	3 Gal., 24"x 18-24", 24" OC		
SJS		V	18	Serissa japonica / Snowrose	3 Gal., 18" Spr., 30" OC		
TR4	(N)	V	3	Thrinax radiata / Florida Thatch Palm	4' CT		
			190	**Total Shrubs**			
			122	**Native Shrubs**			
			64%	**Native Shrubs**			
GROUND COVERS / SOD							
CFH		V	21	Cyrtomium falcatum / Holly Fern	1 Gal., 12" OA, 20-24" OC		
FMG		V	32	Ficus microcarpa / Green Island Ficus	3 Gal., 18" Spr., 24" OC		
LME		V	114	Cyrtomium falcatum / Holly Fern	1 Gal., 12" OA, 12" OC		
Sod		M	By GC	S.F. Stenotaphrum secundatum / St. Augustine 'Palmetto'	Solid application - no gaps		

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

This item has been digitally signed and sealed by Thomas White, ASLA-ISA on 9/3/2025. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Landscape Permit Plan
Monroe Mikvah
1434 Monroe Street
Hollywood, Florida 33020

DRAWN: TW
CHECKED: TW
DATE: 5-4-2025
SCALE: As Shown

Sheet No.
L-1
Sheet 1 Of 2

IRRIGATION LEGEND:

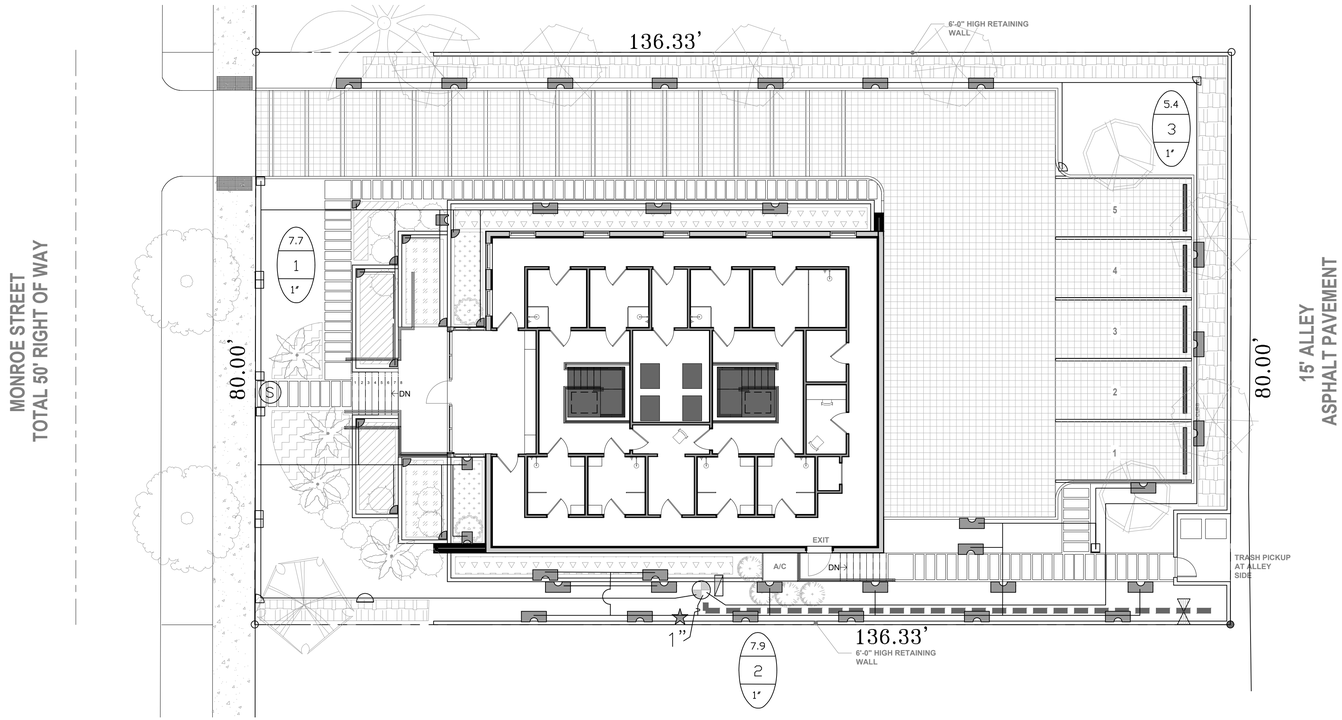
- 1" MAIN LINE
- LATERAL ZONE LINES.
- 1" VACUUM BREAKER: Wilkins WK720A-100.
- CONTROLLER - Intermatic Electric 4 station controller.
- Mini Clik automatic rain sensor shutoff switch mounted outside on eave of structure.
- ZONE VALVES - Finco 2 Station Indexing.
- EXISTING WATER METER.
- (S) SLEEVES - Sch. 40, 2 Sizes Larger. NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size

6' POP-UP SPRAY - Hunter MP Rotator Series: Nozzles as Required. NOTE - All of the below may not be used

		MP2000 13-21' Radius	MP1000 8-15' Radius	MP800 6-12' Radius
90	Q			
120	T			
180	H			
240	TT			
270	TQ			
360	F			

- SS-530 5 x 30'
- ES-515 5 x 15'
- RCS-515 5 x 15'
- LCS-515 5 x 15'

0.0 GPM / 1 ZONE # / 1" VALVE SIZE



LEGEND:
1. IRRIGATION CONTROLLER
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN
5. WIRELESS RAIN SENSOR

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

IRRIGATION NOTES:

Piping:
Main Lines: PVC SCH 40 Solvent Weld.
Zone Lines: PVC SCH 40 Solvent Weld. 1/2 in. is not used.
Min. pipe is 3/4 in.
All end of the line unmarked pipe = 3/4 in. (min.).
Sleeves and suction Line: PVC SCH 40.

Fittings: SCH 40 PVC

Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.

Allow all main lines to cure for 24 hours before pressuring.

All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal.
Zone Lines 1-1/2 in. and smaller = 15 in. depth, min.

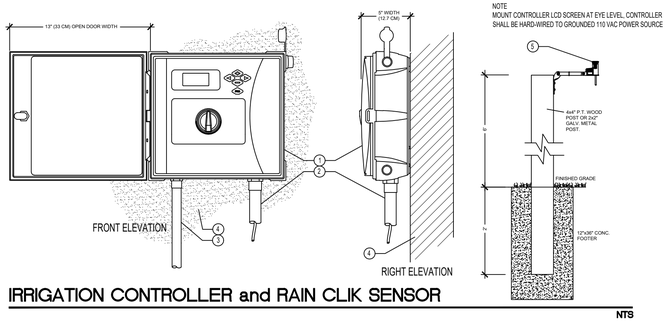
Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using Snap tite or DBY UL connectors.
Common shall be white, hot shall be red or color coded
Spare shall be black. Run all wires in Grey Electrical SCH 40 conduit..

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.

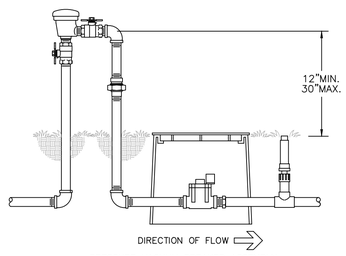
Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

Contractor shall verify all underground utilities prior to commencement of work.



IRRIGATION CONTROLLER and RAIN CLIK SENSOR

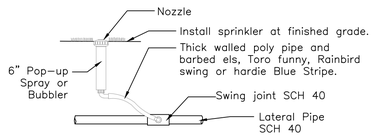
NTS



PRESSURE VACUUM BREAKER ASSEMBLY
OUTDOOR HORIZONTAL INSTALLATION

WILKINS MODEL 720A

NTS



6" Pop-up Spray / Bubbler Detail

NTS

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

This item has been digitally signed and sealed by Thomas White, ASLA-ISA on 9/3/2025. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST
tcawhite@bellsouth.net
954-253-2265

REVISIONS
9/3/2025 Per City Comments
10-15-2020 Front and Side Planters Added.

Irrigation Permit Plan
Monroe Mikvah
1434 Monroe Street
Hollywood, Florida 33020

DRAWN: TW
CHECKED: TW
DATE: 5-4-2025
SCALE: 1"=10'

Sheet No.
L-2
Sheet 2 Of 2

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING AND URBAN DESIGN DIVISION

DATE: November 10, 2025 **FILE:** 25-CSV-58

TO: Historic Preservation Board

VIA: Anand Balram, Assistant Director/Chief Planner

FROM: Carmen Diaz, Planner III

SUBJECT: Certificate of Appropriateness for Design for a new non-residential building, a Special Exception to build a religious building, pursuant to Section 5.3.G(2), and two Variances to reduce the required north and west building setbacks, pursuant to Section 4.1.G. located at 1434 Monroe Street within the Historic Multiple Property Resource Listing District.

REQUEST:

Special Exception: To establish a religious building in a residential zoning district RS-6 (The Mikvah)

Variance 1: To reduce the required north setback (front) from 50'-0" to 25'-0"

Variance 2: To reduce the required west setback (side) from 25'-0" to 10'-0"

Certificate of Appropriateness for Design: Construction of a new non-residential building

RECOMMENDATION:

Special Exception: Approval, with a condition:

1. A covenant running with the land that holds the City harmless against any claims arising from accidents as a result of the proposed two-way drive aisle, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit and recorded in the Public Records of Broward County, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

Variance 1: Approval

Variance 2: Approval

Certificate of Appropriateness for Design: Approval

BACKGROUND

The existing house on site was built approximately in 1949 based on BCPA information. The house was built in a Mid-Century Modern architectural style. *This period often sought to use the method of construction as a design expression.* This house is not a contributing element in the Historic District, and it does not have a Historic Site Master File. The Applicant is proposing to demolish the existing building and build a new building to accommodate the religious use.

The subject property is located within the Single-Family zoning district of RS-6 of the Zoning and Land Development Regulations. The main permitted uses are single family detached dwelling, with the following uses listed as permitted by way of special exception:

- Educational facilities,
- Places of worship,
- Meeting halls and similar nonprofit uses and
- Ham radio antennas (See Section 4.1.G).

The main permitted use and special exception uses were established by Ordinance 94-14 in April 1994. It is important to note that the American Planning Association defines a special exception as *a land use permitted by a zoning ordinance, subject to specific conditions and approval by a designated body. The intent is to allow uses that are desirable or necessary in certain districts if they can be made compatible through the imposition of reasonable conditions.* The Zoning and Land Development Regulations in Section 2.2 defines Special Exception*, a use that is not generally appropriate in a district, but would be appropriate if it is consistent with the review criteria listed for Special Exception, Section 5.3.G.*

REQUEST

The Applicant is requesting a Special Exception to allow the establishment of a religious building, used specifically for the religious use of a mikvah. The applicant describes a Mikvah as *a Jewish ritual pool used for full-body immersion to achieve spiritual purity*, often associated with religious transitions such as conversion, and traditionally used by women after menstruation or childbirth. According to the Applicant's business plan, the mikvah will feature eight baths and operate by appointment only, ensuring controlled and limited daily use.

The Applicant is requesting two variances in conjunction with the Special Exception to enable the construction of the religiously affiliated facility. First, a variance to reduce the required front setback from 50 feet to 25 feet. Second, a variance to reduce the interior side setback from 25 feet to 10 feet.

The final request is for a Certificate of Appropriateness for Design for a new one-story, approximately 2,500-square-foot building in a contemporary architectural style. In coordination with City staff, the Applicant has made several design modifications to improve compatibility with the surrounding residential context. These include increasing the number of window openings, enhancing the landscaping around the building, and relocating parking to the rear of the site to reduce its visibility from the street. The result is a structure that maintains a contemporary design while incorporating residential design elements to better integrate into the neighborhood.

Staff notes throughout the review process, staff were deliberate in balancing the applicant's proposed use as a place of worship with the established residential character of the surrounding neighborhood. Recognizing the sensitivity of introducing a religious use within a low-density residential context, staff

worked closely with the applicant to evolve the project's design from an institutional-oriented form to one that reflects the scale, massing, and architectural cues of a single-family residence.

The building's design has been purposefully articulated to read as a residential home from the public right-of-way. Parking areas have been located toward the rear of the property to minimize visual and functional impacts on adjacent properties and maintain a pedestrian-oriented streetscape. Landscaping and site features were similarly designed to reinforce this residential appearance and soften the transition between the subject property and neighboring homes.

While the interior has been configured to accommodate the operational needs for a religious use, based on the proposed design of the exterior, with some investment the interior could be reverted to a single-family home. The building retains a layout and structure that could be reasonably adapted in the future for single-family residential use or another compatible low-intensity purpose, thereby preserving long-term flexibility and investment value within the neighborhood.

SITE INFORMATION

Owner/Applicant:	Shloime Nelken and Chaya Posner
Address/Location:	1434 Monroe Street
Net Size of Property:	10,915 sq. ft. (0.25 Acres)
Land Use:	Low Residential (LRES)
Zoning:	Single-Family Residential (RS-6)
Existing Use of Land:	Residential

ADJACENT LAND USE

North:	Low Residential (LRES)
South:	Low Residential (LRES)
East:	Low Residential (LRES)
West:	Low Residential (LRES)

ADJACENT ZONING

North:	Single Family Residential (RS-6)
South:	Single Family Residential (RS-6)
East:	Single Family Residential (RS-6)
West:	Single Family Residential (RS-6)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property*.

The proposed design is consistent with the scale and massing of the adjacent neighborhood, while allowing the Applicant to maximize the area of his/her property.

In addition, the City's Comprehensive Plan recognizes that within residential areas, a variety of complementary and supportive uses are permitted, including dwelling units, hotels, motels, and transient lodgings, as well as community facilities such as schools, day care centers, churches, clinics, nursing

homes, rehabilitation centers, governmental facilities, libraries, and civic centers. The relevant policy states:

"The following uses are allowed within residential areas to the degree and extent permitted by the applicable zoning regulations: …

5. Community facilities designed to serve the residential area such as schools, day care centers, churches, clinics, nursing homes, rehabilitation centers, governmental administration, police and fire protection facilities, libraries, civic centers, hospitals, and cemeteries."

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The proposed Special Exception is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Special Exception to establish a religious building as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.3(G)(2)

CRITERIA 1: The proposed use must be consistent with the principles of the City's Comprehensive Plan.

ANALYSIS: The Land Use Element of the City's Comprehensive Plan is intended to promote a balanced distribution of land uses that enhances the quality and character of residential, commercial, resort, and natural areas, while also allowing property owners to reasonably maximize the use of their land. As a small-scale religious facility located within walking distance of nearby residential areas, the project serves as a neighborhood religious use that complements the surrounding development pattern. The mix of residential and low intensity religious use in Hollywood Lakes enhances local convenience and strengthens community identity. Accordingly, the proposal is consistent with the intent and guiding principles of the Comprehensive Plan.

FINDING: Consistent.

CRITERIA 2: The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.

ANALYSIS: The proposed use requires approval of a Special Exception because religious facilities are not permitted by right within single-family residential zoning districts. While the district is primarily residential, Special Exception can include a mix of supporting uses that contribute to the needs of the broader community.

In the Hollywood Lakes area, there are other religious buildings such as the Chabad at 1350 Harrison Street or the Romanian Baptist Church at 1542 Harrison Street. The proposed mikvah use will operate by appointment only, with a maximum of eight users per day, ensuring a low-intensity, controlled use. Given the transitional character of the area and the limited scale of the operation, the proposed Special Exception is compatible with the surrounding land use pattern and consistent with the evolving mix of residential and supportive community uses in the vicinity.

FINDING: Consistent.

CRITERIA 3: That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

ANALYSIS: As previously noted, the Applicant is providing five off-street parking spaces, all of which will be located at the rear of the building to minimize visual impact and maintain a residential streetscape. The Division of Engineering, Transportation, and Mobility has also determined that a traffic study was not required due to the size of the building and the proposed operations. Although the proposed mikvah is a non-traditional place of worship, the City's Zoning and Land Development Regulations specify parking standards for places of worship, which provide the most comparable basis for determining parking requirements. Pursuant to this standard, parking is calculated based on the area of the largest assembly or gathering space. The applicant's largest interior room measures approximately 216 square feet, which equates to a parking requirement of four (4) spaces under the applicable formula. The applicant is providing five (5) parking spaces, thereby exceeding the minimum requirement. Based on this interpretation, and consistent with the intent of the Code, the proposed parking supply satisfies the requirement and is appropriate for the size, intensity, and function of the proposed religious use. The proposed site plan includes a dedicated parking area that meets this requirement. In addition, sidewalks and pedestrian pathways will connect the parking area to the main entrance, ensuring safe and accessible pedestrian circulation throughout the site.

FINDING: Consistent.

CRITERIA 4: That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.

ANALYSIS: As previously stated, the proposed mikvah use is for private bathing or showering associated with a religious ceremony. Each bath is used individually, with only one person occupying a bath or shower at a time, ensuring a quiet and discreet operation. The nature of the use generates minimal noise and activity, contributing to compatibility with the surrounding residential environment. The requested variances related to building setbacks are not expected to negatively impact the neighborhood. While the Special Exception standards require stricter setbacks, the proposed structure complies with the standard setbacks permitted for new single-family homes. In addition, City staff recommended enhanced landscaping around the building and throughout the site to further soften the

building's appearance, improve buffering, and enhance integration with the neighborhood.

FINDING: Consistent.

CRITERIA 5: The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reasons of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

ANALYSIS: The proposed use will be located within a newly constructed building, allowing for careful consideration of the height, orientation, and placement to ensure it is not detrimental to the health, safety, or welfare of the surrounding community. The one-story design, residential scale, and thoughtful site layout contribute to neighborhood compatibility. Furthermore, the proposed interior and exterior improvements are expected to enhance the value of the property and provide a positive contribution to the surrounding neighborhood through quality design and appropriate site development.

FINDING: Consistent.

CRITERIA 6: The subject parcel must be adequate in shape and size to accommodate the proposed use.

ANALYSIS: The subject parcel is of sufficient shape and size to accommodate the proposed mikvah. The requested variances will permit the construction of a one-story building designed to house the ritual baths and support related services for the community.

FINDING: Consistent.

CRITERIA 7: The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code or otherwise adopted by the City Commission.

ANALYSIS: A religious facility is a use which is allowed only by Special Exception. A Special Exception is defined as a use not generally appropriate in a district but would be appropriate if it is consistent with the review criteria listed for Special Exceptions. As the RS-6 Zoning District allows these facilities to be approved by Special Exception, and institutional uses are allowed within the General Business Land Use the use is appropriate at this location. The proposed use and Site Plan meet all other Zoning requirements regarding parking, landscaping, and adequate buffering. Therefore, the proposed use is consistent with the criteria.

FINDING: Consistent.

Analysis of Criteria and Findings for Variances as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.5.J.1

Variance 1: **To reduce the required setback on the north side from 50'-0" to 25'-0" pursuant to Section 4.1.G**

Variance 2: **To reduce the required setback on the west side from 25'-0" to 10'-0" pursuant to Section 4.1.G**

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The new design remains compatible with the surrounding neighborhood and upholds the basic intent of the setback regulations. The south façade, which fronts a cross street, is subject to a 10-foot setback requirement. However, both the existing rear building and deck currently encroach into this setback and are legally non-conforming. The proposal seeks to follow this existing non-conforming setback by reconstructing the ground-floor deck and extending the third-floor balcony in alignment with the previous footprint. This approach preserves the established spatial relationship of the building to its surroundings and ensures consistency with adjacent properties.

FIDING: Variance 1 and Variance 2 are consistent

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The proposed setbacks on the north (front) and west (side interior) property lines meet what would typically be required for a new single-family residence. The front setback meets the minimum requirement, while the side interior setback is more generous than that required for a single-family dwelling. As such, the proposed variances are consistent with and compatible with the character of the surrounding neighborhood.

These increased setback requirements apply only to new buildings developed under a Special Exception in single-family zoning districts. For comparison, a typical single-family house in the same zoning district would only require a 25-foot front setback and a 7.5-foot interior side setback minimum. The requested variances would bring the proposed building's setbacks closer to those required for standard residential development and are intended to promote better compatibility with the surrounding neighborhood character.

FINDING: Variance 1 and Variance 2 are consistent

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time.

ANALYSIS: The requested variance supports the development of the property as a religious institution, aligning with the Comprehensive Plan's goals of fostering community use, promoting reinvestment, and revitalizing underutilized sites. Although the proposal does not meet the setbacks required for a Special Exception, it adheres to the setback standards applicable to single-family residences in the RS-6 zoning district. Approving the variance would encourage reinvestment and activate a currently underutilized site, consistent with the Comprehensive Plan's emphasis on neighborhood revitalization, adaptive reuse, and reinvestment in established communities.

FINDING: Variance 1 and Variance 2 are consistent

CRITERIA 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: The requested variances are not the result of an over-scaled or improperly sized design but are instead a direct response to the physical limitations and configuration of the parcel. The site's size, orientation, and relationship to adjacent properties make it challenging to achieve a functional layout that meets all dimensional standards while also maintaining appropriate parking, circulation, and architectural rhythm. Importantly, the requested relief has been evaluated not only under the variance criteria but also through the Certificate of Appropriateness for Design findings related to Integrity of Location, Design, Setting, Materials, Workmanship, and Association, as well as the City's Urban Design Guidelines. These collective reviews demonstrate that the proposed design results in a more contextually appropriate and harmonious development, consistent with the intent of the zoning district and the City's adopted design principles. Rather than representing an over-intensification, the variances allow the site to be right sized to its context, enabling redevelopment that respects the surrounding character while achieving compliance with modern functional and accessibility standards. The relief requested therefore serves a design and contextual purpose, not an economic or self-imposed one.

FIDING: Variance 1 and Variance 2 are consistent

CRITERIA 5: That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

ANALYSIS: Not applicable

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.5.F.1.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: Design Guidelines recommend maintaining consistent spacing and setbacks and further state new construction should be compatible with existing buildings. The

concept of scale pertains not only to the proportional relationship of building components to the human body but also to their contextual relationship with adjacent structures, the streetscape, and the broader environment. The proposed design preserves a massing that aligns with the existing structures in the area while introducing a refined, contemporary interpretation. The design contributes to an enhanced visual experience along Monroe Street.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourage new construction to be compatible with the character of the surrounding neighborhood, particularly in terms of scale, materials, texture, and color. In this context, "scale" refers both to the relationship of building elements to the human form and to their proportion within the broader streetscape and surrounding built environment. The proposed building reflects a contemporary approach to architecture, incorporating thoughtful and dynamic massing that adds visual interest while remaining sensitive to its context. The architect has intentionally designed the structure to evoke the appearance of a residence, helping it to harmonize with neighboring homes and uphold the district's historic character.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: As stated in the Design Guidelines, "…setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood." The proposed design demonstrates a successful compatibility between historic, modern, and contemporary architectural elements. The design is thoughtfully articulated, allowing for the inclusion of bold and interesting features without resulting in a building that feels overly intense or incompatible with the surrounding context.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design guidelines emphasize that materials play a crucial role in preserving the fabric and historic character of any district or property. Materials selected for new construction should be compatible in quality, color, texture, finish, and dimension with those found within the historic district. The proposed design incorporates materials such as concrete, stucco, stone, and glass. This selection aligns with the material palette commonly used in contemporary buildings in the Historic Hollywood Lakes District, ensuring consistency with the area's architectural character.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The proposed design is consistent with current workmanship styles and methods and does not imitate or copy any existing style or period while complying with all regulations and it fits within the neighborhood's character.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining consistent spacing and setbacks and further state new construction should be compatible with existing buildings… Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district. The proposed design is consistent and compatible with the surrounding areas.

FINDING: Consistent.

CONCLUSION

The proposed project is a compatible and well-designed redevelopment that fulfills the intent of the Zoning and Land Development Regulations, Comprehensive Plan, and Urban Design Guidelines. The Special Exception for a religious facility is modest in scale and operation, consistent with the residential character and community-serving uses envisioned in the Comprehensive Plan. The requested Variances are necessary to achieve a functional layout on a constrained parcel and align the project with the established residential rhythm. The Certificate of Appropriateness for Design confirms that the proposal meets the Historic District Design Guidelines in terms of scale, materials, and setting. Staff finds the request consistent with all applicable review criteria and recommends approval of the Special Exception, Variances, and Certificate of Appropriateness for Design, subject to the conditions outlined in this report.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Map

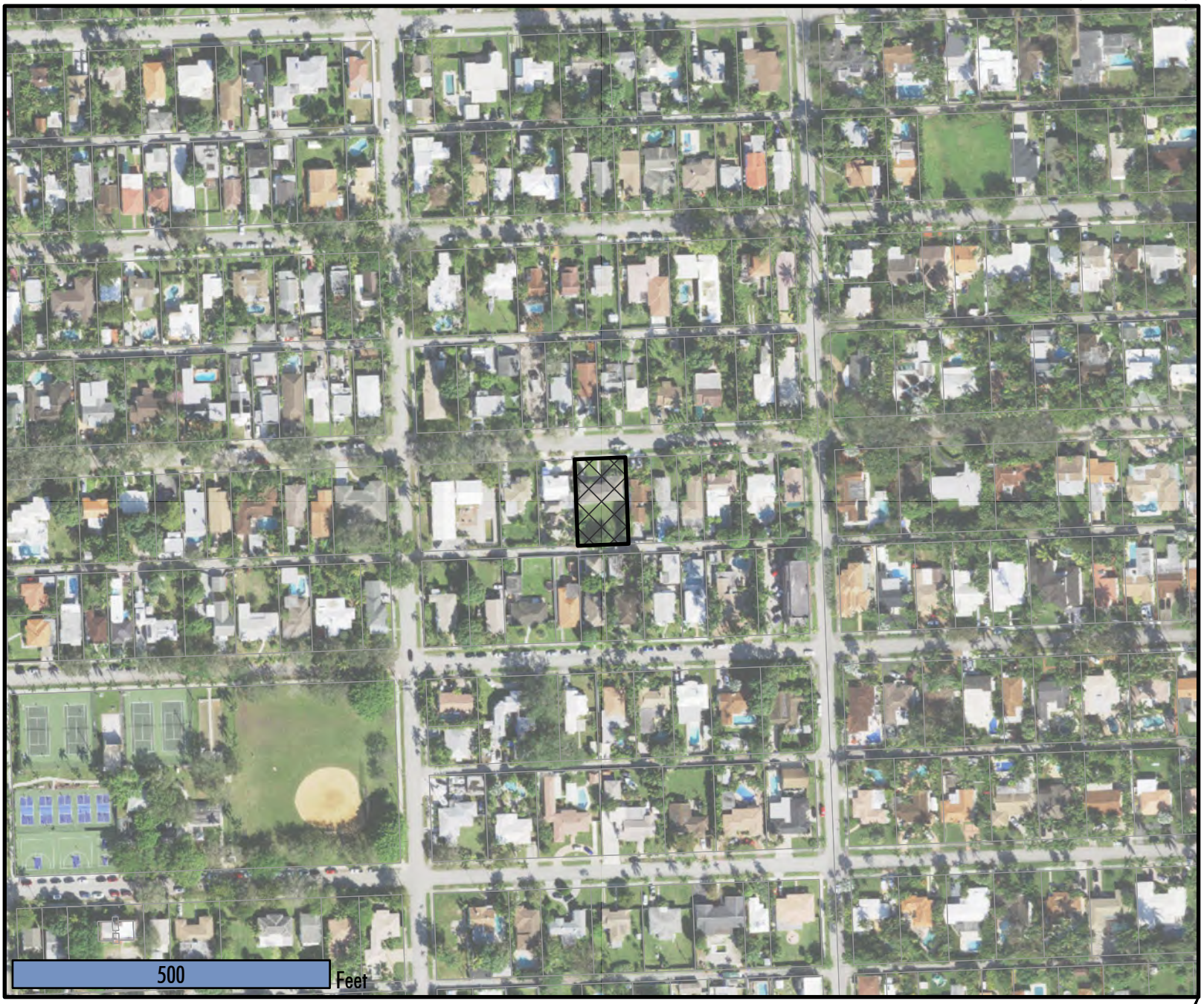
ATTACHMENT B

Aerial Map

25-CSV-58

1434 Monroe Street
folio(s): 514215026480

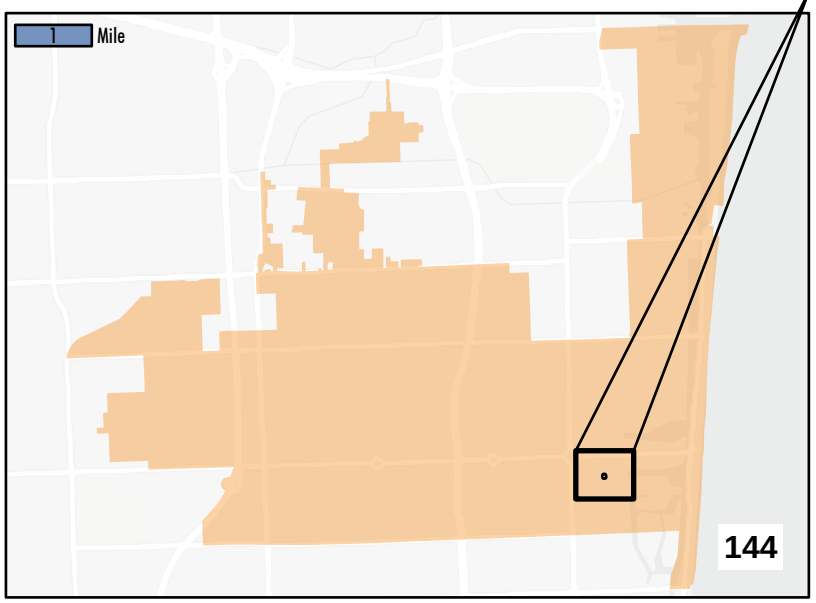
CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design



LEGEND

PARCELS
SUBJECT SITE





ATTACHMENT C

Public Participation Meeting

First Public Participation Meeting Package

KallerArchitecture

July 1, 2025

Mrs. Carmen Diaz
City of Hollywood
Division of Planning & Urban Design
2600 Hollywood Boulevard, Suite #315
Hollywood Florida 33020

Reference: Community Outreach Summary
1434 Monroe Street - Mikvah
Hollywood, Florida
File #25-CSV-58
Architect's Project #24305

Dear Mrs. Diaz:

In accordance with the City's Outreach Ordinance, this letter serves to confirm the summary of the Community Outreach relating to the above-mentioned matter.

On May 30, 2025, signs were posted, and notices were sent to all properties Owners and Civic Associations within 500 feet from each property line of the subject Property informing them of a virtual public meeting to be held on June 17, 2025, at 6:00 PM. The Virtual Notice included information about this Project's location.

The Virtual meeting held on June 17, 2025, was attended by the Owners and the Civic Association, along with many members of the Community as shown on the Attendees Summary Sheet attached. The Architect, Joseph Kaller of Kaller Architecture presented the Project in a Power Point Presentation and following the Presentation had a time of questions and answers for this Jewish Religious Ritual Bath Project.

Many Community Members came out for this meeting, which made it difficult to address everyone's questions, and many still did not understand the purpose of a Mikvah. The Architect, Joseph Kaller, then explained the ritual again and addressed a few questions. Other questions that were raised, are there costs or membership fees involved, how people will visit, walk or ride, parking, and of course, traffic. Due to time, the number of attendees and questions, we will be hosting another Community Meeting on October 20, 2025, to be able to better address concerns in a more controlled manner.

Please do not hesitate to contact me if you have any questions or comments.

Very Truly Yours,
Kaller Architecture

Joseph B. Kaller, AIA, LEED AP BD+C
President

AA #26001212 | 2417 Hollywood Blvd. Hollywood, FL 33020 | 954 920 5746
joseph@kallerarchitects.com | kallerarchitects.com

Joseph Kaller's Meeting

June 17, 2025 . 5:35 PM . ID: 159353365

Share Status

Access: Public
Expires: June 24, 2025
Shared content: Video, Notes, Meeting info, Insession Chat, Summary

Attendees

Joseph Kaller
joseph@kallerarchitects.com
siobhan mclaughlin

Saul Dahan

Christina Tano

Josef

Joseph Kaller
joseph@kallerarchitects.com
Peter Stimson
peter.stimson@gmail.com
Josef Timlichman
Josef@lawnowfl.com
Lori Brooks

siobhan mclaughlin

Mendy Halberstam, Esq.

donna rion

Ann

Yitzi Franklin

Richard

vanessa at 1449 monroe

Hayes @ 1414 Monroe

[Waiting for name]

Viviana
viviglo23@yahoo.com
Rachel Mazor

Jeff

Mendy Giter

Steve, Hollywood

Adam Trop, Esq.

Endi tennenhaus

Richard Brewer

Richard Brewer

Lynn Cantrell

[Waiting for name]

Shloime Nelken

Christine Corbo

Christine Redmond

Patricia Antrican
ann2can@bellsouth.net
Joseph Kaller
joseph@kallerarchitects.com
Rochel Giter

Joseph Kaller
joseph@kallerarchitects.com
Mendy W

Benny
benny@atzicapitalgroup.com
Joseph Kaller
joseph@kallerarchitects.com
Rocky Kaller (Kaller Architecture)
joseph@kallerarchitects.com
Cherie Wachter
cheriewachter@gmail.com
Mendy G

Tina Maguire

Alex Recio

Dw

Lg

Yg

Dave Hazan

Lg

JK

Tina Maguire

Y

Yossi Lifshitz

Max leh

Chaim

Mendy G

vanessa at 1449 monroe

S

Jeff

Joe

JK

Anonymous

Joe

Shalom

S.c

Joe

Yossi

Moshe

S

DT

Dave Hazan

Adam Trop, Esq.

Kevin

Matias Lancewicki
m.lancewicki@usophthalmic.com
Motek barber

S.c

Mitch

Lg

RW

Mendel Toron

S.c

Bonnie Hughey

S.c

Rg

S

Motek barber

Yg

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Shaindy

Motek barber

S.c

Matias Lancewicki
m.lancewicki@usophthalmic.com
Motek barber

Rabbi Motti

Patricia Antrican

Liz Roberts

Bonnie Hughey

Ramon Franco

Tina Maguire

Michelle Lopate

Clover Ryan

Joseph Kaller
joseph@kallerarchitects.com
Ken
parksideken@aol.com

Dw

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Motek barber

Lg

Motek barber

MT

Cindy

Tina Maguire

Carter Hayes

Caryl Shuham
cshuham@hollywoodfl.org
Clay Miller

Dale Cheek

Commissioner Callari

MijaelT

Matias Lancewicki
m.lancewicki@usophthalmic.com
MP

Tzivi

Dale Cheek

Motek barber

Rabbi Motti

J Cohen

B

Mendy Giter

Yg

A

Eric	Mitch
Commissioner Callari	Edelkopf
Bonnie Hughey	Christine Redmond
Tzemach N.	Yossi Lifshitz
Commissioner Callari	Rabbi Motti
Yg	Joe
Joe	MijaelT
S	Max leh
RW	R. D.
SP	JK
R. D.	S
Ashley	Shalom
Motek barber	Chaim
Motek barber	Moshe
S	+18622162997
S	+13464142934
Mendy Giter	+13059875484
MijaelT	+17869924255
Cindy	+17865661155
Rabbi Motti	+19545915887
Chaim	+17865661155
Motek barber	+13475067327
Max leh	+19544450220
Motek barber	+19545590603
Ashley	

Talk Time

Organizer
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Attendees
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siobhan mclaughlin
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Saul Dahan
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Christina Tano
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Peter Stimson
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CUTRO AND ASSOCIATES

CERTIFICATION LETTER

City of Hollywood

Date:	May 30, 2025
Applicant:	Kaller Architecture
Legal Description:	Lots 23 & 24 Block 88 of Hollywood Plat as recorded in Plat Book 1 Page 21 of the Public Records of Broward County, Florida.
Address or General Location:	1434 Monroe Street

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of April 30, 2025, registered Civic Associations within 500 feet, the City Commission, and Planning Department.

This letter also certifies that the attached public hearing notification was sent to the persons on the list of property owners. The notice was mailed May 30, 2025.

Finally, this letter certifies that the site was posted with two public notice signs that meet the City of Hollywood notification regulations. The signs were posted May 30, 2025.

Thank You;

Christina Mathews

LAURIE YODER
Notary Public - State of Florida
Commission # HH 535999
My Comm. Expires Jun 6, 2028
Bonded through National Notary Assn.

Sworn and subscribed before me this 30th day of May, 2025. She is personally known to me.

Signature of Notary

1925 Yale Drive
Hollywood, Florida 33021
954-928-2205
Email: cutroplanning@yahoo.com

NOTICE OF PUBLIC OUTREACH MEETING

Sponsored by: Kaller Architecture

Project Name: Monroe Street Mikvah

FOR VIRTUAL MEETING LOGIN INFORMATION:

laurie@kallerarchitects.com

MEETING DATE & TIME: **06/17/2025 @ 6:00 PM**

Posted: **05/30/2025** *By:* **Cutro**

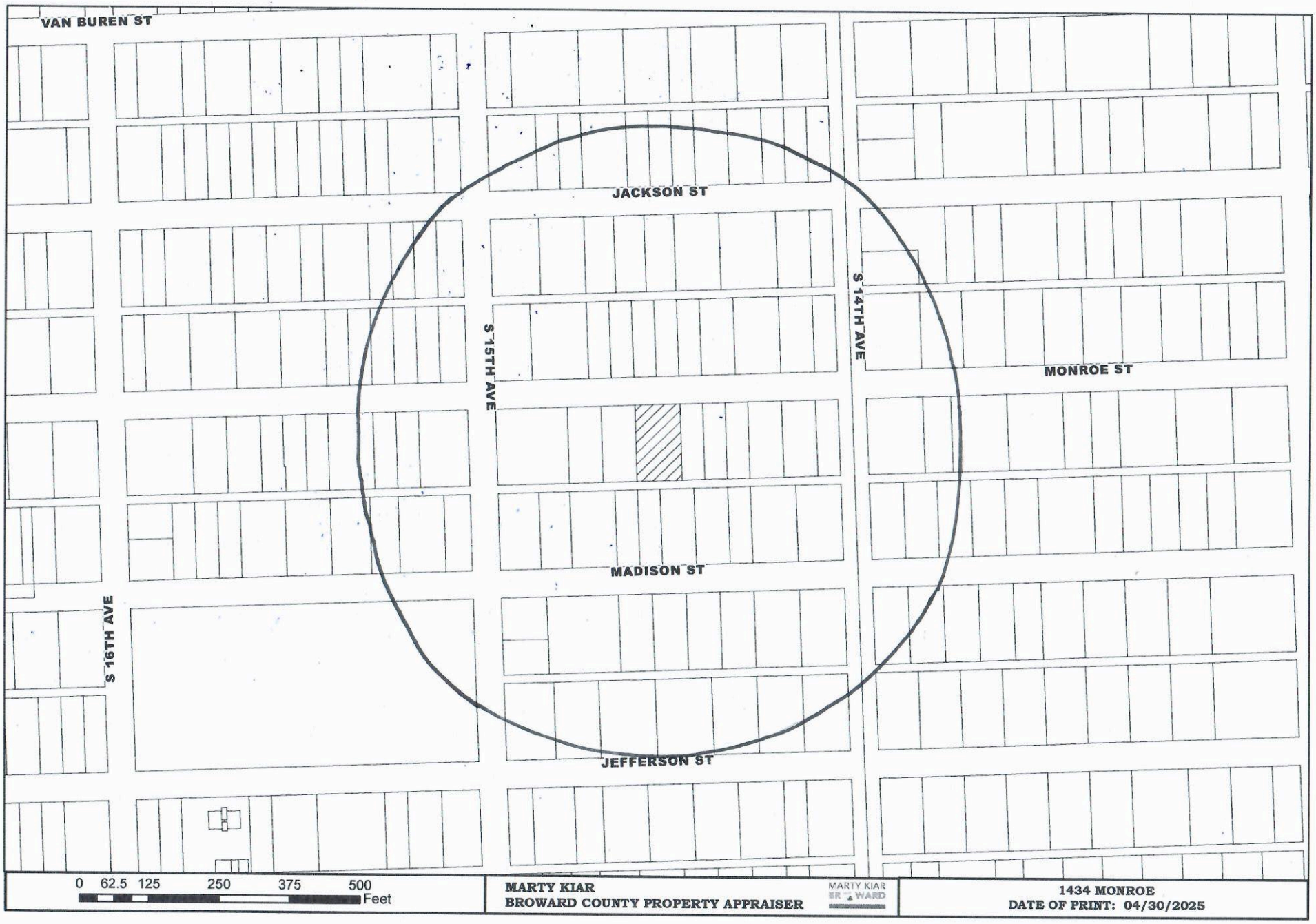
NOTICE OF
PUBLIC OUTREACH MEETING

Sponsored by: Kaller Architecture
Project Name: Monroe Street Mikvah

FOR VIRTUAL MEETING LOGIN INFORMATION:
laurie@kallerarchitects.com

MEETING DATE & TIME: **06/17/2025 @ 6:00 PM**

Posted: **05/30/2025** *By:* **Cutro**


VAN BUREN ST
JACKSON ST
S 15TH AVE
S 14TH AVE
MONROE ST
MADISON ST
S 16TH AVE
JEFFERSON ST
0 62.5 125 250 375 500
Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
MARTY KIAR FOR SHERIFF
1434 MONROE
DATE OF PRINT: 04/30/2025

FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
514214010410	WACHTER,CHERIECHERIE WACHTER REV INT VIVOS TR	1357 JEFFERSON ST	HOLLYWOOD	FL	33019		HOLLYWOOD LAKES SECTION 1-32 BLOT 1,2 W1/2 BLK 3
514214010570	JUDITH A MEYERS TR	1348 MADISON ST	HOLLYWOOD	FL	33019		HOLLYWOOD LAKES SECTION 1-32 BLOT 27 W 37 1/2,28 E1/2 BLK 3
514214010580	BRIDGES,JACK CRAIG & TONI LYNN	1352 MADISON ST	HOLLYWOOD	FL	33019	1820	HOLLYWOOD LAKES SECTION 1-32 BLOT 28 W1/2,29 E 37 1/2 BLK 3
514214010590	1356 MAD HOLLYWOOD LAKES LLC	807 DIPLOMAT PKWY	HALLANDALE BEACH	FL	33009		HOLLYWOOD LAKES SECTION 1-32 BLOT 29 LESS E 37 1/2,30 BLK 3
514214010600	FALSETTA,ANTHONY	1359 MADISON ST	HOLLYWOOD	FL	33019	1819	HOLLYWOOD LAKES SECTION 1-32 BLOT 1,2 W 10 BLK 4
514214010610	GREENMAN LLC% LIEBERMAN LAW FIRM PA	20801 BISCAYNE BLVD #304	AVENTURA	FL	33180		HOLLYWOOD LAKES SECTION 1-32 BLOT 2 E 40,3 W 20 BLK 4
514214010620	NIEVES,MICHAEL H/EVAZQUEZ,SEVERIANA	1347 MADISON ST	HOLLYWOOD	FL	33019		HOLLYWOOD LAKES SECTION 1-32 BLOT 3 E 30,4 W 30 BLK 4
514214010790	STITH,CARL JACKSON	1346 MONROE ST	HOLLYWOOD	FL	33019	1824	HOLLYWOOD LAKES SECTION 1-32 BLOT 26,27 BLK 4
514214010800	SCOTT,RITA	1350 MONROE ST	HOLLYWOOD	FL	33019	1824	HOLLYWOOD LAKES SECTION 1-32 BLOT 28 BLK 4
514214010810	GRUPO BIOMARK CORP	6175 NW 153 ST #201	MIAMI LAKES	FL	33014		HOLLYWOOD LAKES SECTION 1-32 BLOT 29,30 BLK 4
514214010820	SIMON,MENACHEM MENDEL H/ELIBEROW,CHANA	1357 MONROE ST	HOLLYWOOD	FL	33019		HOLLYWOOD LAKES SECTION 1-32 BLOTS 1,2 BLK 5
514214010830	FLIETSTRA,DANIEL H/EFLIETSTRA,PHAEDRA GENA	1351 MONROE ST	HOLLYWOOD	FL	33019		HOLLYWOOD LAKES SECTION 1-32 BLOT 3,4 W1/2 BLK 5
514214011020	CICCIA,LUZ MARIACICCIA FAM REV LIV TR	1350 JACKSON STREET	HOLLYWOOD	FL	33019		HOLLYWOOD LAKES SECTION 1-32 BLOT 28, N 76 OF LOT 29, AND N76 OF LOT 30, BLK 5
514214011040	GORDEYEV,YURIMORGAN,JULIE CHRISTINA	1529 RODMAN ST	HOLLYWOOD	FL	33020		HOLLYWOOD LAKES SECTION 1-32 BLOT 30 S 60.33,29 S 60.33 BLK 5
514215024820	SMITH,JIL IJILL I SMITH REV TR	1501 JACKSON ST	HOLLYWOOD	FL	33020	5243	HOLLYWOOD 1-21 BLOT 15 BLK 79
514215024990	SMITH,SONIA IMARQUEZ,EDUARDO	1517 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 11 BLK 80
514215024991	ADDICOAT,AARON H/EADDICOAT,LEONELA	1513 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 12 BLK 80
514215025000	KOEHLY,JOLEEN	1509 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 13 BLK 80
514215025010	WERNER,DONALD	744 BROAD ST STE 522	NEWARK	NJ	07102	3803	HOLLYWOOD 1-21 BLOT 14 BLK 80
514215025011	PARKER,EUNICE & JAMES ROBERT III	424 S 15 AVE	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 15 BLK 80
514215025020	FISCHER,ROSS ALAN	1500 JACKSON ST	HOLLYWOOD	FL	33020	5244	HOLLYWOOD 1-21 BLOT 16 BLK 80
514215025030	SCALZO,CAROLCAROL SCALZO LIV TR ETAL	1504 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 17 BLK 80
514215025040	KRAMEN,ALAN & LINDA	1512 JACKSON ST	HOLLYWOOD	FL	33020	5244	HOLLYWOOD 1-21 BLOT 18 LESS W 2 OF S 28 BLK 80
514215025050	KRAMEN,ALAN & LINDA	1512 JACKSON ST	HOLLYWOOD	FL	33020	5244	HOLLYWOOD 1-21 BLOT 18 W 2 OF S 28,19 BLK 80
514215025210	MENDOZA,TREVORPERGOLINI,JOHN	1519 MADISON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 10,11 W 30 BLK 81
514215025220	1515 MADISON LLC	1644 SUNSET RIDGE ROAD	NORTHBROOK	IL	60062		HOLLYWOOD 1-21 BLOT 11 E 10,12 BLK 81
514215025230	TOGNOLI,STEPHEN J H/ETOGNOLI,BERNICE ETAL	1507 MADISON ST	HOLLYWOOD	FL	33020	5528	HOLLYWOOD 1-21 BLOT 13,14 BLK 81
514215025240	YBD-102 LLC	9551 E BROADVIEW DR	BAY HARBOR ISLANDS	FL	33154		HOLLYWOOD 1-21 BLOT 15 BLK 81
514215025250	RENATE KAMPE TRKAMPE,RENATE TRSTEE	1532 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 16,17 BLK 81
514215025270	AGER,JOANNE EST	1510 MONROE ST	HOLLYWOOD	FL	33020	5533	HOLLYWOOD 1-21 BLOT 18 BLK 81
514215025271	LONDJI,ISABELLEISABELLE K LONDJI TR	1516 MONROE ST	HOLLYWOOD	FL	33020	5533	HOLLYWOOD 1-21 BLOT 19 BLK 81
514215025280	PERSHIN,DAVID MOSHECOHEN,OHR MIRIAM	1522 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 20,21 BLK 81
514215025360	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807	HOLLYWOOD 1-21 BALL BLK 82
514215026150	ANIDAR PROPIEDADES LLCOLCAFE LLC	160 BUTTON WOOD DR	MIAMI	FL	33149		HOLLYWOOD 1-21 BLOTS 1,2 BLK 87
514215026160	OPOLSKAYA,EKATERINAOPOLSKII,KONSTANTIN	1451 JEFFERSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 3,4 BLK 87
514215026170	TUSA GALLO,CARMELA	1435 JEFFERSON ST	HOLLYWOOD	FL	33020	5522	HOLLYWOOD 1-21 BLOT 5,6,7 W1/2 BLK 87
514215026190	MORENO,CARLOSFABRA-ESTEFAN,ELENA	1425 JEFFERSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BE1/2 OF LOT 7 TOG/W ALL OF LOTS8 & 9, BLK 87
514215026200	JOHNSON,JALON MDUPREE,PARIS	1423 JEFFERSON ST	HOLLYWOOD	FL	33020	5522	HOLLYWOOD 1-21 BLOT 10,11 BLK 87
514215026210	BERG,CAREY MCOUTTS,LORELEI ETAL	1415 JEFFERSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 12,13 BLK 87
514215026220	HASTINGS,LORI	620 S 14 AVE	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 14,15 BLK 87
514215026230	TIEMAN,GRANT JDUNCAN,LAURIE	600 S 14 AVE	HOLLYWOOD	FL	33020	5518	HOLLYWOOD 1-21 BLOT 16,17 BLK 87
514215026240	POPKIN,MATTHEW	1414 MADISON ST	HOLLYWOOD	FL	33020	5527	HOLLYWOOD 1-21 BLOT 18,19 BLK 87
514215026250	BIZZIGOTTI,JUDITH MTERRY L HADDOCK & JUDITH M B TR	1418 MADISON ST	HOLLYWOOD	FL	33020	5527	HOLLYWOOD 1-21 BLOT 20,21 E1/2 BLK 87
514215026260	BULMAN,GERRIT R & MAURA M	1424 MADISON ST	HOLLYWOOD	FL	33020	5527	HOLLYWOOD 1-21 BLOT 21 W1/2 & LOT 22 BLK 87
514215026270	DALY,PETER	75 PALMER ST APT 310	QUINCY	MA	02169	3339	HOLLYWOOD 1-21 BLOT 23,24 E1/2 BLK 87
514215026280	TCHIJIK,ALEXANDRE & ELENA	1438 MADISON ST	HOLLYWOOD	FL	33020	5527	HOLLYWOOD 1-21 BLOT 24 W1/2,25 BLK 87
514215026290	PIRKLE,CHRISTINE H/EPIRKLE,GEORGE EST	1448 MADISON ST	HOLLYWOOD	FL	33020	5527	HOLLYWOOD 1-21 BLOT 26 TO 28,29 E 7 BLK 87
514215026300	MAHONEY,JOHN P & SANDRA	607 S 15 AVE	HOLLYWOOD	FL	33020	5521	HOLLYWOOD 1-21 BLOT 29 W 33 LESS N 75 LOT 30LESS N 75 BLK 87
514215026310	TRAPANI,DEBORAH A	1458 MADISON ST	HOLLYWOOD	FL	33020	5527	HOLLYWOOD 1-21 BLOT 29 N 75 OF W 33,30 N 75BLK 87
514215026320	RABASCO,VALERIO & VICKIE	1457 VAN BUREN ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 1,2 W 25 BLK 88
514215026330	RABASCO,MARCUS	1449 MADISON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 2 E 15,3 BLK 88
514215026340	KESTERSON,JOSHUA	1447 MADISON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 4,5 BLK 88
514215026350	GROSIN,SAVETA	1439 MADISON ST	HOLLYWOOD	FL	33020	5526	HOLLYWOOD 1-21 BLOT 6 BLK 88
514215026360	CHEEK,DALE	1437 MADISON ST	HOLLYWOOD	FL	33020	5526	HOLLYWOOD 1-21 BLOT 7 BLK 88
514215026370	BREWER,RICHARD INGRAHAM IISARSHALOM,MICHELLE MELER	1431 MADISON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 8,9 W1/2 BLK 88
514215026380	SOTTILE,DIJANA NEDELCOVYCHSOTTILE,MICHAEL JOHN	1425 MADISON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 9 E1/2,LOT 10 BLK 88
514215026390	BLAIS,DEBORAH TDEBORAH T BLAIS LIV TR	1419 MADISON ST	HOLLYWOOD	FL	33020	5526	HOLLYWOOD 1-21 BLOT 11 BLK 88
514215026400	PLA HOLDINGS LLC	49 HEDGEROW LANE	MANALAPAN	NJ	07726		HOLLYWOOD 1-21 BLOT 12,13 BLK 88
514215026410	LINDA LA BARBERA REV TRLA BARBERA,SALVATORE & LINDA	10810 SW 48 TER	MIAMI	FL	33165		HOLLYWOOD 1-21 BLOT 14,15 BLK 88
514215026420	LIOTTA,LISA	1400 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 16 BLK 88
514215026430	PRUSENKO,ILYA & VERONIKA	1408 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 17,18 E1/2 BLK 88
514215026440	HAYES,KEVIN & LORY	1414 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 18 W1/2,19 BLK 88
514215026450	ATHANASIOU,THOMAS & SHARON	1416 MONROE ST	HOLLYWOOD	FL	33020	5531	HOLLYWOOD 1-21 BLOT 20 BLK 88
514215026460	CARTER,DOLORES J	7791 INDIGO ST	MIRAMAR	FL	33023		HOLLYWOOD 1-21 BLOT 21 BLK 88
514215026470	GARCIA LOPEZ,VIVIANA	1426 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 22 BLK 88
514215026480	NELKEN,SHLOIMEPOSNER,CHAYA	1434 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 23,24 BLK 88
514215026490	RAE,JEREMY	1438 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 25,26 E1/2 BLK 88
514215026500	POLITIS,G & RHEA	1444 MONROE ST	HOLLYWOOD	FL	33020	5531	HOLLYWOOD 1-21 BLOT 26 W1/2,LOT 27 BLK 88
514215026510	FRANKLIN,YOSEF Y & RIVKAH	1450 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 28,29,30 BLK 88
514215026530	FIRST UNITED METHODIST CHURCHOF HOLLYWOOD INC	536 CORAL WAY	CORAL GABLES	FL	33134		HOLLYWOOD 1-21 BLOT 1,2 W1/2 BLK 89
514215026540	MERCIER,SUSAN YVETTE	1449 MONROE ST	HOLLYWOOD	FL	33020	5530	HOLLYWOOD 1-21 BLOT 2 LESS W1/2 & LOTS 3 & 4BLK 89
514215026560	SIPES,JASON & ROSE JUDITH	1441 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 5 BLK 89
514215026570	HARRISON,DAFNA R	1439 MONROE ST	HOLLYWOOD	FL	33020	5530	HOLLYWOOD 1-21 BLOT 6 BLK 89
514215026580	NAPURANO,KRISTEN MARY	1429 MONROE ST	HOLLYWOOD	FL	33020	5530	HOLLYWOOD 1-21 BLOT 8 BLK 89
514215026581	HOLLYWOOD IN ROME 1433 INC	14534 AUTUMN AVE	WELLINGTON	FL	33414		HOLLYWOOD 1-21 BLOT 7 BLK 89
514215026590	TRAJKOVIC,SASATRAJKOVIC,SNEZANA	4238 SOUTHWOOD ST	*BURNABY BC	CA	V5J 2	E9	HOLLYWOOD 1-21 BLOT 9 BLK 89
514215026600	HUGHEY,BONNIE J H/ERYAN,KENNETH P & CLOVER S	1421 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 10,11 W1/2 BLK 89
514215026610	SAMTER,DAVID	1415 MONROE ST	HOLLYWOOD	FL	33020	5530	HOLLYWOOD 1-21 BLOT 11 E1/2,12,13 W1/2 BLK 89
514215026630	HENDRICKS,ROBERT T	1407 MONROE ST	HOLLYWOOD	FL	33020	5530	HOLLYWOOD 1-21 BLOT 13 E1/2,14 BLK 89
514215026640	TANO,CHRISTINA	1403 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 15 BLK 89
514215026650	PEDERSEN,KERN OVE	1400 JACKSON ST	HOLLYWOOD	FL	33020	5242	HOLLYWOOD 1-21 BLOT 16 BLK 89

514215026660	GAVCO SOLUTIONS LLC	16169 BISCAYNE BLVD	AVENTURA	FL	33160		HOLLYWOOD 1-21 BLOT 17 & LOT 18 E1/2 BLK 89
514215026670	CURTIS,TIMOTHYMERLO,CLARE	1414 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOTS 18 W 1/2,19 & 20 BLK 89
514215026680	HARKINS,HENRY & CYNTHIA LEA	1426 JACKSON ST	HOLLYWOOD	FL	33020	5242	HOLLYWOOD 1-21 BLOT 21,22 BLK 89
514215026690	ARAVUORI,BARBARA C	1428 JACKSON ST	HOLLYWOOD	FL	33020	5242	HOLLYWOOD 1-21 BLOT 23,E 13 OF 24 BLK 89
514215026700	PODLUCKY,JOHNPODLUCKY,MAUREEN ELIZABETH	16 RYEWOOD CIR	HOMOSASSA	FL	34446		HOLLYWOOD 1-21 BLOT 24 W 27,25 E 27 BLK 89
514215026710	VOKES,ELIZABETH P & MICHAEL JOHN	1436 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 25 W 13,26 BLK 89
514215026720	BLACK,JOHN SJOHN S BLACK REV LIV TR	1446 JACKSON ST	HOLLYWOOD	FL	33020	5242	HOLLYWOOD 1-21 BLOT 27,28 BLK 89
514215026740	SCHUSTER,BRIAN S & SUZANA	1458 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 29,30 BLK 89
514215026750	RANSING,CYNTHIA M	1457 JACKSON ST	HOLLYWOOD	FL	33020	5241	HOLLYWOOD 1-21 BLOT 1,2 BLK 90
514215026760	UTTER,VALERIE A	1451 JACKSON ST	HOLLYWOOD	FL	33020	5241	HOLLYWOOD 1-21 BLOT 3 BLK 90
514215026770	WERTHMAN,KATHLEEN & GEORGE S	1445 JACKSON ST	HOLLYWOOD	FL	33020	5241	HOLLYWOOD 1-21 BLOT 4 BLK 90
514215026780	MAYORGA,DOMINIQUE & RAUL	1443 JACKSON ST	HOLLYWOOD	FL	33020	5241	HOLLYWOOD 1-21 BLOT 5,6 BLK 90
514215026790	BROWN,CORY H/EMARGOLIS,CAYLA MICHELLE	1435 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 7 BLK 90
514215026800	JACOBSON,LON R & SHERRY WLON R & SHERRY W JACOBSON TR	1429 JACKSON ST	HOLLYWOOD	FL	33020	5241	HOLLYWOOD 1-21 BLOT 8 BLK 90
514215026810	AMOS,JANELLE H/EMOTISI,ANTHONY	1427 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 9 BLK 90
514215026820	MCARDLE,JONATHAN R & CHRISTINA	1423 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 10,11 W1/2 BLK 90
514215026830	BOERO,CHRISTIANNAVARRO RAMONDA,MARIA LAURA	1417 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 11 E1/2,12 BLK 90
514215026840	AUSTINZILLA TRMARX,JUSTIN ALASTER TRSTEE ETAL	19115 CROOKED LN	LUTZ	FL	33548	4413	HOLLYWOOD 1-21 BLOT 13 BLK 90
514215026850	REITER,DIANA	1407 JACKSON ST	HOLLYWOOD	FL	33020	5241	HOLLYWOOD 1-21 BLOT 14 BLK 90
514215026860	RALSTON,ANN	326 S 14 AVE	HOLLYWOOD	FL	33020	5214	HOLLYWOOD 1-21 BLOT 15 BLK 90

City of Hollywood
2600 Hollywood Boulevard
Josh Levy, Mayor Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Caryl S. Shuham, Commissioner Distrct 1 Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Peter Hernandez, Commissioner District 2 Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Traci L. Callari, Commissioner District 3 Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Adam Gruber, Commissioner District 4 Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Kevin D. Biederman, Commissioner District Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Linda Sherwood, Commissioner District 6 Hollywood, FL 33020-4807

Hollywood Lakes Civic Association, Inc.
C/O Terry Cantrell, President
745 Harrison Street
Hollywood, FL 33019

CITY OF HOLLYWOOD
DEPT. OF PLANNING &
DEVELOPMENT SERVICES
PO BOX 229045
HOLLYWOOD FL 33022-9045



PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES MIKVA

KallerArchitecture

ABOUT US

Project Team

Owner:

• Hollywood Lakes Mikva

Architect:

• Joseph B. Kaller

Mitchell Fraiman (Associate)

Surveyor:

• Cousins Surveyors & Associates, INC.

Landscape Architect:

- Thomas White, ASLA-ISAAKA

  Land Art Planning & Design, LLC

Civil Engineer:

- Wilford Zephyr, P.E., LEED AP, CFM

  Zephyr Engineering

PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES MIKVA

KallerArchitecture

PROJECT

Scope of Work

The Client is the Owner of 1434 Monroe Street.

The Client approached our team when they purchased the property and worked with us to design the project. We feel that we designed a contemporary mid-century modern building which would fit into the immediate surrounding neighborhood. The proposed development is a new 1 Story Mikvah with an entrance foyer, 8 private preparation rooms with showers and bathtubs, 2 ritual baths and a beauty room.

This project is being submitted to the City of Hollywood under a special exception submission as per the requirements of the zoning and land development regulations of the City of Hollywood.

PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES MIKVA

KallerArchitecture

WHAT IS A MIKVA?

Definition:

A mikvah is a Jewish ritual bath used for spiritual purification. It involves immersion in a pool of water, traditionally containing from a natural source (i.e rainwater). Mikvahs are used for various purposes, including before marriage, after childbirth, and monthly after menstruation.

A *Mikvah* is a ritual bath, central to traditional Jewish life and practice, used primarily by Jewish women for the observance of "family purity." It is a quiet, private space for spiritual reflection and renewal, with deep emotional and religious significance. The Mikvah is not recreational facility, but it is a sacred site used for brief, modest immersion in water, following specific personal preparation and spiritual intention. The laws of family purity have been observed by Jewish women for thousands of years, and the Mikvah has been part of every thriving Jewish community throughout history. For Jewish observant families, a Mikvah is as essential to Jewish life as a synagogue, school, or kosher food. Without a Mikvah, many couples are unable to maintain their spiritual commitments, and entire families may be prevented from settling in a community that otherwise meets their needs.

PUBLIC PARTICIPATION
JUNE 17TH, 2025
MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

KallerArchitecture

WHAT DOES THE INTERIOR MIKVA LOOK LIKE?



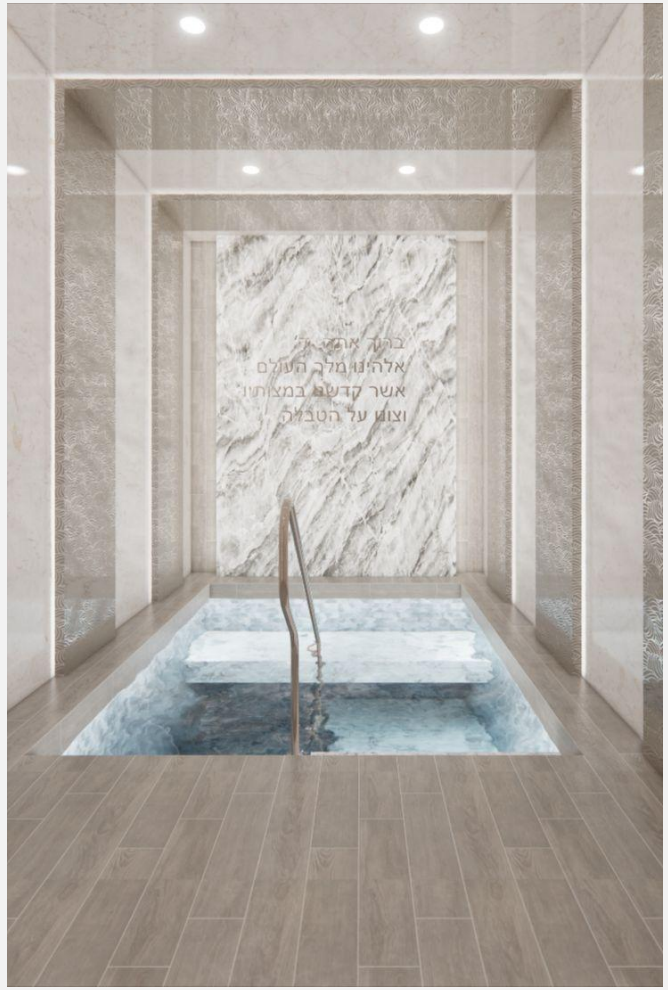
RECEPTION



PREPARATION ROOM



DRY HALLWAY



MIKVA POOL

PUBLIC PARTICIPATION
JUNE 17TH, 2025
MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

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WHY A MIKVA IS ESSENTIAL ?

While synagogues and schools are often considered the most visible signs of a Jewish community, the Mikvah is its quiet heartbeat. It supports family life, marital harmony, and spiritual resilience. For many Jewish women, the Mikvah is one of the most meaningful and empowering parts of their religious observance. It is a space of dignity, privacy, and connection—both to tradition and to oneself.
The Mikvah is also a deeply personal space that serves all ages and stages of life:

- For brides, it marks a sacred transition before marriage.
- For married women, it is a regular spiritual rhythm that strengthens their relationships.
- For converts to Judaism, immersion in the Mikvah is a final, essential step in their religious journey.
- For many, it serves as a place for prayer and quiet introspection.
- In Jewish law, building a Mikvah even takes precedence over building a synagogue. That's how essential it is—not just symbolically, but practically, for a functioning and observant Jewish community.

PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES MIKVA

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WHY OUR COMMUNITY NEEDS IT?

The Lakes area has seen a growing and vibrant Jewish population in recent years, including young families who are building their lives here. There is presently in the Lakes neighborhood, synagogues, schools, kosher food options—but the areas does not yet have a Mikvah. As a result, women must travel long distances, often late at night, sometimes in inclement weather, to fulfill this mitzvah or commandment. This presents not only an inconvenience, but in some cases, a barrier to observance.

Establishing a Mikvah locally is not simply a matter of convenience—it is about dignity, safety, accessibility, and continuity. It is about supporting women in their deeply personal religious practice and allowing families to thrive with the infrastructure they need.
We also want to emphasize that a Mikvah is a discreet, quiet facility. It typically sees limited traffic, always by appointment, and is used almost exclusively in the evenings. It does not create noise, disruption, or large gatherings. It is a peaceful place serving a spiritual purpose, designed and operated with sensitivity and care.

PUBLIC PARTICIPATION
JUNE 17TH, 2025
MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

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PROJECT SITE LOCATION

1434 MONROE STREET HOLLYWOOD, FLORIDA



PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

Site Information

- Address:
  - 1434 MONROE STREET HOLLYWOOD, FLORIDA
- Zoning:
  Current Zoning: RS-6
- Existing Use:
  Single Family
- Site Area:
  10,906 SF (0.25 ACRES)

EXISTING CONDITIONS

STREET VIEW

PUBLIC PARTICIPATION
JUNE 17TH, 2025
MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

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EXISTING CONDITIONS

Viewing South



PUBLIC PARTICIPATION
JUNE 17TH, 2025
MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

EXISTING CONDITIONS

1. One Story Single Family

PLANS

PROJECT INFORMATION

PUBLIC PARTICIPATION
JUNE 17TH, 2025
MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

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EXISTING SITE CONDITIONS



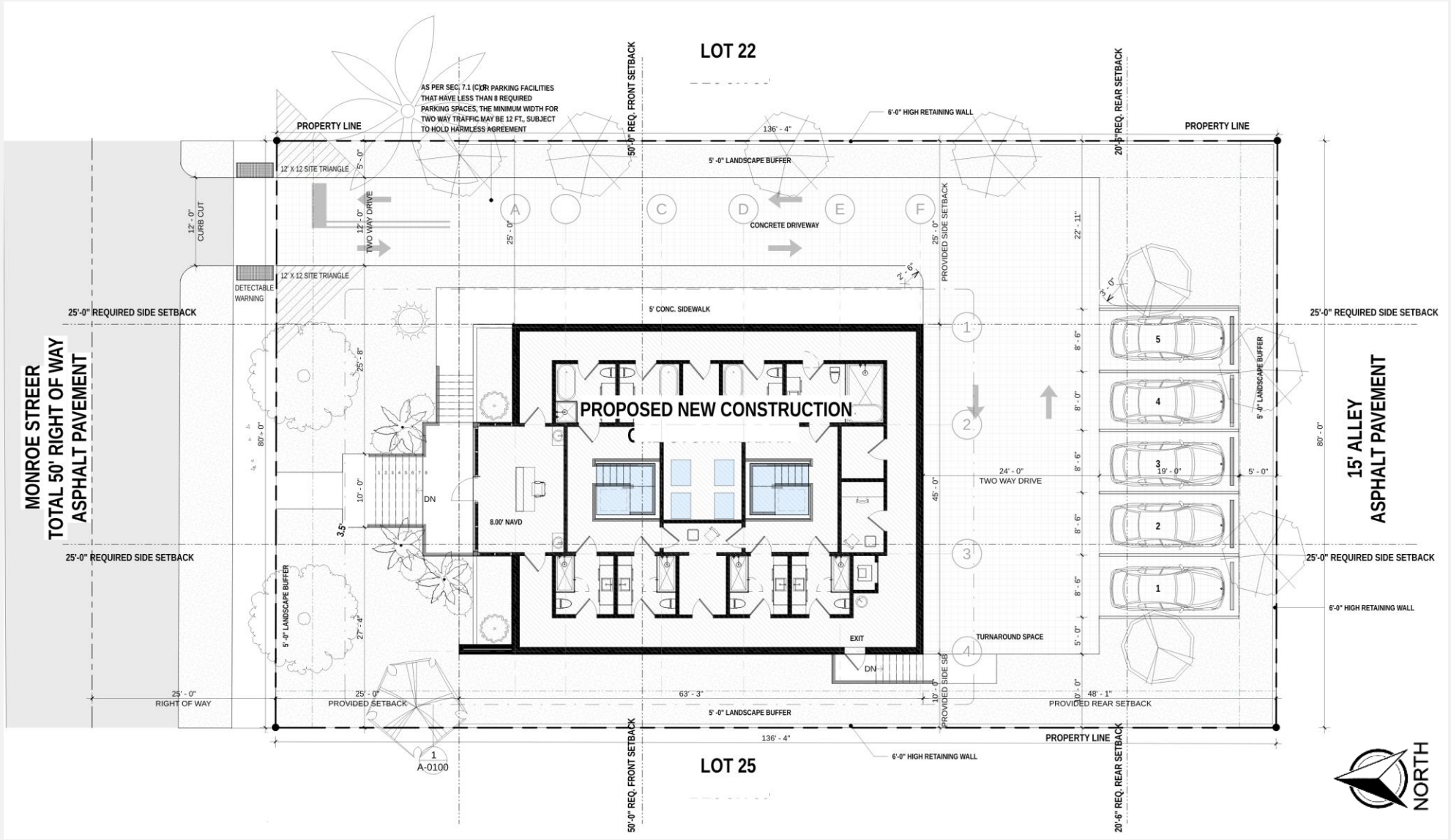
PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

General Site Information

- 5 Private Parking Spaces at Rear
- Lush Landscaping
- Planters
- Vehicular Two-Way Drives
- Landscape Buffering to the adjacent neighbors.
- FEMA Compliance

PROPOSED SITE PLAN



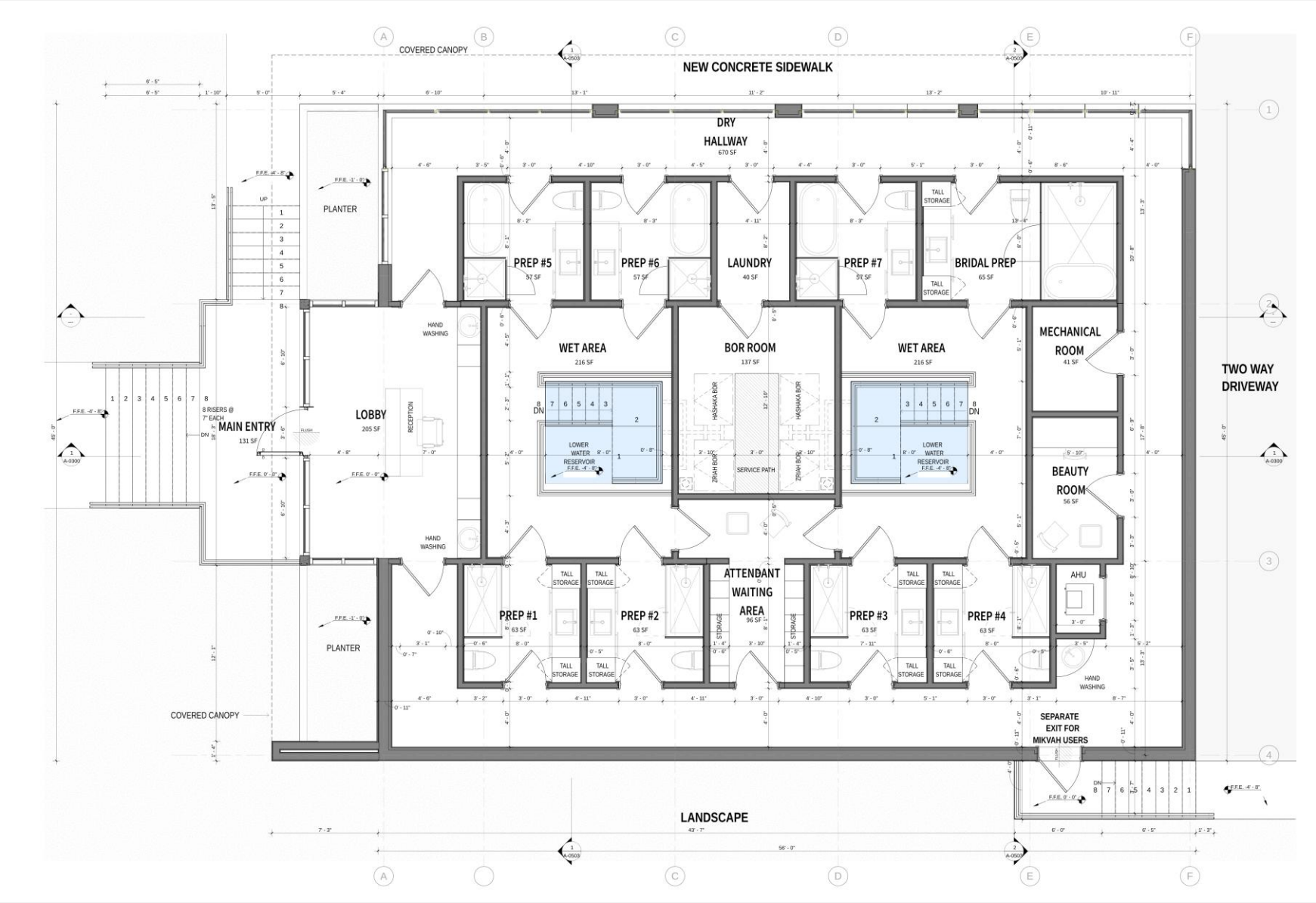
PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

General Site Information

- 5 Private Parking Spaces at Rear
- Lush Landscaping
- Planters
- Vehicular Two-Way Drives
- Landscape Buffering to the adjacent neighbors.
- FEMA Compliance

PROPOSED FLOOR PLAN



PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

General Building Information

- New Construction 2,426 SF
- Lobby/ Reception Area
- (8) Private Preparation Rooms
- (2) Mikva Pools
- (1) Beauty Room
- (1) Main Entrance + (1) separate Exit for Mikva Users
- Ritual Hand Washing Sinks

PROPOSED ELEVATIONS

PUBLIC PARTICIPATION
JUNE 17TH, 2025
MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

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PROPOSED FRONT ELEVATION



VIEWING SOUTHWEST ON MONROE STREET

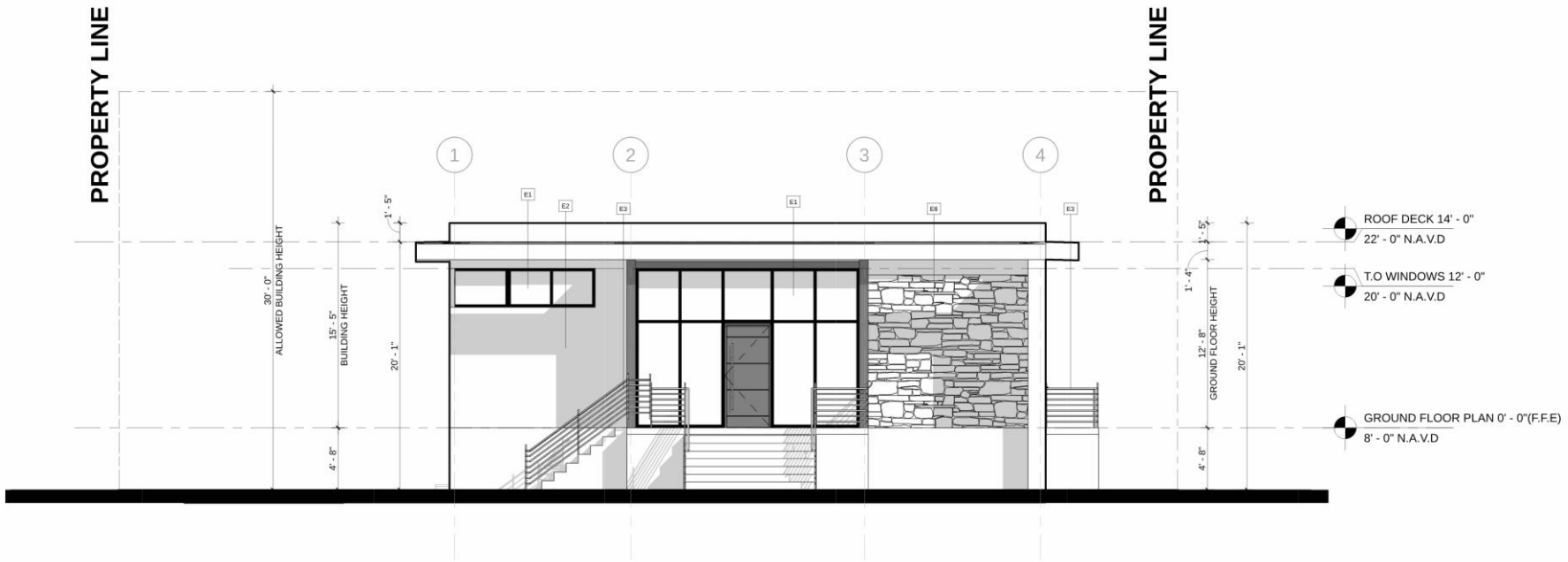
PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

General Project Information

- Contemporary Modern building façade
- Flat Roof for Rain Water Collection
- Clean stucco finishes with paint and scoring.
- Stone Finishes
- Integrated Landscape Planters

PROPOSED FRONT ELEVATION



PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

General Project Information

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- Stone Finishes
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LANDSCAPE

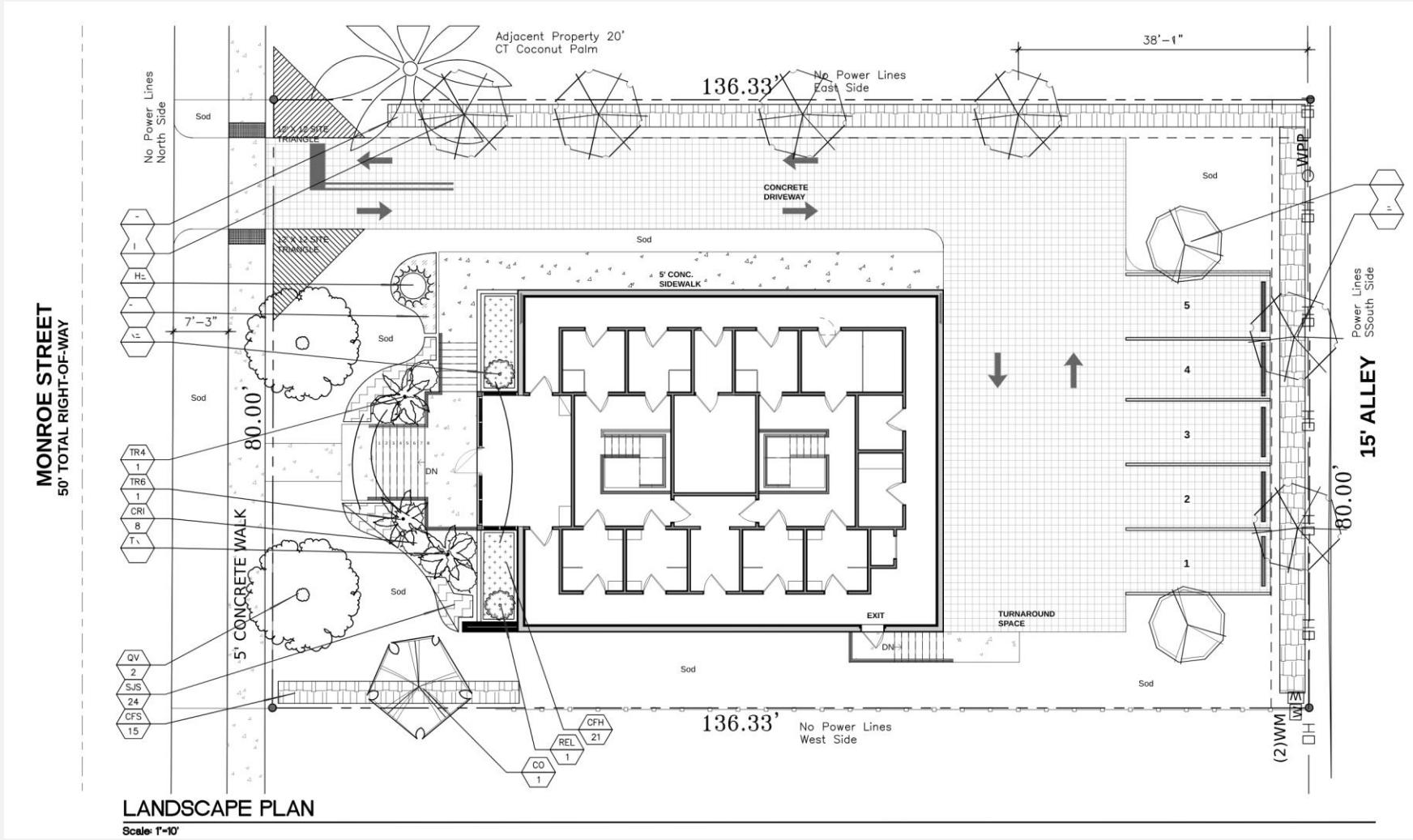
PUBLIC PARTICIPATION
JUNE 17TH, 2025
MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

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PROPOSED LANDSCAPE PLAN



PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

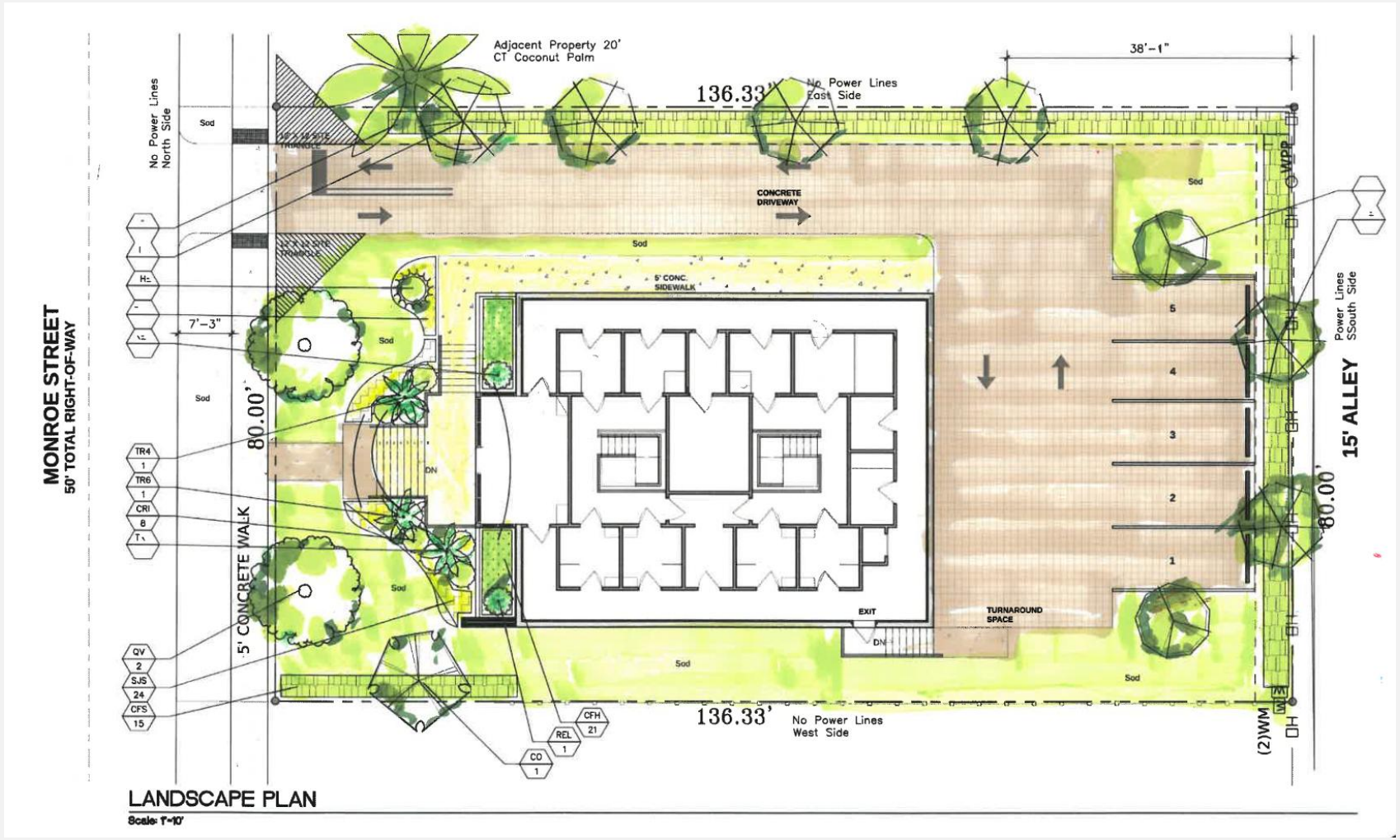
1434 MONROE STREET HOLLYWOOD, FLORIDA

TREE TYPES

- Manila Palm
- Hong Kong Orchid Tree
- Pigeon Plum
- Silver Buttonwood
- Natchez Crape Myrtle Multi-Trunk
- Florida Royal Palm
- Cabbage Palmetto
- Montgomery Palm
- Japanese Privet

- Site has met all landscape requirements. Providing Florida Native and Drought Resistant Plants and Trees.

PROPOSED LANDSCAPE PLAN



PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

TREE TYPES

- Manila Palm
- Hong Kong Orchid Tree
- Pigeon Plum
- Silver Buttonwood
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- Montgomery Palm
- Japanese Privet

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MIKVA DETAILS

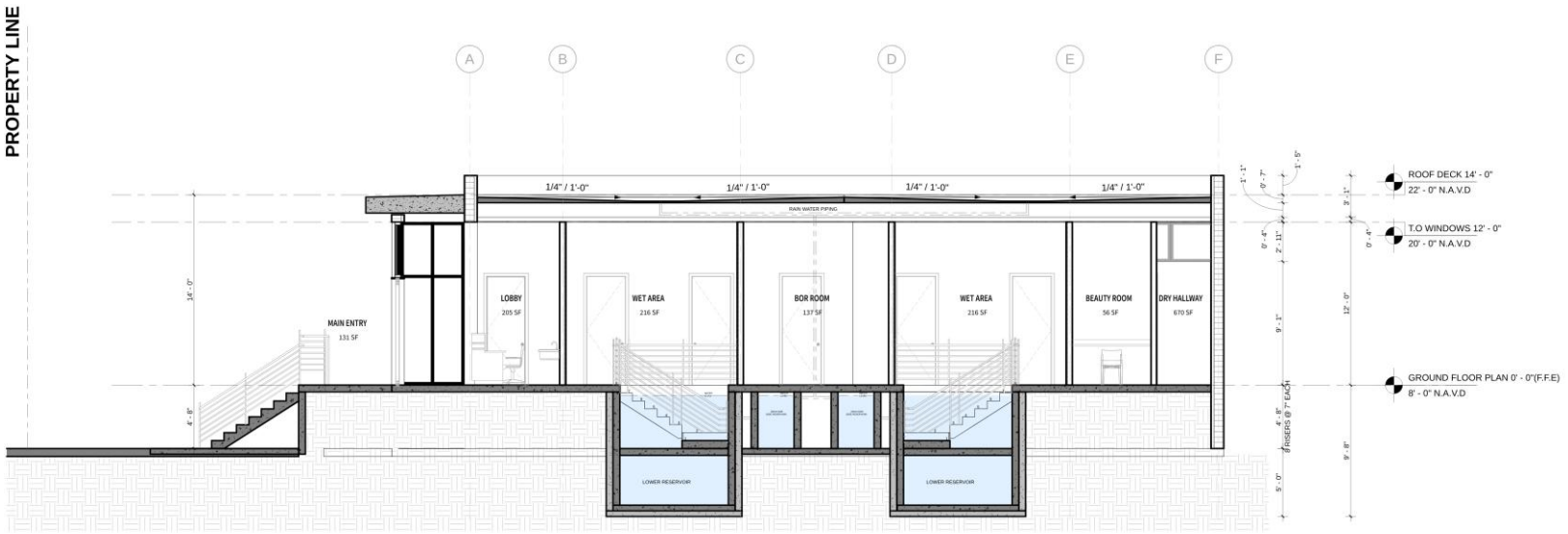
PUBLIC PARTICIPATION
JUNE 17TH, 2025
MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

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BUILDING SECTION



PUBLIC PARTICIPATION
JUNE 17TH, 2025
MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

RENDERINGS

PUBLIC PARTICIPATION
JUNE 17TH, 2025
MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

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PROPOSED STREET RENDERING



VIEWING SOUTHWEST ON MONROE STREET

PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

General Project Information

- Modern building façade
- Clean stucco finishes with paint
- Integrated Landscape Planters
- Lush Landscaping
- Private Parking

PROPOSED STREET RENDERING



VIEWING SOUTH ON MONROE STREET

PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

General Project Information

- Modern building façade
- Clean stucco finishes with paint
- Integrated Landscape Planters
- Lush Landscaping
- Private Parking

THANK YOU

Joseph B. Kaller

954 920 5746

Kaller Architecture

joseph@kallerarchitects.com

PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES MIKVA

KallerArchitecture

Second Public Participation Meeting Package

KallerArchitecture

October 23, 2025

Mrs. Carmen Diaz
City of Hollywood
Division of Planning & Urban Design
2600 Hollywood Boulevard, Suite #315
Hollywood Florida 33020

Reference: Community Outreach Summary
Second Meeting (First on June 17th)
1434 Monroe Street - Mikvah
Hollywood, Florida
File #25-CSV-58
Architect's Project #24305

Dear Mrs. Diaz:

In accordance with the City's Outreach Ordinance, this letter serves to confirm the summary of the Community Outreach relating to the above-mentioned matter.

On October 3, 2025, signs were posted, and notices were sent on September 29, 2025, to all properties Owners and Civic Associations within 500 feet from each property line of the subject Property informing them of a virtual public meeting to be held on October 20, 2025, at 6:00 PM. The Virtual Notice included information about this Project's location.

The Virtual meeting held on October 20, 2025, was attended by the Owners, along with many members of the Community as shown on the Attendees Summary Sheet attached. The Architect, Joseph Kaller of Kaller Architecture presented the Project in a Power Point Presentation and following the Presentation had a time of questions and answers for this Jewish Religious Ritual Bath Project.

As with the First Meeting, this Second Meeting also had many attendees. However, was more controlled which made it easier for the Owner and Kaller Architecture to address questions. Again, many still did not understand the purpose of a Mikvah. The Architect, Joseph Kaller and Owner/Owner's Representative, then explained the ritual again. Questions that were raised were a lot of the same from our first meeting, the number of people there at one time, how would they get there, was this just for the Lakes Neighborhood and parking. Some thought there was too much parking provided, some thought too little parking was provided.

Please do not hesitate to contact me if you have any questions or comments.

Very Truly Yours,
Kaller Architecture

Joseph B. Kaller, AIA, LEED AP BD+C
President

AA #26001212 | 2417 Hollywood Blvd. Hollywood, FL 33020 | 954 920 5746
joseph@kallerarchitects.com | kallerarchitects.com

Joseph Kaller's Meeting

October 20, 2025 . 5:48 PM . ID: 159353365

Share Status

Access: Public
Expires: October 27, 2025
Shared content: Video, Notes, Meeting info, Insession Chat, Summary

Attendees

Joseph Kaller
joseph@kallerarchitects.com
Ann

Adam Trop, Esq.

Aliza

Dominique Mayorga

Dr. L Hayes

Elchonon Popack

Carol & Linda

Kayla

Chana Simon

Esther Hecht

Rikki Tawil

Michelle Lopate

Christina Tano

Peter Stimson
peter.stimson@gmail.com

Steve, Hollywood

Kevin

Sherry

Rachel

HH

Brian Schuster

Liz Roberts

Michelle Lopate

Joseph Kaller
joseph@kallerarchitects.com
Nick M

Henni

Eric

Patricia Antrican

Christine Corbo

Christina Tano

Tina Maguire

Otis

Michael V.

Clover Ryan

Peter Bober

Shaindy

Uri Tawil

RMT

Joey M

Moshe l

Levi

Liam Pender

Chaya Piekarski

1243 perce st

Joseph Kaller
joseph@kallerarchitects.com
Ari

BC

Ramon Franco

Mendy

Ilana dorfman

Cat Uden

Endi tennenhaus

A

Dw

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Geoff Pearson

Yitzi

Uri Tawil

Esther Hecht

Otis

Joey M

Chanie

Lynn Cantrell

caryl

Mariana Mammon

Kevin

yamile marrero
yamile.marrero@gmail.com
Rabbi Motti

Rochel

Rikki Tawil

Joey M

siobhan mclaughlin

R. D.

Mera Sporn

Yossi Lifshitz

Tami Perlman

Yankel

1243 perce st

Tami Perlman

Christina Tano

Otis

Cindy

Mushky Hazan

Sbc

Michal Kitai Kiriat

caryl

Lynn Cantrell

Chaya Toron

RW

Yitzi

YGershovitz

Itty W

yamile marrero
yamile.marrero@gmail.com
Green

chavi

Motek barber

Dasa

Carina Lancewicki

YGershovitz

Edelkopf

Cat Uden

Tzivi

Caryl

Jeff

yamile marrero
yamile.marrero@gmail.com
Motti

Wtits

Mendy W

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Joe

SP

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Rabbi Mendy

Wtits

Sarah Talkins

Jeremy Rae

Yamile Marrero

YGershovitz

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1243 perce st

Mushky Edelkopf

Eric

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Richard Brewer

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+17862361319

+13464142934

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+17327793373

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Talk Time

Organizer
78%

Attendees
22%

Joseph Kaller
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+13464142934
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CUTRO AND ASSOCIATES

CERTIFICATION LETTER

City of Hollywood

Date:	October 3, 2025
Applicant:	Kaller Architecture
Legal Description:	Lots 23 & 24 Block 88 of Hollywood Plat as recorded in Plat Book 1 Page 21 of the Public Records of Broward County, Florida.
Address or General Location:	1434 Monroe Street

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of September 8, 2025, registered Civic Associations within 500 feet, the City Commission, and Planning Department.

This letter also certifies that the attached public hearing notification was sent to the persons on the list of property owners. The notice was mailed September 29, 2025.

Finally, this letter certifies that the site was posted with two public notice signs that meet the City of Hollywood notification regulations. The signs were posted October 3, 2025.

Thank You,

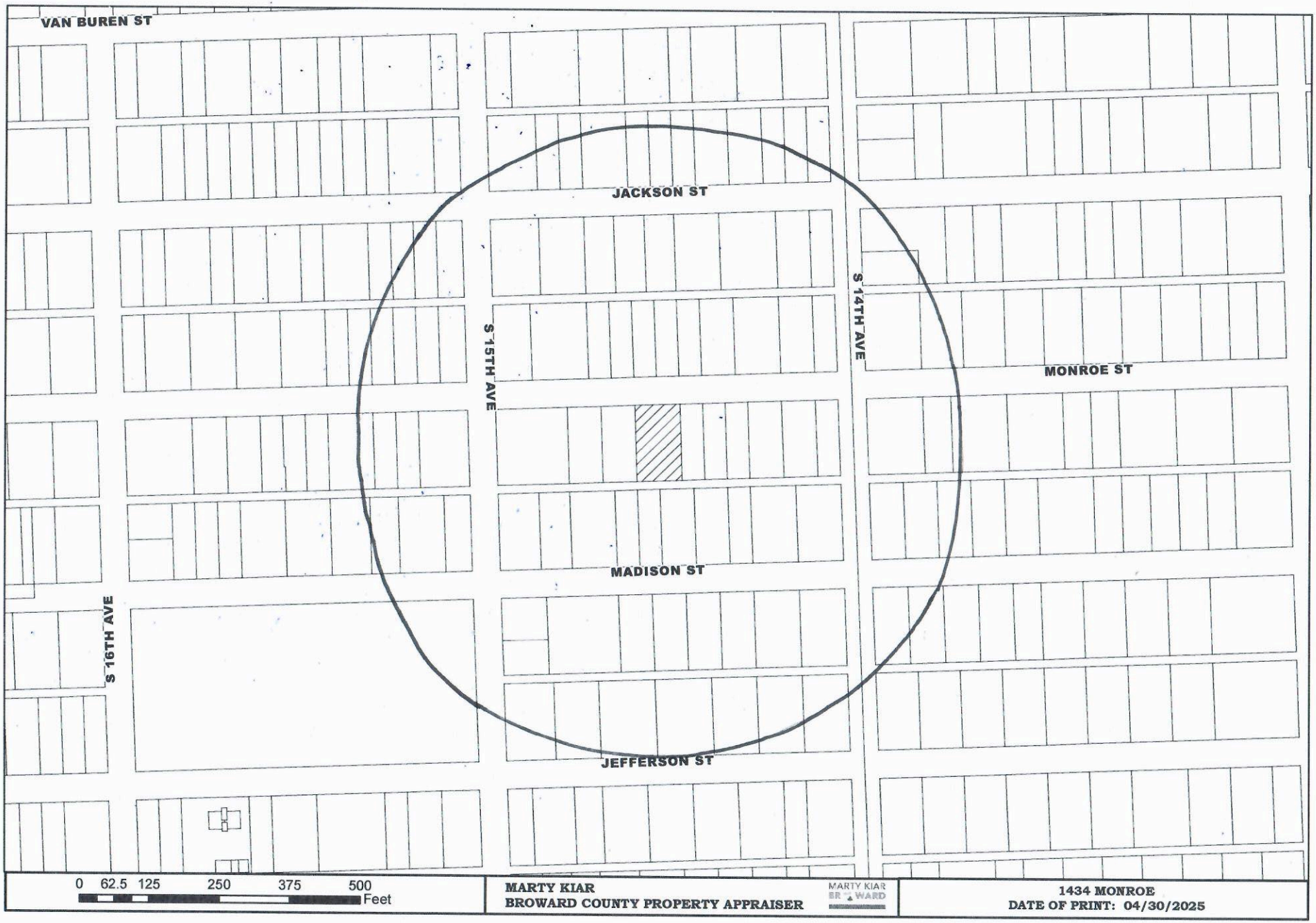
Christina Mathews

Sworn and subscribed before me this 3rd day of October, 2025. She is personally known to me.

Signature of Notary

JEFFERSON DURHAM
Commission # HH 701004
Expires July 22, 2029

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com


VAN BUREN ST
JACKSON ST
S 15TH AVE
S 14TH AVE
MONROE ST
MADISON ST
S 16TH AVE
JEFFERSON ST
0 62.5 125 250 375 500
Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
MARTY KIAR
1434 MONROE
DATE OF PRINT: 04/30/2025

FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
514214010410	WACHTER,CHERIECHERIE WACHTER REV INT VIVOS TR	1357 JEFFERSON ST	HOLLYWOOD	FL	33019		HOLLYWOOD LAKES SECTION 1-32 BLOT 1,2 W1/2 BLK 3
514214010570	JUDITH A MEYERS TR	1348 MADISON ST	HOLLYWOOD	FL	33019		HOLLYWOOD LAKES SECTION 1-32 BLOT 27 W 37 1/2,28 E1/2 BLK 3
514214010580	BRIDGES,JACK CRAIG & TONI LYNN	1352 MADISON ST	HOLLYWOOD	FL	33019	1820	HOLLYWOOD LAKES SECTION 1-32 BLOT 28 W1/2,29 E 37 1/2 BLK 3
514214010590	1356 MAD HOLLYWOOD LAKES LLC	807 DIPLOMAT PKWY	HALLANDALE BEACH	FL	33009		HOLLYWOOD LAKES SECTION 1-32 BLOT 29 LESS E 37 1/2,30 BLK 3
514214010600	FALSETTA,ANTHONY	1359 MADISON ST	HOLLYWOOD	FL	33019	1819	HOLLYWOOD LAKES SECTION 1-32 BLOT 1,2 W 10 BLK 4
514214010610	GREENMAN LLC% LIEBERMAN LAW FIRM PA	20801 BISCAYNE BLVD #304	AVENTURA	FL	33180		HOLLYWOOD LAKES SECTION 1-32 BLOT 2 E 40,3 W 20 BLK 4
514214010620	NIEVES,MICHAEL H/EVAZQUEZ,SEVERIANA	1347 MADISON ST	HOLLYWOOD	FL	33019		HOLLYWOOD LAKES SECTION 1-32 BLOT 3 E 30,4 W 30 BLK 4
514214010790	STITH,CARL JACKSON	1346 MONROE ST	HOLLYWOOD	FL	33019	1824	HOLLYWOOD LAKES SECTION 1-32 BLOT 26,27 BLK 4
514214010800	SCOTT,RITA	1350 MONROE ST	HOLLYWOOD	FL	33019	1824	HOLLYWOOD LAKES SECTION 1-32 BLOT 28 BLK 4
514214010810	GRUPO BIOMARK CORP	6175 NW 153 ST #201	MIAMI LAKES	FL	33014		HOLLYWOOD LAKES SECTION 1-32 BLOT 29,30 BLK 4
514214010820	SIMON,MENACHEM MENDEL H/ELIBEROW,CHANA	1357 MONROE ST	HOLLYWOOD	FL	33019		HOLLYWOOD LAKES SECTION 1-32 BLOTS 1,2 BLK 5
514214010830	FLIETSTRA,DANIEL H/EFLIETSTRA,PHAEDRA GENA	1351 MONROE ST	HOLLYWOOD	FL	33019		HOLLYWOOD LAKES SECTION 1-32 BLOT 3,4 W1/2 BLK 5
514214011020	CICCIA,LUZ MARIACICCIA FAM REV LIV TR	1350 JACKSON STREET	HOLLYWOOD	FL	33019		HOLLYWOOD LAKES SECTION 1-32 BLOT 28, N 76 OF LOT 29, AND N76 OF LOT 30, BLK 5
514214011040	GORDEYEV,YURIMORGAN,JULIE CHRISTINA	1529 RODMAN ST	HOLLYWOOD	FL	33020		HOLLYWOOD LAKES SECTION 1-32 BLOT 30 S 60.33,29 S 60.33 BLK 5
514215024820	SMITH,JIL IJILL I SMITH REV TR	1501 JACKSON ST	HOLLYWOOD	FL	33020	5243	HOLLYWOOD 1-21 BLOT 15 BLK 79
514215024990	SMITH,SONIA IMARQUEZ,EDUARDO	1517 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 11 BLK 80
514215024991	ADDICOAT,AARON H/EADDICOAT,LEONELA	1513 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 12 BLK 80
514215025000	KOEHLY,JOLEEN	1509 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 13 BLK 80
514215025010	WERNER,DONALD	744 BROAD ST STE 522	NEWARK	NJ	07102	3803	HOLLYWOOD 1-21 BLOT 14 BLK 80
514215025011	PARKER,EUNICE & JAMES ROBERT III	424 S 15 AVE	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 15 BLK 80
514215025020	FISCHER,ROSS ALAN	1500 JACKSON ST	HOLLYWOOD	FL	33020	5244	HOLLYWOOD 1-21 BLOT 16 BLK 80
514215025030	SCALZO,CAROLCAROL SCALZO LIV TR ETAL	1504 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 17 BLK 80
514215025040	KRAMEN,ALAN & LINDA	1512 JACKSON ST	HOLLYWOOD	FL	33020	5244	HOLLYWOOD 1-21 BLOT 18 LESS W 2 OF S 28 BLK 80
514215025050	KRAMEN,ALAN & LINDA	1512 JACKSON ST	HOLLYWOOD	FL	33020	5244	HOLLYWOOD 1-21 BLOT 18 W 2 OF S 28,19 BLK 80
514215025210	MENDOZA,TREVORPERGOLINI,JOHN	1519 MADISON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 10,11 W 30 BLK 81
514215025220	1515 MADISON LLC	1644 SUNSET RIDGE ROAD	NORTHBROOK	IL	60062		HOLLYWOOD 1-21 BLOT 11 E 10,12 BLK 81
514215025230	TOGNOLI,STEPHEN J H/ETOGNOLI,BERNICE ETAL	1507 MADISON ST	HOLLYWOOD	FL	33020	5528	HOLLYWOOD 1-21 BLOT 13,14 BLK 81
514215025240	YBD-102 LLC	9551 E BROADVIEW DR	BAY HARBOR ISLANDS	FL	33154		HOLLYWOOD 1-21 BLOT 15 BLK 81
514215025250	RENATE KAMPE TRKAMPE,RENATE TRSTEE	1532 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 16,17 BLK 81
514215025270	LEWINSKY,JOHANNES WENZEL	1510 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 18 BLK 81
514215025271	LONDJI,ISABELLEISABELLE K LONDJI TR	1516 MONROE ST	HOLLYWOOD	FL	33020	5533	HOLLYWOOD 1-21 BLOT 19 BLK 81
514215025280	PERSHIN,DAVID MOSHECOHEN,OHR MIRIAM	1522 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 20,21 BLK 81
514215025360	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807	HOLLYWOOD 1-21 BALL BLK 82
514215026150	ANIDAR PROPIEDADES LLCOLCAFE LLC	160 BUTTON WOOD DR	MIAMI	FL	33149		HOLLYWOOD 1-21 BLOTS 1,2 BLK 87
514215026160	OPOLSKAYA,EKATERINAOPOLSKII,KONSTANTIN	1451 JEFFERSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 3,4 BLK 87
514215026170	TUSA GALLO,CARMELA	1435 JEFFERSON ST	HOLLYWOOD	FL	33020	5522	HOLLYWOOD 1-21 BLOT 5,6,7 W1/2 BLK 87
514215026190	MORENO,CARLOSFABRA-ESTEFAN,ELENA	1425 JEFFERSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BE1/2 OF LOT 7 TOG/W ALL OF LOTS8 & 9, BLK 87
514215026200	JOHNSON,JALON MDUPREE,PARIS	1423 JEFFERSON ST	HOLLYWOOD	FL	33020	5522	HOLLYWOOD 1-21 BLOT 10,11 BLK 87
514215026210	BERG,CAREY MCOUTTS,LORELEI ETAL	1415 JEFFERSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 12,13 BLK 87
514215026220	HASTINGS,LORI H/EHASTINGS,MICHAEL	620 S 14 AVE	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 14,15 BLK 87
514215026230	TIEMAN,GRANT JDUNCAN,LAURIE	600 S 14 AVE	HOLLYWOOD	FL	33020	5518	HOLLYWOOD 1-21 BLOT 16,17 BLK 87
514215026240	POPKIN,MATTHEW	1414 MADISON ST	HOLLYWOOD	FL	33020	5527	HOLLYWOOD 1-21 BLOT 18,19 BLK 87
514215026250	BIZZIGOTTI,JUDITH MTERRY L HADDOCK & JUDITH M B TR	1418 MADISON ST	HOLLYWOOD	FL	33020	5527	HOLLYWOOD 1-21 BLOT 20,21 E1/2 BLK 87
514215026260	BULMAN,GERRIT R & MAURA M	1424 MADISON ST	HOLLYWOOD	FL	33020	5527	HOLLYWOOD 1-21 BLOT 21 W1/2 & LOT 22 BLK 87
514215026270	DALY,PETER	75 PALMER ST APT 310	QUINCY	MA	02169	3339	HOLLYWOOD 1-21 BLOT 23,24 E1/2 BLK 87
514215026280	TCHIJIK,ALEXANDRE & ELENA	1438 MADISON ST	HOLLYWOOD	FL	33020	5527	HOLLYWOOD 1-21 BLOT 24 W1/2,25 BLK 87
514215026290	PIRKLE,CHRISTINE H/EPIRKLE,GEORGE EST	1448 MADISON ST	HOLLYWOOD	FL	33020	5527	HOLLYWOOD 1-21 BLOT 26 TO 28,29 E 7 BLK 87
514215026300	MAHONEY,JOHN P & SANDRA	607 S 15 AVE	HOLLYWOOD	FL	33020	5521	HOLLYWOOD 1-21 BLOT 29 W 33 LESS N 75 LOT 30LESS N 75 BLK 87
514215026310	TRAPANI,DEBORAH A	1458 MADISON ST	HOLLYWOOD	FL	33020	5527	HOLLYWOOD 1-21 BLOT 29 N 75 OF W 33,30 N 75BLK 87
514215026320	RODRIGUEZ,SOLEDADFERNANDEZ,JUAN MANUEL	1455 MADISON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 1,2 W 25 BLK 88
514215026330	RABASCO,MARCUS	1449 MADISON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 2 E 15,3 BLK 88
514215026340	KESTERSON,JOSHUA	1447 MADISON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 4,5 BLK 88
514215026350	GROSIN,SAVETA	1439 MADISON ST	HOLLYWOOD	FL	33020	5526	HOLLYWOOD 1-21 BLOT 6 BLK 88
514215026360	CHEEK,DALE	1437 MADISON ST	HOLLYWOOD	FL	33020	5526	HOLLYWOOD 1-21 BLOT 7 BLK 88
514215026370	BREWER,RICHARD INGRAHAM IISARSHALOM,MICHELLE MELER	1431 MADISON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 8,9 W1/2 BLK 88
514215026380	SOTTILE,DIJANA NEDELCOVYCHSOTTILE,MICHAEL JOHN	1425 MADISON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 9 E1/2,LOT 10 BLK 88
514215026390	BLAIS,DEBORAH TDEBORAH T BLAIS LIV TR	1419 MADISON ST	HOLLYWOOD	FL	33020	5526	HOLLYWOOD 1-21 BLOT 11 BLK 88
514215026400	PLA HOLDINGS LLC	49 HEDGEROW LANE	MANALAPAN	NJ	07726		HOLLYWOOD 1-21 BLOT 12,13 BLK 88
514215026410	LINDA LA BARBERA REV TRLA BARBERA,SALVATORE & LINDA	10810 SW 48 TER	MIAMI	FL	33165		HOLLYWOOD 1-21 BLOT 14,15 BLK 88
514215026420	LIOTTA,LISA	1400 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 16 BLK 88
514215026430	PRUSENKO,ILYA & VERONIKA	1408 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 17,18 E1/2 BLK 88
514215026440	HAYES,KEVIN & LORY	1414 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 18 W1/2,19 BLK 88
514215026450	ATHANASIOU,THOMAS & SHARON	1416 MONROE ST	HOLLYWOOD	FL	33020	5531	HOLLYWOOD 1-21 BLOT 20 BLK 88
514215026460	CARTER,DOLORES J	7791 INDIGO ST	MIRAMAR	FL	33023		HOLLYWOOD 1-21 BLOT 21 BLK 88
514215026470	GARCIA LOPEZ,VIVIANA	1426 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 22 BLK 88
514215026480	NELKEN,SHLOIMEPOSNER,CHAYA	1434 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 23,24 BLK 88
514215026490	RAE,JEREMY	1438 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 25,26 E1/2 BLK 88
514215026500	POLITIS,G & RHEA	1444 MONROE ST	HOLLYWOOD	FL	33020	5531	HOLLYWOOD 1-21 BLOT 26 W1/2,LOT 27 BLK 88
514215026510	FRANKLIN,YOSEF Y & RIVKAH	1450 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 28,29,30 BLK 88
514215026530	FIRST UNITED METHODIST CHURCHOF HOLLYWOOD INC	536 CORAL WAY	CORAL GABLES	FL	33134		HOLLYWOOD 1-21 BLOT 1,2 W1/2 BLK 89
514215026540	MERCIER,SUSAN YVETTE	1449 MONROE ST	HOLLYWOOD	FL	33020	5530	HOLLYWOOD 1-21 BLOT 2 LESS W1/2 & LOTS 3 & 4BLK 89
514215026560	SIPES,JASON & ROSE JUDITH	1441 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 5 BLK 89
514215026570	HARRISON,DAFNA R	1439 MONROE ST	HOLLYWOOD	FL	33020	5530	HOLLYWOOD 1-21 BLOT 6 BLK 89
514215026580	NAPURANO,KRISTEN MARY	1429 MONROE ST	HOLLYWOOD	FL	33020	5530	HOLLYWOOD 1-21 BLOT 8 BLK 89
514215026581	HOLLYWOOD IN ROME 1433 INC	14534 AUTUMN AVE	WELLINGTON	FL	33414		HOLLYWOOD 1-21 BLOT 7 BLK 89
514215026590	TRAJKOVIC,SASATRAJKOVIC,SNEZANA	4238 SOUTHWOOD ST	*BURNABY BC	CA	V5J 2	E9	HOLLYWOOD 1-21 BLOT 9 BLK 89
514215026600	HUGHEY,BONNIE J H/ERYAN,KENNETH P & CLOVER S	1421 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 10,11 W1/2 BLK 89
514215026610	SAMTER,DAVID	1415 MONROE ST	HOLLYWOOD	FL	33020	5530	HOLLYWOOD 1-21 BLOT 11 E1/2,12,13 W1/2 BLK 89
514215026630	HENDRICKS,ROBERT T	1407 MONROE ST	HOLLYWOOD	FL	33020	5530	HOLLYWOOD 1-21 BLOT 13 E1/2,14 BLK 89
514215026640	TANO,CHRISTINA	1403 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 15 BLK 89
514215026650	PEDERSEN,KERN OVE	1400 JACKSON ST	HOLLYWOOD	FL	33020	5242	HOLLYWOOD 1-21 BLOT 16 BLK 89
514215026660	GAVCO SOLUTIONS LLC	16169 BISCAYNE BLVD	AVENTURA	FL	33160		HOLLYWOOD 1-21 BLOT 17 & LOT 18 E1/2 BLK 89
514215026670	CURTIS,TIMOTHYMERLO,CLARE	1414 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOTS 18 W 1/2,19 & 20 BLK 89
514215026680	HARKINS,HENRY & CYNTHIA LEA	1426 JACKSON ST	HOLLYWOOD	FL	33020	5242	HOLLYWOOD 1-21 BLOT 21,22 BLK 89
514215026690	ARAVUORI,BARBARA C	1428 JACKSON ST	HOLLYWOOD	FL	33020	5242	HOLLYWOOD 1-21 BLOT 23,E 13 OF 24 BLK 89
514215026700	PODLUCKY,JOHNPODLUCKY,MAUREEN ELIZABETH	1432 JACKSON ST	HOLLYWOOD	FL	33020	5242	HOLLYWOOD 1-21 BLOT 24 W 27,25 E 27 BLK 89
514215026710	VOKES,ELIZABETH P & MICHAEL JOHN	1436 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 25 W 13,26 BLK 89
514215026720	BLACK,JOHN SJOHN S BLACK REV LIV TR	1446 JACKSON ST	HOLLYWOOD	FL	33020	5242	HOLLYWOOD 1-21 BLOT 27,28 BLK 89
514215026740	SCHUSTER,BRIAN S & SUZANA	1458 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 29,30 BLK 89
514215026750	RANSING,CYNTHIA M	1457 JACKSON ST	HOLLYWOOD	FL	33020	5241	HOLLYWOOD 1-21 BLOT 1,2 BLK 90
514215026760	UTTER,VALERIE A	1451 JACKSON ST	HOLLYWOOD	FL	33020	5241	HOLLYWOOD 1-21 BLOT 3 BLK 90
514215026770	MAZZA,BIANCA ROCIO	1445 JACKSON ST	HOLLYWOOD	FL	33020	5241	HOLLYWOOD 1-21 BLOT 4 BLK 90
514215026780	MAYORGA,DOMINIQUE & RAUL	1443 JACKSON ST	HOLLYWOOD	FL	33020	5241	HOLLYWOOD 1-21 BLOT 5,6 BLK 90
514215026790	BROWN,CORY H/EMARGOLIS,CAYLA MICHELLE	1435 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 7 BLK 90
514215026800	JACOBSON,LON R & SHERRY WLON R & SHERRY W JACOBSON TR	1429 JACKSON ST	HOLLYWOOD	FL	33020	5241	HOLLYWOOD 1-21 BLOT 8 BLK 90
514215026810	AMOS,JANELLE H/EMOTISI,ANTHONY	1427 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 9 BLK 90
514215026820	MCARDLE,JONATHAN R & CHRISTINA	1423 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 10,11 W1/2 BLK 90

514215026830	BOERO,CHRISTIANNAVARRO RAMONDA,MARIA LAURA	1417 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 11 E1/2,12 BLK 90
514215026840	AUSTINZILLA TRMARX,JUSTIN ALASTER TRSTEE ETAL	19115 CROOKED LN	LUTZ	FL	33548	4413	HOLLYWOOD 1-21 BLOT 13 BLK 90
514215026850	REITER,DIANA	1407 JACKSON ST	HOLLYWOOD	FL	33020	5241	HOLLYWOOD 1-21 BLOT 14 BLK 90
514215026860	RALSTON,ANN	326 S 14 AVE	HOLLYWOOD	FL	33020	5214	HOLLYWOOD 1-21 BLOT 15 BLK 90

City of Hollywood
2600 Hollywood Boulevard
Josh Levy, Mayor Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Caryl S. Shuham, Commissioner Distrct 1 Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Peter Hernandez, Commissioner District 2 Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Traci L. Callari, Commissioner District 3 Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Adam Gruber, Commissioner District 4 Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Kevin D. Biederman, Commissioner District Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Linda Sherwood, Commissioner District 6 Hollywood, FL 33020-4807

Hollywood Lakes Civic Association, Inc.
C/O Terry Cantrell, President
745 Harrison Street
Hollywood, FL 33019

CITY OF HOLLYWOOD
DEPT. OF PLANNING &
DEVELOPMENT SERVICES
PO BOX 229045
HOLLYWOOD FL 33022-9045

NOTICE

Hollywood
FLORIDA

A change is proposed for this site.

File Number: 25-CSV-58
Applicant: Shloime Nelken
Address: 1434 Monroe Street

The City has received an application for Certificate of Appropriateness for Design, Special Exception, and Variance to reduce the required west and north setbacks to build a *"mikvah"*.

PUBLIC MEETING:

Monday, October 20, 2025
6:00 PM
Virtual Meeting Login Info:
laurie@kallerarchitects.com

For more information about this application or to tell us what you think:

PLANNING CONTACT
Carmen Diaz
954-921-3471
cdiaz@hollywood.org


NOTICE
Hollywood
A change is proposed for this site.
File Number: 25-CSV-58
Applicant: Shloime Nelken
Address: 1434 Monroe Street
The City has received an application for Certificate of Appropriateness for Design, Special Exception, and Variance to reduce the required west and north setbacks to build a "mikvah".
PUBLIC MEETING:
Monday, October 20, 2025
6:00 PM
Virtual Meeting Login Info:
laurieshallerarchitects.com
For more information about this application or to tell us what you think:
PLANNING CONTACT
Carmen Diaz
954-921-3471
cdiaz@hollywood.org

COMMUNITY MEETING #2



PUBLIC PARTICIPATION OCTOBER 20TH MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

KallerArchitecture

ABOUT US

Project Team

Owner:

• Hollywood Lakes Community Mikvah Inc.

Architect:

• Joseph B. Kaller

Mitchell Fraiman (Associate)

Surveyor:

• Cousins Surveyors & Associates, Inc.

Landscape Architect:

- Thomas White, ASLA-ISAAKA

  Land Art Planning & Design, LLC

Civil Engineer:

- Wilford Zephyr, P.E., LEED AP, CFM

  Zephyr Engineering

PUBLIC PARTICIPATION OCTOBER 20TH MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES MIKVA

KallerArchitecture

PROJECT

Scope of Work

The Client is the Owner of 1434 Monroe Street.

The Client approached our team when they purchased the property and worked with us to design the project. We feel that we designed a contemporary mid-century modern building which would fit into the immediate surrounding neighborhood. The proposed development is a new 1 Story Mikvah with an entrance foyer, 8 private preparation rooms with showers and bathtubs, 2 ritual baths and a beauty room.

This project is being submitted to the City of Hollywood under a special exception submission as per the requirements of the zoning and land development regulations of the City of Hollywood.

PUBLIC PARTICIPATION OCTOBER 20TH MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES MIKVA

KallerArchitecture

WHAT IS A MIKVA?

Definition:

A mikvah is a Jewish ritual bath used for spiritual purification. It involves immersion in a pool of water, traditionally containing from a natural source (i.e rainwater). Mikvahs are used for various purposes, including before marriage, after childbirth, and monthly after menstruation.

A *Mikvah* is a ritual bath, central to traditional Jewish life and practice, used primarily by Jewish women for the observance of "family purity." It is a quiet, private space for spiritual reflection and renewal, with deep emotional and religious significance. The Mikvah is not recreational facility, but it is a sacred site used for brief, modest immersion in water, following specific personal preparation and spiritual intention. The laws of family purity have been observed by Jewish women for thousands of years, and the Mikvah has been part of every thriving Jewish community throughout history. For Jewish observant families, a Mikvah is as essential to Jewish life as a synagogue, school, or kosher food. Without a Mikvah, many couples are unable to maintain their spiritual commitments, and entire families may be prevented from settling in a community that otherwise meets their needs.

PUBLIC PARTICIPATION OCTOBER 20TH MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES MIKVA

KallerArchitecture

WHAT DOES THE INTERIOR MIKVA LOOK LIKE?



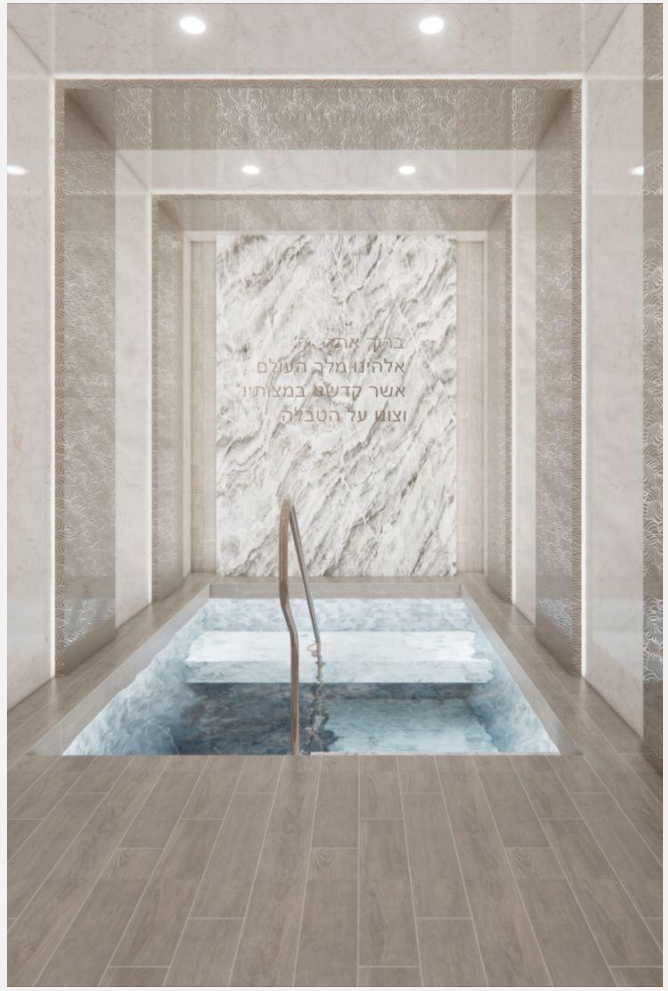
RECEPTION



PREPARATION ROOM



DRY HALLWAY



MIKVA POOL

PUBLIC PARTICIPATION
OCTOBER 20TH MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

KallerArchitecture

WHY A MIKVA IS ESSENTIAL ?

While synagogues and schools are often considered the most visible signs of a Jewish community, the Mikvah is its quiet heartbeat. It supports family life, marital harmony, and spiritual resilience. For many Jewish women, the Mikvah is one of the most meaningful and empowering parts of their religious observance. It is a space of dignity, privacy, and connection—both to tradition and to oneself.
The Mikvah is also a deeply personal space that serves all ages and stages of life:

- For brides, it marks a sacred transition before marriage.
- For married women, it is a regular spiritual rhythm that strengthens their relationships.
- For converts to Judaism, immersion in the Mikvah is a final, essential step in their religious journey.
- For many, it serves as a place for prayer and quiet introspection.
- In Jewish law, building a Mikvah even takes precedence over building a synagogue. That's how essential it is—not just symbolically, but practically, for a functioning and observant Jewish community.

PUBLIC PARTICIPATION OCTOBER 20TH MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES MIKVA

KallerArchitecture

WHY OUR COMMUNITY NEEDS IT?

The Lakes area has seen a growing and vibrant Jewish population in recent years, including young families who are building their lives here. There is presently in the Lakes neighborhood, synagogues, schools, kosher food options—but the areas does not yet have a Mikvah. As a result, women must travel long distances, often late at night, sometimes in inclement weather, to fulfill this mitzvah or commandment. This presents not only an inconvenience, but in some cases, a barrier to observance.

Establishing a Mikvah locally is not simply a matter of convenience—it is about dignity, safety, accessibility, and continuity. It is about supporting women in their deeply personal religious practice and allowing families to thrive with the infrastructure they need.
We also want to emphasize that a Mikvah is a discreet, quiet facility. It typically sees limited traffic, always by appointment, and is used almost exclusively in the evenings. It does not create noise, disruption, or large gatherings. It is a peaceful place serving a spiritual purpose, designed and operated with sensitivity and care.

PUBLIC PARTICIPATION OCTOBER 20TH MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES MIKVA

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PROJECT SITE LOCATION

1434 MONROE STREET HOLLYWOOD, FLORIDA



PUBLIC PARTICIPATION OCTOBER 20TH MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

Site Information

- Address:
  - 1434 MONROE STREET HOLLYWOOD, FLORIDA
- Zoning:
  Current Zoning: RS-6
- Existing Use:
  Single Family
- Site Area:
  10,906 SF (0.25 ACRES)

EXISTING CONDITIONS

STREET VIEW

PUBLIC PARTICIPATION
OCTOBER 20TH MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES MIKVA

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EXISTING CONDITIONS

Viewing South



PUBLIC PARTICIPATION OCTOBER 20TH MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

EXISTING CONDITIONS

1. One Story Single Family

PLANS

PROJECT INFORMATION

PUBLIC PARTICIPATION
OCTOBER 20TH MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

KallerArchitecture

EXISTING SITE CONDITIONS



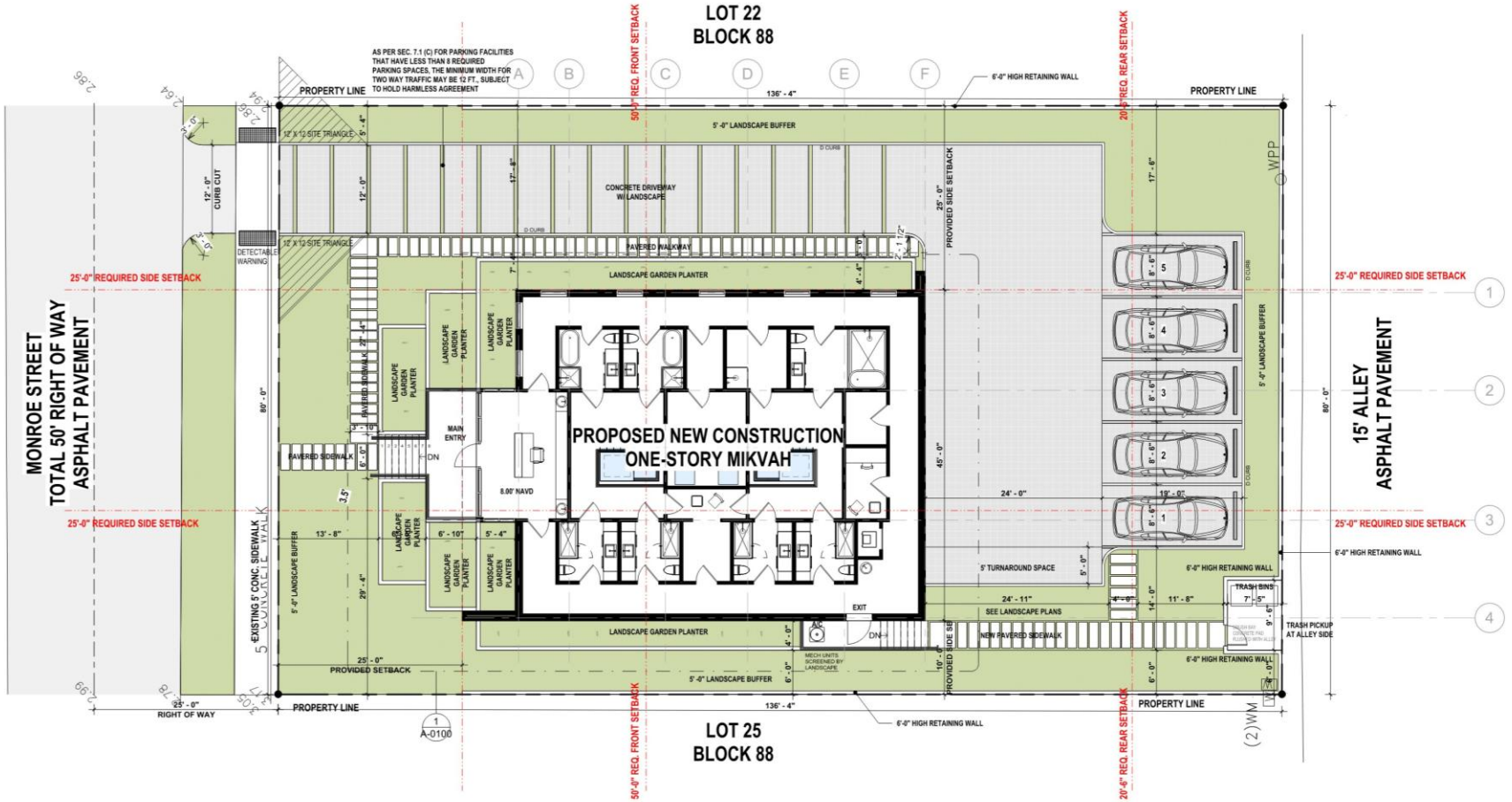
PUBLIC PARTICIPATION OCTOBER 20TH MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

General Site Information

- 5 Private Parking Spaces at Rear
- Lush Landscaping
- Planters
- Vehicular Two-Way Drives
- Landscape Buffering to the adjacent neighbors.
- FEMA Compliance

PROPOSED SITE PLAN



NORTH

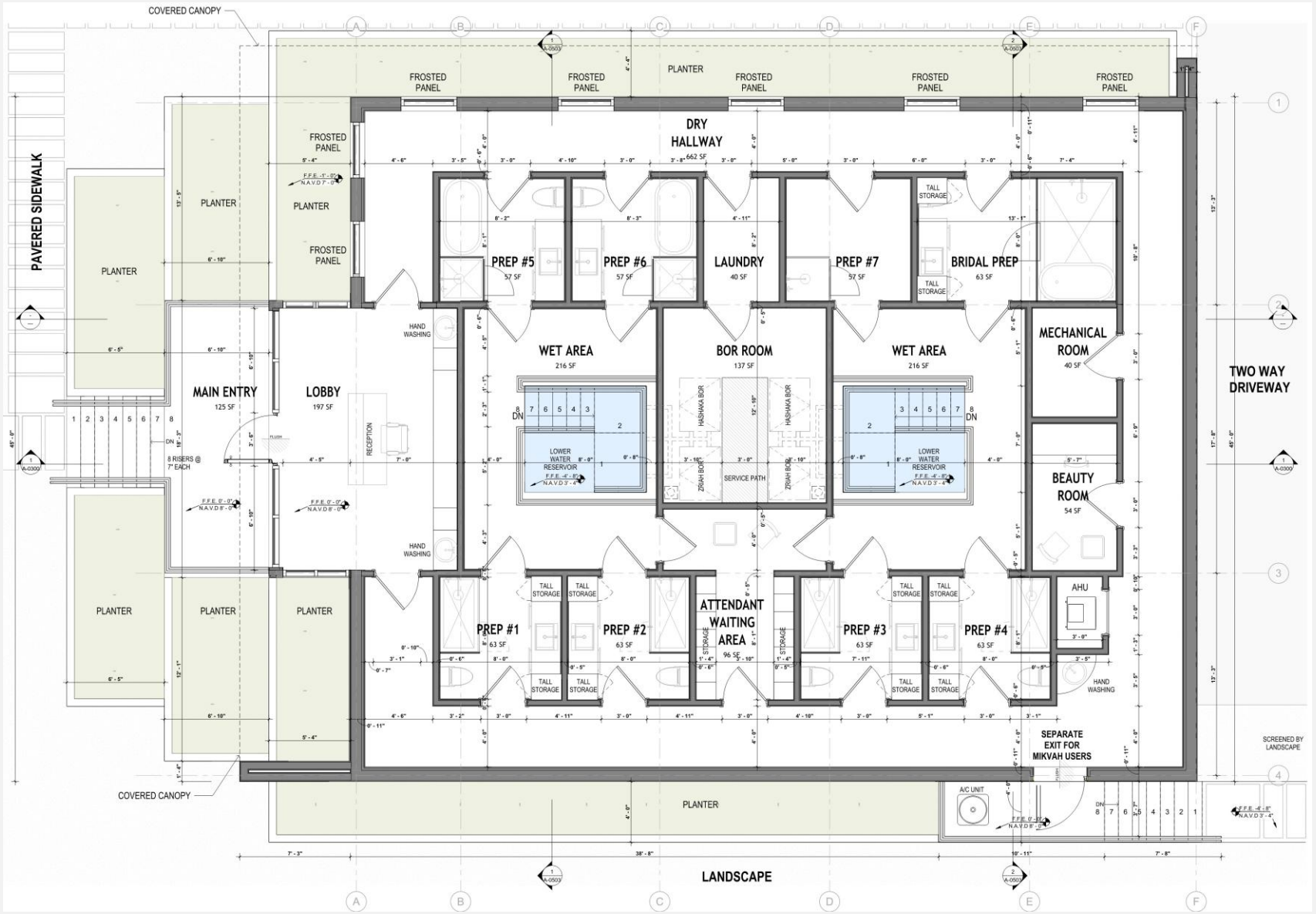
PUBLIC PARTICIPATION OCTOBER 20TH MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

General Site Information

- 5 Private Parking Spaces at Rear
- Lush Landscaping
- Planters
- Vehicular Two-Way Drives
- Landscape Buffering to the adjacent neighbors.
- FEMA Compliance

PROPOSED FLOOR PLAN



PUBLIC PARTICIPATION OCTOBER 20TH MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

General Building Information

- New Construction 2,426 SF
- Lobby/ Reception Area
- (8) Private Preparation Rooms
- (2) Mikva Pools
- (1) Beauty Room
- (1) Main Entrance + (1) separate Exit for Mikva Users
- Ritual Hand Washing Sinks

PROPOSED ELEVATIONS

PUBLIC PARTICIPATION
OCTOBER 20TH MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

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PROPOSED FRONT ELEVATION



VIEWING SOUTHWEST ON MONROE STREET

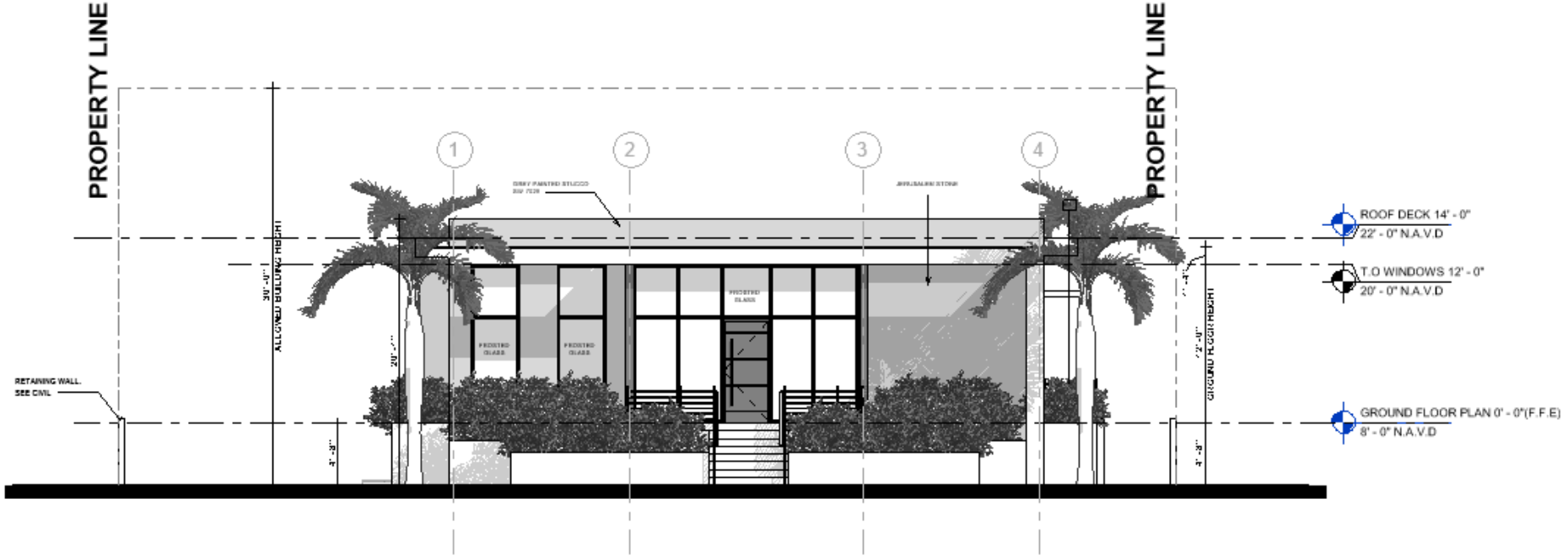
PUBLIC PARTICIPATION OCTOBER 20TH MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

General Project Information

- Contemporary Modern building façade
- Flat Roof for Rain Water Collection
- Clean stucco finishes with paint and scoring.
- Stone Finishes
- Integrated Landscape Planters

PROPOSED FRONT ELEVATION



PUBLIC PARTICIPATION OCTOBER 20TH MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

General Project Information

- Contemporary Modern building façade
- Flat Roof for Rain Water Collection
- Clean stucco finishes with paint and scoring.
- Stone Finishes
- Integrated Landscape Planters

LANDSCAPE

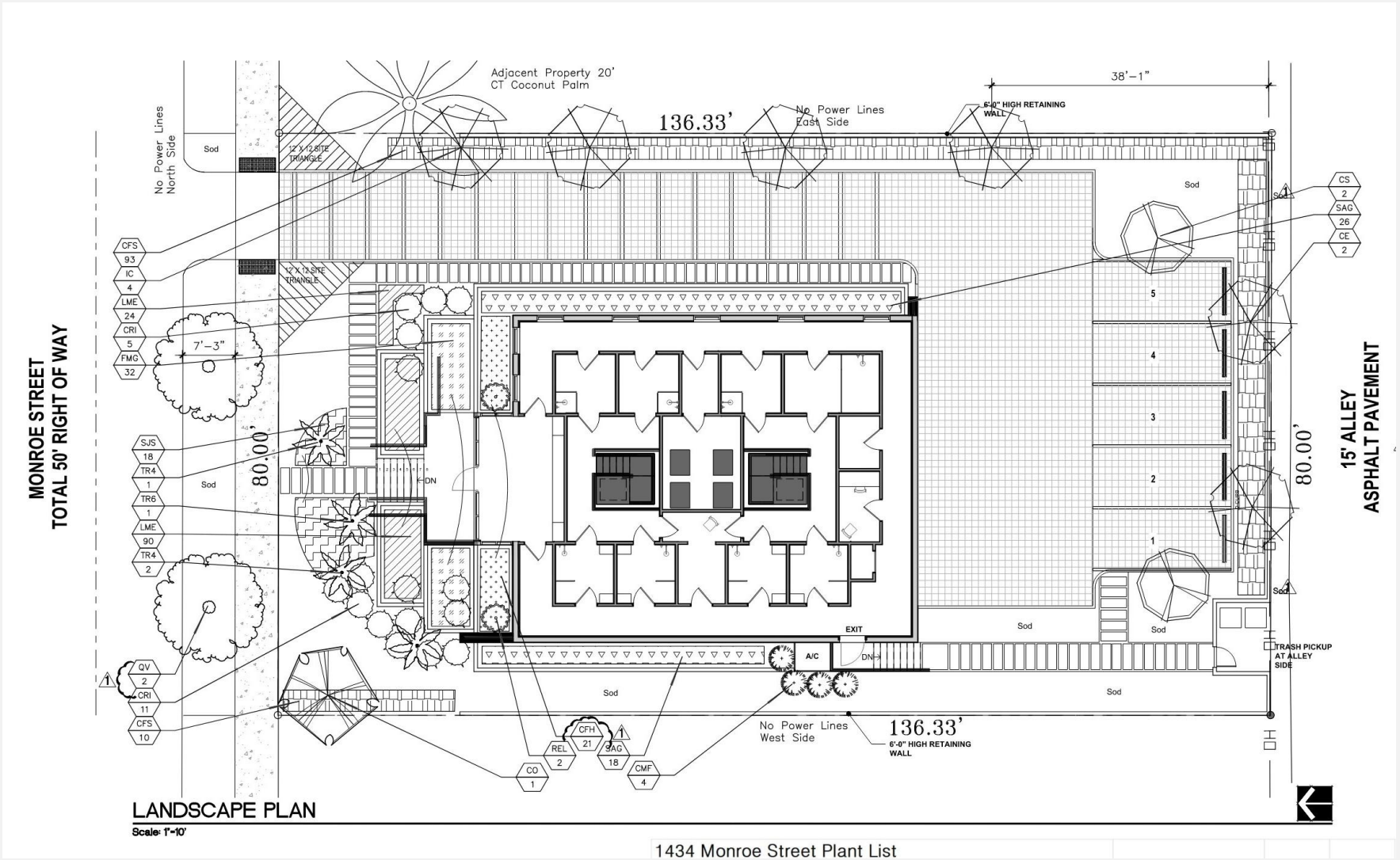
PUBLIC PARTICIPATION
OCTOBER 20TH MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

KallerArchitecture

PROPOSED LANDSCAPE PLAN



1434 Monroe Street Plant List

PUBLIC PARTICIPATION OCTOBER 20TH MEETING

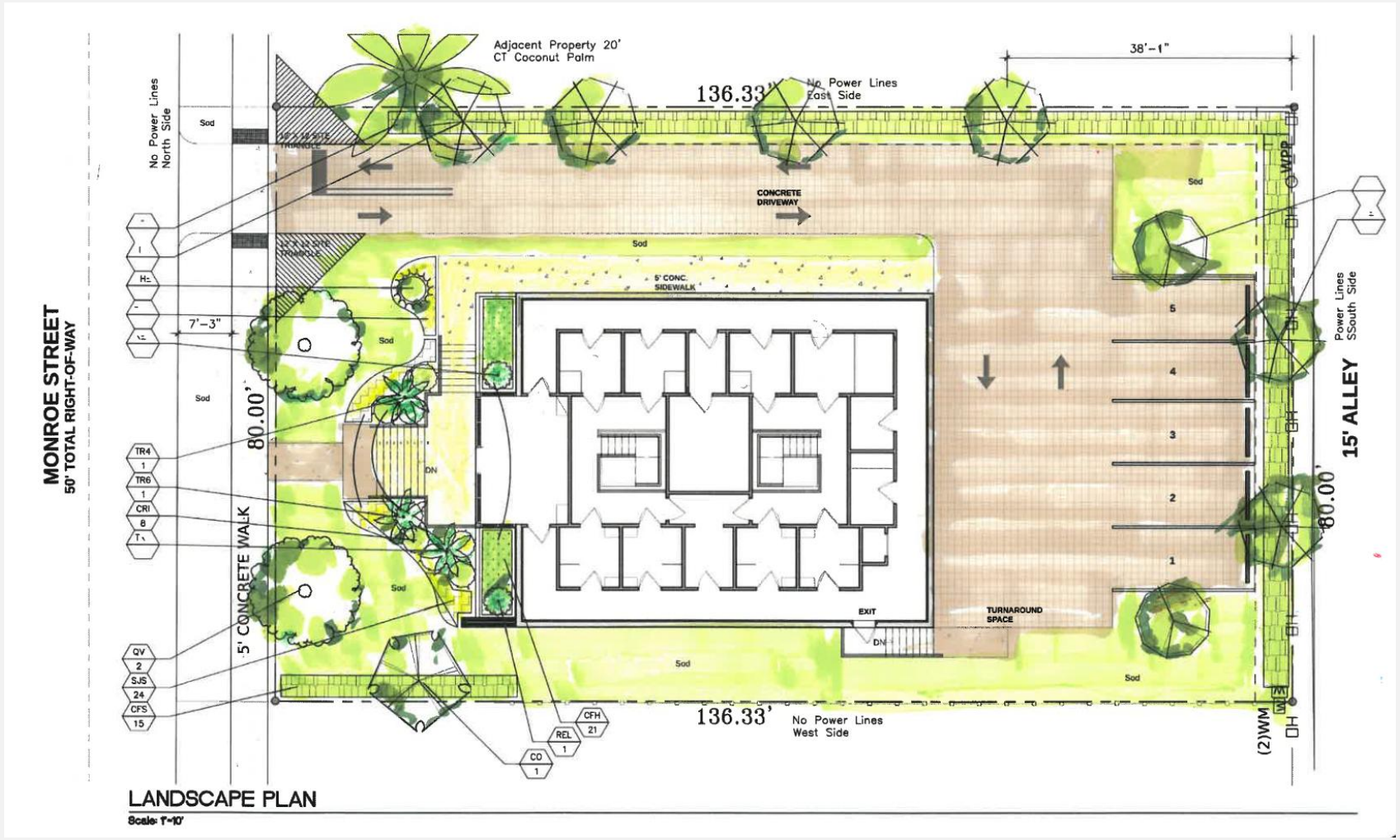
1434 MONROE STREET HOLLYWOOD, FLORIDA

TREE TYPES

- Manila Palm
- Hong Kong Orchid Tree
- Pigeon Plum
- Silver Buttonwood
- Natchez Crape Myrtle Multi-Trunk
- Florida Royal Palm
- Cabbage Palmetto
- Montgomery Palm
- Japanese Privet

- Site has met all landscape requirements. Providing Florida Native and Drought Resistant Plants and Trees.

PROPOSED LANDSCAPE PLAN



PUBLIC PARTICIPATION OCTOBER 20TH MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

TREE TYPES

- Manila Palm
- Hong Kong Orchid Tree
- Pigeon Plum
- Silver Buttonwood
- Natchez Crape Myrtle Multi-Trunk
- Florida Royal Palm
- Cabbage Palmetto
- Montgomery Palm
- Japanese Privet

- Site has met all landscape requirements. Providing Florida Native and Drought Resistant Plants and Trees.

MIKVA DETAILS

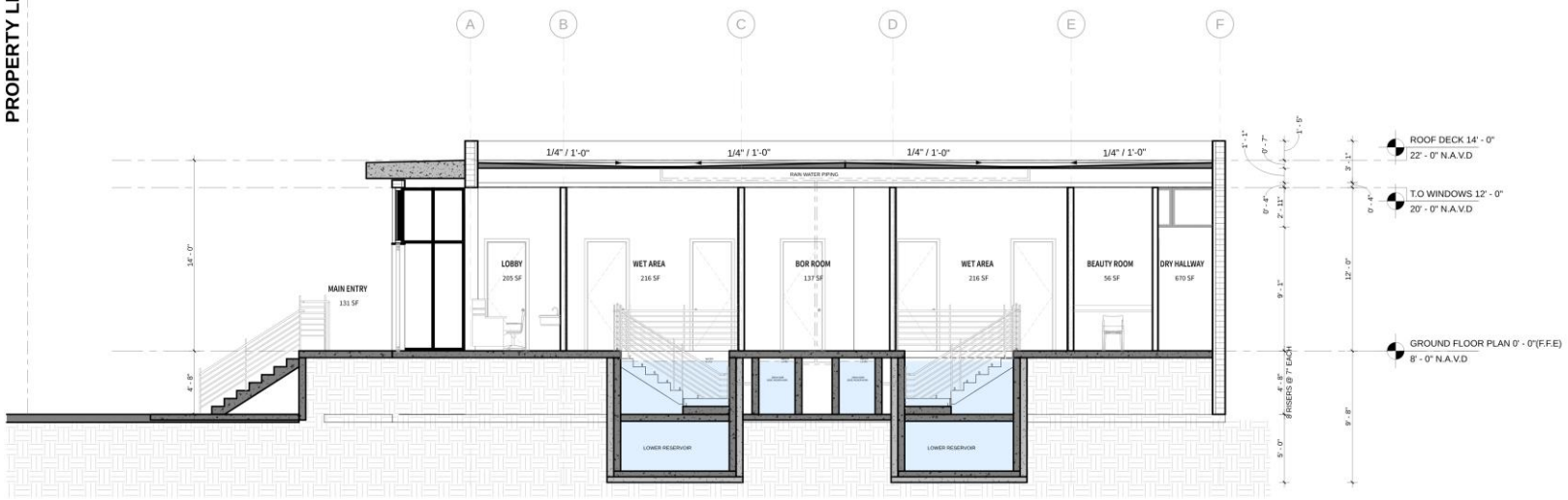
PUBLIC PARTICIPATION
OCTOBER 20TH MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

KallerArchitecture

BUILDING SECTION



PUBLIC PARTICIPATION OCTOBER 20TH MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

RENDERINGS

PUBLIC PARTICIPATION
OCTOBER 20TH MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

KallerArchitecture

PROPOSED STREET RENDERING



VIEWING SOUTHWEST ON MONROE STREET

PUBLIC PARTICIPATION OCTOBER 20TH MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

General Project Information

- Modern building façade
- Clean stucco finishes with paint
- Integrated Landscape Planters
- Lush Landscaping
- Private Parking

PROPOSED STREET RENDERING



VIEWING SOUTH ON MONROE STREET

PUBLIC PARTICIPATION OCTOBER 20TH MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

General Project Information

- Modern building façade
- Clean stucco finishes with paint
- Integrated Landscape Planters
- Lush Landscaping
- Private Parking

THANK YOU

Joseph B. Kaller

Kaller Architecture

954 920 5746

joseph@kallerarchitects.com

PUBLIC PARTICIPATION OCTOBER 20TH MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES MIKVA

KallerArchitecture

ATTACHMENT C

Public Participation Meeting

KallerArchitecture

July 1, 2025

Mrs. Carmen Diaz
City of Hollywood
Division of Planning & Urban Design
2600 Hollywood Boulevard, Suite #315
Hollywood Florida 33020

Reference: Community Outreach Summary
1434 Monroe Street - Mikvah
Hollywood, Florida
File #25-CSV-58
Architect's Project #24305

Dear Mrs. Diaz:

In accordance with the City's Outreach Ordinance, this letter serves to confirm the summary of the Community Outreach relating to the above-mentioned matter.

On May 30, 2025, signs were posted, and notices were sent to all properties Owners and Civic Associations within 500 feet from each property line of the subject Property informing them of a virtual public meeting to be held on June 17, 2025, at 6:00 PM. The Virtual Notice included information about this Project's location.

The Virtual meeting held on June 17, 2025, was attended by the Owners and the Civic Association, along with many members of the Community as shown on the Attendees Summary Sheet attached. The Architect, Joseph Kaller of Kaller Architecture presented the Project in a Power Point Presentation and following the Presentation had a time of questions and answers for this Jewish Religious Ritual Bath Project.

Many Community Members came out for this meeting, which made it difficult to address everyone's questions, and many still did not understand the purpose of a Mikvah. The Architect, Joseph Kaller, then explained the ritual again and addressed a few questions. Other questions that were raised, are there costs or membership fees involved, how people will visit, walk or ride, parking, and of course, traffic. Due to time, the number of attendees and questions, we will be hosting another Community Meeting on October 20, 2025, to be able to better address concerns in a more controlled manner.

Please do not hesitate to contact me if you have any questions or comments.

Very Truly Yours,
Kaller Architecture

Joseph B. Kaller, AIA, LEED AP BD+C
President

AA #26001212 | 2417 Hollywood Blvd. Hollywood, FL 33020 | 954 920 5746
joseph@kallerarchitects.com | kallerarchitects.com

Joseph Kaller's Meeting

June 17, 2025 . 5:35 PM . ID: 159353365

Share Status

Access: Public
Expires: June 24, 2025
Shared content: Video, Notes, Meeting info, Insession Chat, Summary

Attendees

Joseph Kaller
joseph@kallerarchitects.com
siobhan mclaughlin

Saul Dahan

Christina Tano

Josef

Joseph Kaller
joseph@kallerarchitects.com
Peter Stimson
peter.stimson@gmail.com
Josef Timlichman
Josef@lawnowfl.com
Lori Brooks

siobhan mclaughlin

Mendy Halberstam, Esq.

donna rion

Ann

Yitzi Franklin

Richard

vanessa at 1449 monroe

Hayes @ 1414 Monroe

[Waiting for name]

Viviana
viviglo23@yahoo.com
Rachel Mazor

Jeff

Mendy Giter

Steve, Hollywood

Adam Trop, Esq.

Endi tennenhaus

Richard Brewer

Richard Brewer

Lynn Cantrell

[Waiting for name]

Shloime Nelken

Christine Corbo

Christine Redmond

Patricia Antrican
ann2can@bellsouth.net
Joseph Kaller
joseph@kallerarchitects.com
Rochel Giter

Joseph Kaller
joseph@kallerarchitects.com
Mendy W

Benny
benny@atzicapitalgroup.com
Joseph Kaller
joseph@kallerarchitects.com
Rocky Kaller (Kaller Architecture)
joseph@kallerarchitects.com
Cherie Wachter
cheriewachter@gmail.com
Mendy G

Tina Maguire

Alex Recio

Dw

Lg

Yg

Dave Hazan

Lg

JK

Tina Maguire

Y

Yossi Lifshitz

Max leh

Chaim

Mendy G

vanessa at 1449 monroe

S

Jeff

Joe

JK

Anonymous

Joe

Shalom

S.c

Joe

Yossi

Moshe

S

DT

Dave Hazan

Adam Trop, Esq.

Kevin

Matias Lancewicki
m.lancewicki@usophthalmic.com
Motek barber

S.c

Mitch

Lg

RW

Mendel Toron

S.c

Bonnie Hughey

S.c

Rg

S

Motek barber

Yg

S.c

Shaindy

Motek barber

S.c

Matias Lancewicki
m.lancewicki@usophthalmic.com
Motek barber

Rabbi Motti

Patricia Antrican

Liz Roberts

Bonnie Hughey

Ramon Franco

Tina Maguire

Michelle Lopate

Clover Ryan

Joseph Kaller
joseph@kallerarchitects.com
Ken
parksideken@aol.com

Dw

S M

Motek barber

Lg

Motek barber

MT

Cindy

Tina Maguire

Carter Hayes

Caryl Shuham
cshuham@hollywoodfl.org
Clay Miller

Dale Cheek

Commissioner Callari

MijaelT

Matias Lancewicki
m.lancewicki@usophthalmic.com
MP

Tzivi

Dale Cheek

Motek barber

Rabbi Motti

J Cohen

B

Mendy Giter

Yg

A

Eric	Mitch
Commissioner Callari	Edelkopf
Bonnie Hughey	Christine Redmond
Tzemach N.	Yossi Lifshitz
Commissioner Callari	Rabbi Motti
Yg	Joe
Joe	MijaelT
S	Max leh
RW	R. D.
SP	JK
R. D.	S
Ashley	Shalom
Motek barber	Chaim
Motek barber	Moshe
S	+18622162997
S	+13464142934
Mendy Giter	+13059875484
MijaelT	+17869924255
Cindy	+17865661155
Rabbi Motti	+19545915887
Chaim	+17865661155
Motek barber	+13475067327
Max leh	+19544450220
Motek barber	+19545590603
Ashley	

Talk Time

Organizer
09%

Attendees
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Saul Dahan
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Christina Tano
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Josef
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Peter Stimson
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CUTRO AND ASSOCIATES

CERTIFICATION LETTER

City of Hollywood

Date:	May 30, 2025
Applicant:	Kaller Architecture
Legal Description:	Lots 23 & 24 Block 88 of Hollywood Plat as recorded in Plat Book 1 Page 21 of the Public Records of Broward County, Florida.
Address or General Location:	1434 Monroe Street

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of April 30, 2025, registered Civic Associations within 500 feet, the City Commission, and Planning Department.

This letter also certifies that the attached public hearing notification was sent to the persons on the list of property owners. The notice was mailed May 30, 2025.

Finally, this letter certifies that the site was posted with two public notice signs that meet the City of Hollywood notification regulations. The signs were posted May 30, 2025.

Thank You;

Christina Mathews

LAURIE YODER
Notary Public - State of Florida
Commission # HH 535999
My Comm. Expires Jun 6, 2028
Bonded through National Notary Assn.

Sworn and subscribed before me this 30th day of May, 2025. She is personally known to me.

Signature of Notary

1925 Yale Drive
Hollywood, Florida 33021
954-928-2205
Email: cutroplanning@yahoo.com

NOTICE OF PUBLIC OUTREACH MEETING

Sponsored by: Kaller Architecture

Project Name: Monroe Street Mikvah

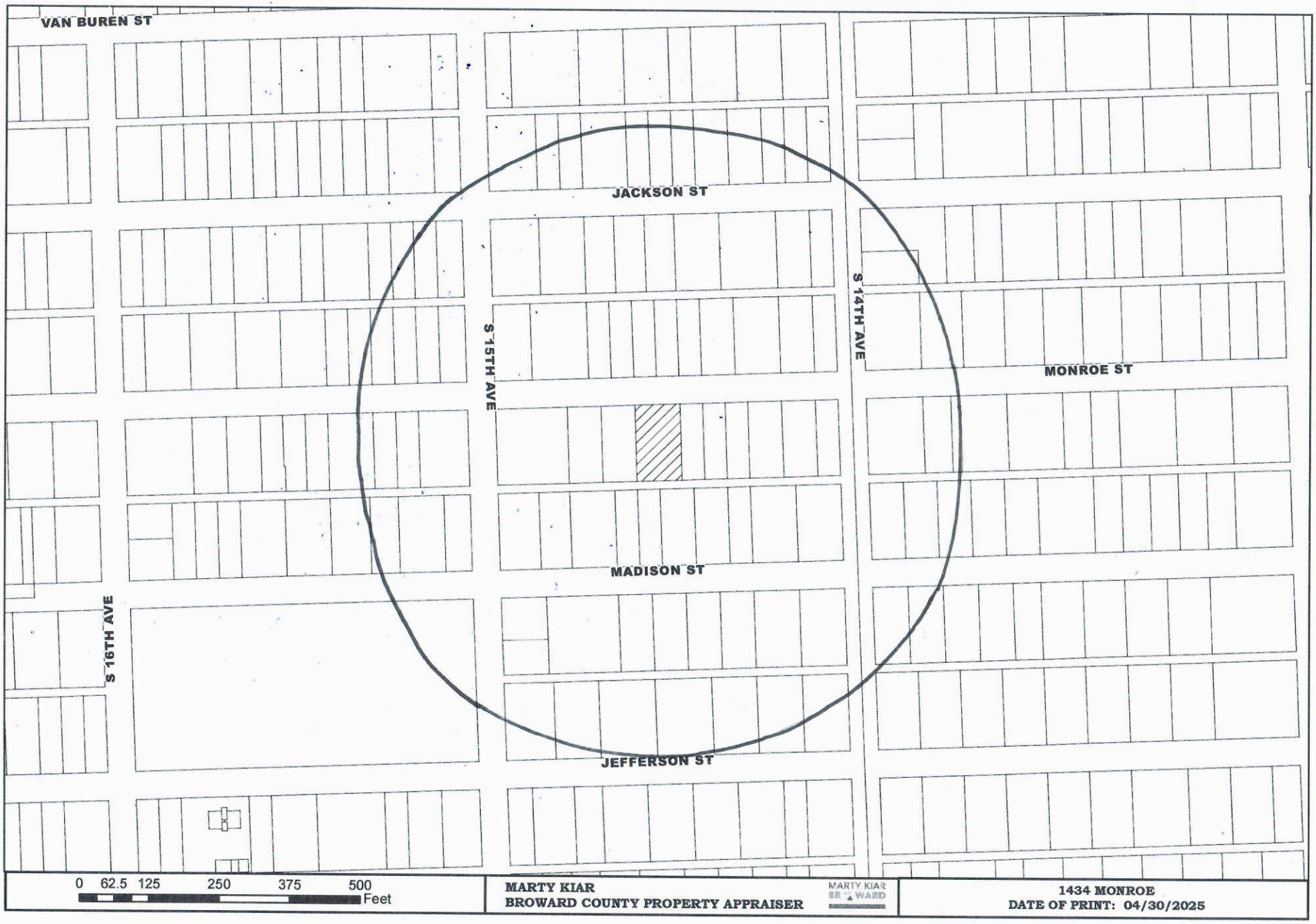
FOR VIRTUAL MEETING LOGIN INFORMATION:

laurie@kallerarchitects.com

MEETING DATE & TIME: **06/17/2025 @ 6:00 PM**

Posted: **05/30/2025** *By:* **Cutro**


NOTICE OF
PUBLIC OUTREACH MEETING
Sponsored by: Kaller Architecture
Project Name: Monroe Street Mikvah
FOR VIRTUAL MEETING LOGIN INFORMATION:
laurie@kallerarchitects.com
MEETING DATE & TIME: 06/17/2025 @ 6:00 PM
Posted: 05/30/2025 By: Cutro


VAN BUREN ST
JACKSON ST
S 15TH AVE
S 14TH AVE
MONROE ST
MADISON ST
S 16TH AVE
JEFFERSON ST
0 62.5 125 250 375 500
Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
MARTY KIAR
1434 MONROE
DATE OF PRINT: 04/30/2025

FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
514214010410	WACHTER,CHERIECHERIE WACHTER REV INT VIVOS TR	1357 JEFFERSON ST	HOLLYWOOD	FL	33019		HOLLYWOOD LAKES SECTION 1-32 BLOT 1,2 W1/2 BLK 3
514214010570	JUDITH A MEYERS TR	1348 MADISON ST	HOLLYWOOD	FL	33019		HOLLYWOOD LAKES SECTION 1-32 BLOT 27 W 37 1/2,28 E1/2 BLK 3
514214010580	BRIDGES,JACK CRAIG & TONI LYNN	1352 MADISON ST	HOLLYWOOD	FL	33019	1820	HOLLYWOOD LAKES SECTION 1-32 BLOT 28 W1/2,29 E 37 1/2 BLK 3
514214010590	1356 MAD HOLLYWOOD LAKES LLC	807 DIPLOMAT PKWY	HALLANDALE BEACH	FL	33009		HOLLYWOOD LAKES SECTION 1-32 BLOT 29 LESS E 37 1/2,30 BLK 3
514214010600	FALSETTA,ANTHONY	1359 MADISON ST	HOLLYWOOD	FL	33019	1819	HOLLYWOOD LAKES SECTION 1-32 BLOT 1,2 W 10 BLK 4
514214010610	GREENMAN LLC% LIEBERMAN LAW FIRM PA	20801 BISCAYNE BLVD #304	AVENTURA	FL	33180		HOLLYWOOD LAKES SECTION 1-32 BLOT 2 E 40,3 W 20 BLK 4
514214010620	NIEVES,MICHAEL H/EVAZQUEZ,SEVERIANA	1347 MADISON ST	HOLLYWOOD	FL	33019		HOLLYWOOD LAKES SECTION 1-32 BLOT 3 E 30,4 W 30 BLK 4
514214010790	STITH,CARL JACKSON	1346 MONROE ST	HOLLYWOOD	FL	33019	1824	HOLLYWOOD LAKES SECTION 1-32 BLOT 26,27 BLK 4
514214010800	SCOTT,RITA	1350 MONROE ST	HOLLYWOOD	FL	33019	1824	HOLLYWOOD LAKES SECTION 1-32 BLOT 28 BLK 4
514214010810	GRUPO BIOMARK CORP	6175 NW 153 ST #201	MIAMI LAKES	FL	33014		HOLLYWOOD LAKES SECTION 1-32 BLOT 29,30 BLK 4
514214010820	SIMON,MENACHEM MENDEL H/ELIBEROW,CHANA	1357 MONROE ST	HOLLYWOOD	FL	33019		HOLLYWOOD LAKES SECTION 1-32 BLOTS 1,2 BLK 5
514214010830	FLIETSTRA,DANIEL H/EFLIETSTRA,PHAEDRA GENA	1351 MONROE ST	HOLLYWOOD	FL	33019		HOLLYWOOD LAKES SECTION 1-32 BLOT 3,4 W1/2 BLK 5
514214011020	CICCIA,LUZ MARIACICCIA FAM REV LIV TR	1350 JACKSON STREET	HOLLYWOOD	FL	33019		HOLLYWOOD LAKES SECTION 1-32 BLOT 28, N 76 OF LOT 29, AND N76 OF LOT 30, BLK 5
514214011040	GORDEYEV,YURIMORGAN,JULIE CHRISTINA	1529 RODMAN ST	HOLLYWOOD	FL	33020		HOLLYWOOD LAKES SECTION 1-32 BLOT 30 S 60.33,29 S 60.33 BLK 5
514215024820	SMITH,JIL IJILL I SMITH REV TR	1501 JACKSON ST	HOLLYWOOD	FL	33020	5243	HOLLYWOOD 1-21 BLOT 15 BLK 79
514215024990	SMITH,SONIA IMARQUEZ,EDUARDO	1517 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 11 BLK 80
514215024991	ADDICOAT,AARON H/EADDICOAT,LEONELA	1513 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 12 BLK 80
514215025000	KOEHLY,JOLEEN	1509 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 13 BLK 80
514215025010	WERNER,DONALD	744 BROAD ST STE 522	NEWARK	NJ	07102	3803	HOLLYWOOD 1-21 BLOT 14 BLK 80
514215025011	PARKER,EUNICE & JAMES ROBERT III	424 S 15 AVE	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 15 BLK 80
514215025020	FISCHER,ROSS ALAN	1500 JACKSON ST	HOLLYWOOD	FL	33020	5244	HOLLYWOOD 1-21 BLOT 16 BLK 80
514215025030	SCALZO,CAROLCAROL SCALZO LIV TR ETAL	1504 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 17 BLK 80
514215025040	KRAMEN,ALAN & LINDA	1512 JACKSON ST	HOLLYWOOD	FL	33020	5244	HOLLYWOOD 1-21 BLOT 18 LESS W 2 OF S 28 BLK 80
514215025050	KRAMEN,ALAN & LINDA	1512 JACKSON ST	HOLLYWOOD	FL	33020	5244	HOLLYWOOD 1-21 BLOT 18 W 2 OF S 28,19 BLK 80
514215025210	MENDOZA,TREVORPERGOLINI,JOHN	1519 MADISON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 10,11 W 30 BLK 81
514215025220	1515 MADISON LLC	1644 SUNSET RIDGE ROAD	NORTHBROOK	IL	60062		HOLLYWOOD 1-21 BLOT 11 E 10,12 BLK 81
514215025230	TOGNOLI,STEPHEN J H/ETOGNOLI,BERNICE ETAL	1507 MADISON ST	HOLLYWOOD	FL	33020	5528	HOLLYWOOD 1-21 BLOT 13,14 BLK 81
514215025240	YBD-102 LLC	9551 E BROADVIEW DR	BAY HARBOR ISLANDS	FL	33154		HOLLYWOOD 1-21 BLOT 15 BLK 81
514215025250	RENATE KAMPE TRKAMPE,RENATE TRSTEE	1532 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 16,17 BLK 81
514215025270	AGER,JOANNE EST	1510 MONROE ST	HOLLYWOOD	FL	33020	5533	HOLLYWOOD 1-21 BLOT 18 BLK 81
514215025271	LONDJI,ISABELLEISABELLE K LONDJI TR	1516 MONROE ST	HOLLYWOOD	FL	33020	5533	HOLLYWOOD 1-21 BLOT 19 BLK 81
514215025280	PERSHIN,DAVID MOSHECOHEN,OHR MIRIAM	1522 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 20,21 BLK 81
514215025360	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807	HOLLYWOOD 1-21 BALL BLK 82
514215026150	ANIDAR PROPIEDADES LLCOLCAFE LLC	160 BUTTON WOOD DR	MIAMI	FL	33149		HOLLYWOOD 1-21 BLOTS 1,2 BLK 87
514215026160	OPOLSKAYA,EKATERINAOPOLSKII,KONSTANTIN	1451 JEFFERSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 3,4 BLK 87
514215026170	TUSA GALLO,CARMELA	1435 JEFFERSON ST	HOLLYWOOD	FL	33020	5522	HOLLYWOOD 1-21 BLOT 5,6,7 W1/2 BLK 87
514215026190	MORENO,CARLOSFABRA-ESTEFAN,ELENA	1425 JEFFERSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BE1/2 OF LOT 7 TOG/W ALL OF LOTS8 & 9, BLK 87
514215026200	JOHNSON,JALON MDUPREE,PARIS	1423 JEFFERSON ST	HOLLYWOOD	FL	33020	5522	HOLLYWOOD 1-21 BLOT 10,11 BLK 87
514215026210	BERG,CAREY MCOUTTS,LORELEI ETAL	1415 JEFFERSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 12,13 BLK 87
514215026220	HASTINGS,LORI	620 S 14 AVE	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 14,15 BLK 87
514215026230	TIEMAN,GRANT JDUNCAN,LAURIE	600 S 14 AVE	HOLLYWOOD	FL	33020	5518	HOLLYWOOD 1-21 BLOT 16,17 BLK 87
514215026240	POPKIN,MATTHEW	1414 MADISON ST	HOLLYWOOD	FL	33020	5527	HOLLYWOOD 1-21 BLOT 18,19 BLK 87
514215026250	BIZZIGOTTI,JUDITH MTERRY L HADDOCK & JUDITH M B TR	1418 MADISON ST	HOLLYWOOD	FL	33020	5527	HOLLYWOOD 1-21 BLOT 20,21 E1/2 BLK 87
514215026260	BULMAN,GERRIT R & MAURA M	1424 MADISON ST	HOLLYWOOD	FL	33020	5527	HOLLYWOOD 1-21 BLOT 21 W1/2 & LOT 22 BLK 87
514215026270	DALY,PETER	75 PALMER ST APT 310	QUINCY	MA	02169	3339	HOLLYWOOD 1-21 BLOT 23,24 E1/2 BLK 87
514215026280	TCHIJIK,ALEXANDRE & ELENA	1438 MADISON ST	HOLLYWOOD	FL	33020	5527	HOLLYWOOD 1-21 BLOT 24 W1/2,25 BLK 87
514215026290	PIRKLE,CHRISTINE H/EPIRKLE,GEORGE EST	1448 MADISON ST	HOLLYWOOD	FL	33020	5527	HOLLYWOOD 1-21 BLOT 26 TO 28,29 E 7 BLK 87
514215026300	MAHONEY,JOHN P & SANDRA	607 S 15 AVE	HOLLYWOOD	FL	33020	5521	HOLLYWOOD 1-21 BLOT 29 W 33 LESS N 75 LOT 30LESS N 75 BLK 87
514215026310	TRAPANI,DEBORAH A	1458 MADISON ST	HOLLYWOOD	FL	33020	5527	HOLLYWOOD 1-21 BLOT 29 N 75 OF W 33,30 N 75BLK 87
514215026320	RABASCO,VALERIO & VICKIE	1457 VAN BUREN ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 1,2 W 25 BLK 88
514215026330	RABASCO,MARCUS	1449 MADISON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 2 E 15,3 BLK 88
514215026340	KESTERSON,JOSHUA	1447 MADISON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 4,5 BLK 88
514215026350	GROSIN,SAVETA	1439 MADISON ST	HOLLYWOOD	FL	33020	5526	HOLLYWOOD 1-21 BLOT 6 BLK 88
514215026360	CHEEK,DALE	1437 MADISON ST	HOLLYWOOD	FL	33020	5526	HOLLYWOOD 1-21 BLOT 7 BLK 88
514215026370	BREWER,RICHARD INGRAHAM IISARSHALOM,MICHELLE MELER	1431 MADISON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 8,9 W1/2 BLK 88
514215026380	SOTTILE,DIJANA NEDELCOVYCHSOTTILE,MICHAEL JOHN	1425 MADISON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 9 E1/2,LOT 10 BLK 88
514215026390	BLAIS,DEBORAH TDEBORAH T BLAIS LIV TR	1419 MADISON ST	HOLLYWOOD	FL	33020	5526	HOLLYWOOD 1-21 BLOT 11 BLK 88
514215026400	PLA HOLDINGS LLC	49 HEDGEROW LANE	MANALAPAN	NJ	07726		HOLLYWOOD 1-21 BLOT 12,13 BLK 88
514215026410	LINDA LA BARBERA REV TRLA BARBERA,SALVATORE & LINDA	10810 SW 48 TER	MIAMI	FL	33165		HOLLYWOOD 1-21 BLOT 14,15 BLK 88
514215026420	LIOTTA,LISA	1400 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 16 BLK 88
514215026430	PRUSENKO,ILYA & VERONIKA	1408 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 17,18 E1/2 BLK 88
514215026440	HAYES,KEVIN & LORY	1414 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 18 W1/2,19 BLK 88
514215026450	ATHANASIOU,THOMAS & SHARON	1416 MONROE ST	HOLLYWOOD	FL	33020	5531	HOLLYWOOD 1-21 BLOT 20 BLK 88
514215026460	CARTER,DOLORES J	7791 INDIGO ST	MIRAMAR	FL	33023		HOLLYWOOD 1-21 BLOT 21 BLK 88
514215026470	GARCIA LOPEZ,VIVIANA	1426 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 22 BLK 88
514215026480	NELKEN,SHLOIMEPOSNER,CHAYA	1434 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 23,24 BLK 88
514215026490	RAE,JEREMY	1438 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 25,26 E1/2 BLK 88
514215026500	POLITIS,G & RHEA	1444 MONROE ST	HOLLYWOOD	FL	33020	5531	HOLLYWOOD 1-21 BLOT 26 W1/2,LOT 27 BLK 88
514215026510	FRANKLIN,YOSEF Y & RIVKAH	1450 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 28,29,30 BLK 88
514215026530	FIRST UNITED METHODIST CHURCHOF HOLLYWOOD INC	536 CORAL WAY	CORAL GABLES	FL	33134		HOLLYWOOD 1-21 BLOT 1,2 W1/2 BLK 89
514215026540	MERCIER,SUSAN YVETTE	1449 MONROE ST	HOLLYWOOD	FL	33020	5530	HOLLYWOOD 1-21 BLOT 2 LESS W1/2 & LOTS 3 & 4BLK 89
514215026560	SIPES,JASON & ROSE JUDITH	1441 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 5 BLK 89
514215026570	HARRISON,DAFNA R	1439 MONROE ST	HOLLYWOOD	FL	33020	5530	HOLLYWOOD 1-21 BLOT 6 BLK 89
514215026580	NAPURANO,KRISTEN MARY	1429 MONROE ST	HOLLYWOOD	FL	33020	5530	HOLLYWOOD 1-21 BLOT 8 BLK 89
514215026581	HOLLYWOOD IN ROME 1433 INC	14534 AUTUMN AVE	WELLINGTON	FL	33414		HOLLYWOOD 1-21 BLOT 7 BLK 89
514215026590	TRAJKOVIC,SASATRAJKOVIC,SNEZANA	4238 SOUTHWOOD ST	*BURNABY BC	CA	V5J 2	E9	HOLLYWOOD 1-21 BLOT 9 BLK 89
514215026600	HUGHEY,BONNIE J H/ERYAN,KENNETH P & CLOVER S	1421 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 10,11 W1/2 BLK 89
514215026610	SAMTER,DAVID	1415 MONROE ST	HOLLYWOOD	FL	33020	5530	HOLLYWOOD 1-21 BLOT 11 E1/2,12,13 W1/2 BLK 89
514215026630	HENDRICKS,ROBERT T	1407 MONROE ST	HOLLYWOOD	FL	33020	5530	HOLLYWOOD 1-21 BLOT 13 E1/2,14 BLK 89
514215026640	TANO,CHRISTINA	1403 MONROE ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 15 BLK 89
514215026650	PEDERSEN,KERN OVE	1400 JACKSON ST	HOLLYWOOD	FL	33020	5242	HOLLYWOOD 1-21 BLOT 16 BLK 89

514215026660	GAVCO SOLUTIONS LLC	16169 BISCAYNE BLVD	AVENTURA	FL	33160		HOLLYWOOD 1-21 BLOT 17 & LOT 18 E1/2 BLK 89
514215026670	CURTIS,TIMOTHYMERLO,CLARE	1414 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOTS 18 W 1/2,19 & 20 BLK 89
514215026680	HARKINS,HENRY & CYNTHIA LEA	1426 JACKSON ST	HOLLYWOOD	FL	33020	5242	HOLLYWOOD 1-21 BLOT 21,22 BLK 89
514215026690	ARAVUORI,BARBARA C	1428 JACKSON ST	HOLLYWOOD	FL	33020	5242	HOLLYWOOD 1-21 BLOT 23,E 13 OF 24 BLK 89
514215026700	PODLUCKY,JOHNPODLUCKY,MAUREEN ELIZABETH	16 RYEWOOD CIR	HOMOSASSA	FL	34446		HOLLYWOOD 1-21 BLOT 24 W 27,25 E 27 BLK 89
514215026710	VOKES,ELIZABETH P & MICHAEL JOHN	1436 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 25 W 13,26 BLK 89
514215026720	BLACK,JOHN SJOHN S BLACK REV LIV TR	1446 JACKSON ST	HOLLYWOOD	FL	33020	5242	HOLLYWOOD 1-21 BLOT 27,28 BLK 89
514215026740	SCHUSTER,BRIAN S & SUZANA	1458 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 29,30 BLK 89
514215026750	RANSING,CYNTHIA M	1457 JACKSON ST	HOLLYWOOD	FL	33020	5241	HOLLYWOOD 1-21 BLOT 1,2 BLK 90
514215026760	UTTER,VALERIE A	1451 JACKSON ST	HOLLYWOOD	FL	33020	5241	HOLLYWOOD 1-21 BLOT 3 BLK 90
514215026770	WERTHMAN,KATHLEEN & GEORGE S	1445 JACKSON ST	HOLLYWOOD	FL	33020	5241	HOLLYWOOD 1-21 BLOT 4 BLK 90
514215026780	MAYORGA,DOMINIQUE & RAUL	1443 JACKSON ST	HOLLYWOOD	FL	33020	5241	HOLLYWOOD 1-21 BLOT 5,6 BLK 90
514215026790	BROWN,CORY H/EMARGOLIS,CAYLA MICHELLE	1435 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 7 BLK 90
514215026800	JACOBSON,LON R & SHERRY WLON R & SHERRY W JACOBSON TR	1429 JACKSON ST	HOLLYWOOD	FL	33020	5241	HOLLYWOOD 1-21 BLOT 8 BLK 90
514215026810	AMOS,JANELLE H/EMOTISI,ANTHONY	1427 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 9 BLK 90
514215026820	MCARDLE,JONATHAN R & CHRISTINA	1423 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 10,11 W1/2 BLK 90
514215026830	BOERO,CHRISTIANNAVARRO RAMONDA,MARIA LAURA	1417 JACKSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 11 E1/2,12 BLK 90
514215026840	AUSTINZILLA TRMARX,JUSTIN ALASTER TRSTEE ETAL	19115 CROOKED LN	LUTZ	FL	33548	4413	HOLLYWOOD 1-21 BLOT 13 BLK 90
514215026850	REITER,DIANA	1407 JACKSON ST	HOLLYWOOD	FL	33020	5241	HOLLYWOOD 1-21 BLOT 14 BLK 90
514215026860	RALSTON,ANN	326 S 14 AVE	HOLLYWOOD	FL	33020	5214	HOLLYWOOD 1-21 BLOT 15 BLK 90

City of Hollywood
2600 Hollywood Boulevard
Josh Levy, Mayor Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Caryl S. Shuham, Commissioner Distrct 1 Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Peter Hernandez, Commissioner District 2 Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Traci L. Callari, Commissioner District 3 Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Adam Gruber, Commissioner District 4 Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Kevin D. Biederman, Commissioner District Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Linda Sherwood, Commissioner District 6 Hollywood, FL 33020-4807

Hollywood Lakes Civic Association, Inc.
C/O Terry Cantrell, President
745 Harrison Street
Hollywood, FL 33019

CITY OF HOLLYWOOD
DEPT. OF PLANNING &
DEVELOPMENT SERVICES
PO BOX 229045
HOLLYWOOD FL 33022-9045



PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES MIKVA

KallerArchitecture

ABOUT US

Project Team

Owner:

• Hollywood Lakes Mikva

Architect:

• Joseph B. Kaller

Mitchell Fraiman (Associate)

Surveyor:

• Cousins Surveyors & Associates, INC.

Landscape Architect:

- Thomas White, ASLA-ISAAKA

  Land Art Planning & Design, LLC

Civil Engineer:

- Wilford Zephyr, P.E., LEED AP, CFM

  Zephyr Engineering

PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES MIKVA

KallerArchitecture

PROJECT

Scope of Work

The Client is the Owner of 1434 Monroe Street.

The Client approached our team when they purchased the property and worked with us to design the project. We feel that we designed a contemporary mid-century modern building which would fit into the immediate surrounding neighborhood. The proposed development is a new 1 Story Mikvah with an entrance foyer, 8 private preparation rooms with showers and bathtubs, 2 ritual baths and a beauty room.

This project is being submitted to the City of Hollywood under a special exception submission as per the requirements of the zoning and land development regulations of the City of Hollywood.

PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES MIKVA

KallerArchitecture

WHAT IS A MIKVA?

Definition:

A mikvah is a Jewish ritual bath used for spiritual purification. It involves immersion in a pool of water, traditionally containing from a natural source (i.e rainwater). Mikvahs are used for various purposes, including before marriage, after childbirth, and monthly after menstruation.

A *Mikvah* is a ritual bath, central to traditional Jewish life and practice, used primarily by Jewish women for the observance of "family purity." It is a quiet, private space for spiritual reflection and renewal, with deep emotional and religious significance. The Mikvah is not recreational facility, but it is a sacred site used for brief, modest immersion in water, following specific personal preparation and spiritual intention. The laws of family purity have been observed by Jewish women for thousands of years, and the Mikvah has been part of every thriving Jewish community throughout history. For Jewish observant families, a Mikvah is as essential to Jewish life as a synagogue, school, or kosher food. Without a Mikvah, many couples are unable to maintain their spiritual commitments, and entire families may be prevented from settling in a community that otherwise meets their needs.

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MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

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WHAT DOES THE INTERIOR MIKVA LOOK LIKE?



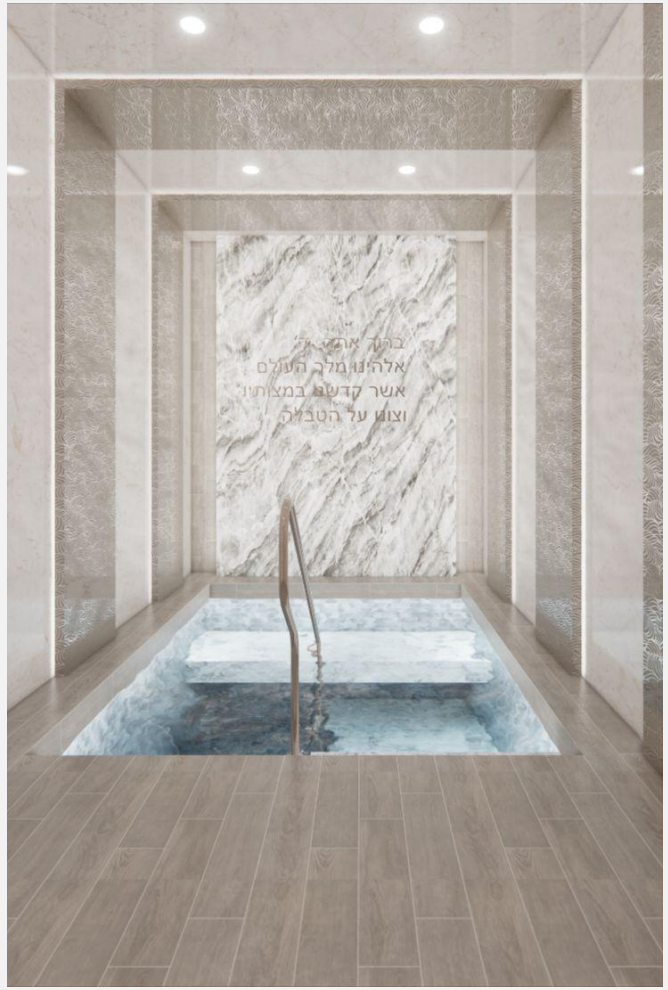
RECEPTION



PREPARATION ROOM



DRY HALLWAY



MIKVA POOL

PUBLIC PARTICIPATION
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1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

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WHY A MIKVA IS ESSENTIAL ?

While synagogues and schools are often considered the most visible signs of a Jewish community, the Mikvah is its quiet heartbeat. It supports family life, marital harmony, and spiritual resilience. For many Jewish women, the Mikvah is one of the most meaningful and empowering parts of their religious observance. It is a space of dignity, privacy, and connection—both to tradition and to oneself.
The Mikvah is also a deeply personal space that serves all ages and stages of life:

- For brides, it marks a sacred transition before marriage.
- For married women, it is a regular spiritual rhythm that strengthens their relationships.
- For converts to Judaism, immersion in the Mikvah is a final, essential step in their religious journey.
- For many, it serves as a place for prayer and quiet introspection.
- In Jewish law, building a Mikvah even takes precedence over building a synagogue. That's how essential it is—not just symbolically, but practically, for a functioning and observant Jewish community.

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1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

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WHY OUR COMMUNITY NEEDS IT?

The Lakes area has seen a growing and vibrant Jewish population in recent years, including young families who are building their lives here. There is presently in the Lakes neighborhood, synagogues, schools, kosher food options—but the areas does not yet have a Mikvah. As a result, women must travel long distances, often late at night, sometimes in inclement weather, to fulfill this mitzvah or commandment. This presents not only an inconvenience, but in some cases, a barrier to observance.

Establishing a Mikvah locally is not simply a matter of convenience—it is about dignity, safety, accessibility, and continuity. It is about supporting women in their deeply personal religious practice and allowing families to thrive with the infrastructure they need.
We also want to emphasize that a Mikvah is a discreet, quiet facility. It typically sees limited traffic, always by appointment, and is used almost exclusively in the evenings. It does not create noise, disruption, or large gatherings. It is a peaceful place serving a spiritual purpose, designed and operated with sensitivity and care.

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1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

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PROJECT SITE LOCATION

1434 MONROE STREET HOLLYWOOD, FLORIDA



PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

Site Information

- Address:
  - 1434 MONROE STREET HOLLYWOOD, FLORIDA
- Zoning:
  Current Zoning: RS-6
- Existing Use:
  Single Family
- Site Area:
  10,906 SF (0.25 ACRES)

EXISTING CONDITIONS

STREET VIEW

PUBLIC PARTICIPATION
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MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

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EXISTING CONDITIONS

Viewing South



PUBLIC PARTICIPATION
JUNE 17TH, 2025
MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

EXISTING CONDITIONS

1. One Story Single Family

PLANS

PROJECT INFORMATION

PUBLIC PARTICIPATION
JUNE 17TH, 2025
MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

KallerArchitecture

EXISTING SITE CONDITIONS



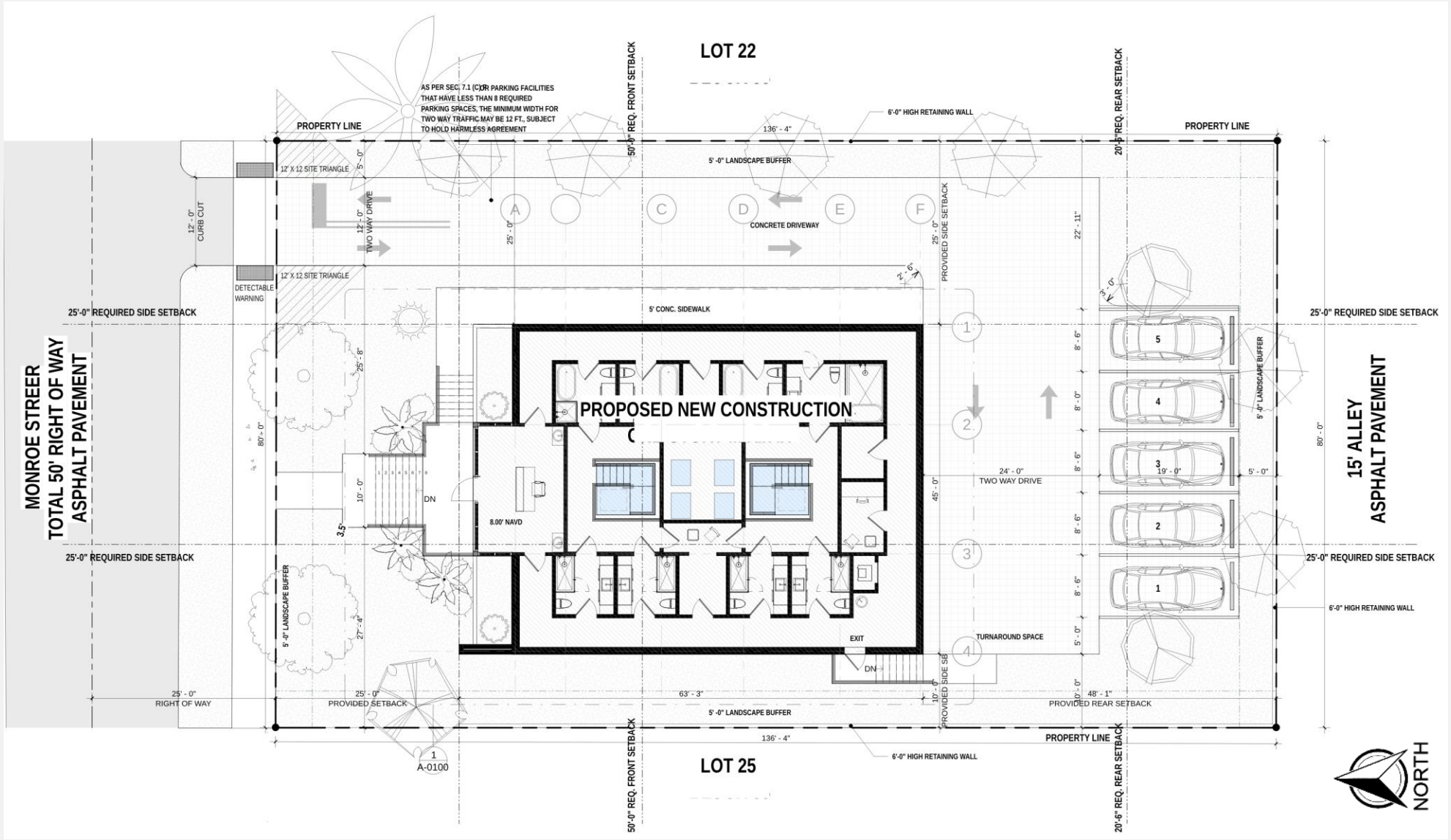
PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

General Site Information

- 5 Private Parking Spaces at Rear
- Lush Landscaping
- Planters
- Vehicular Two-Way Drives
- Landscape Buffering to the adjacent neighbors.
- FEMA Compliance

PROPOSED SITE PLAN



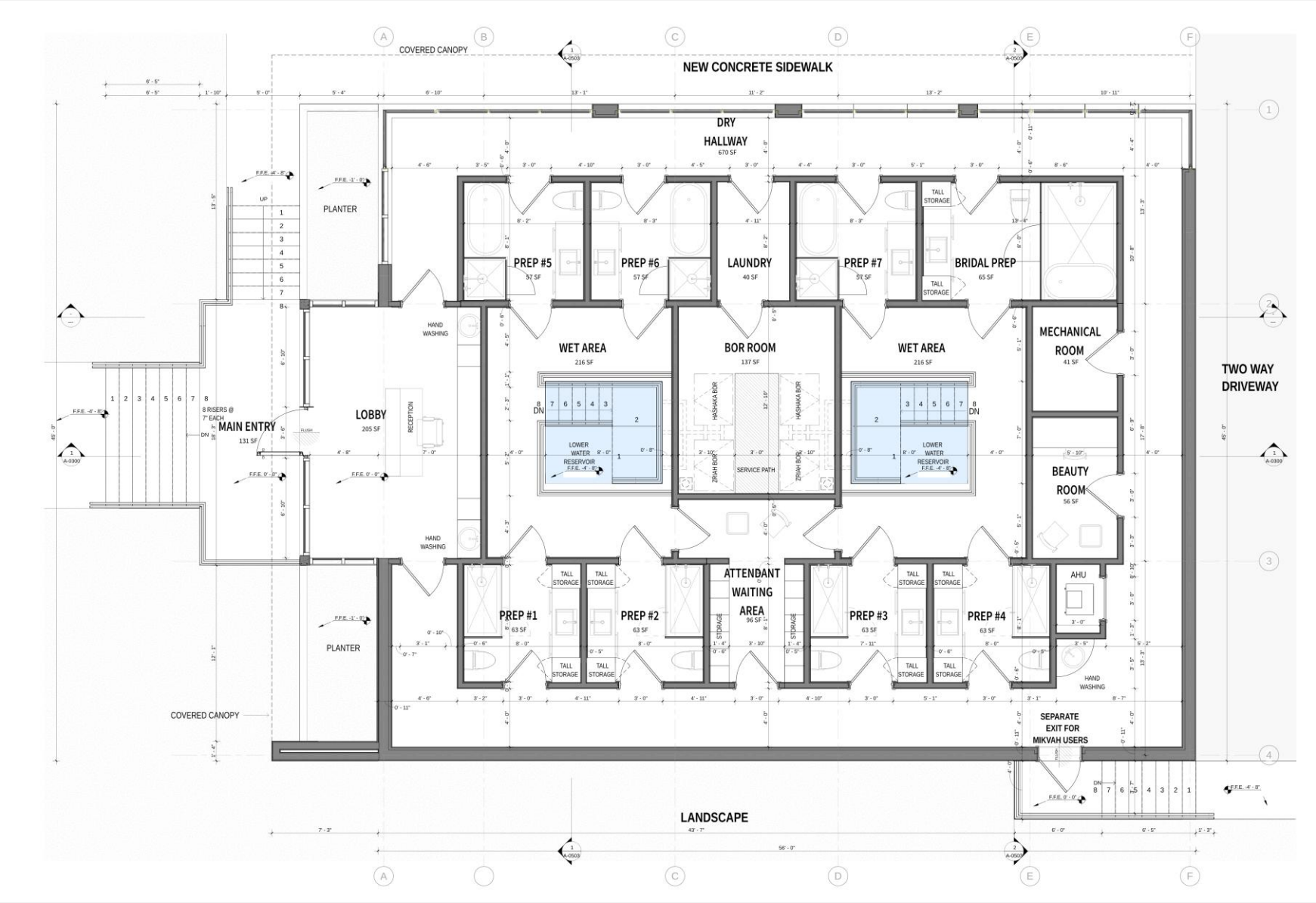
PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

General Site Information

- 5 Private Parking Spaces at Rear
- Lush Landscaping
- Planters
- Vehicular Two-Way Drives
- Landscape Buffering to the adjacent neighbors.
- FEMA Compliance

PROPOSED FLOOR PLAN



PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

General Building Information

- New Construction 2,426 SF
- Lobby/ Reception Area
- (8) Private Preparation Rooms
- (2) Mikva Pools
- (1) Beauty Room
- (1) Main Entrance + (1) separate Exit for Mikva Users
- Ritual Hand Washing Sinks

PROPOSED ELEVATIONS

PUBLIC PARTICIPATION
JUNE 17TH, 2025
MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

KallerArchitecture

PROPOSED FRONT ELEVATION



VIEWING SOUTHWEST ON MONROE STREET

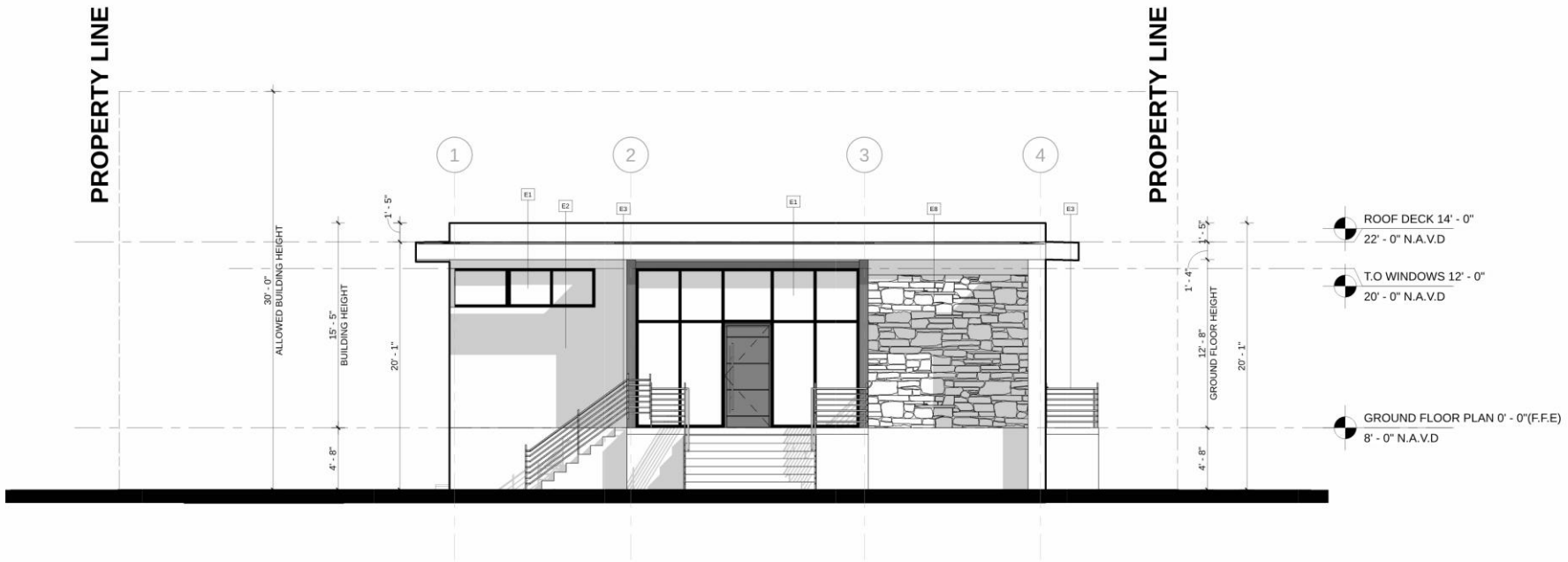
PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

General Project Information

- Contemporary Modern building façade
- Flat Roof for Rain Water Collection
- Clean stucco finishes with paint and scoring.
- Stone Finishes
- Integrated Landscape Planters

PROPOSED FRONT ELEVATION



PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

General Project Information

- Contemporary Modern building façade
- Flat Roof for Rain Water Collection
- Clean stucco finishes with paint and scoring.
- Stone Finishes
- Integrated Landscape Planters

LANDSCAPE

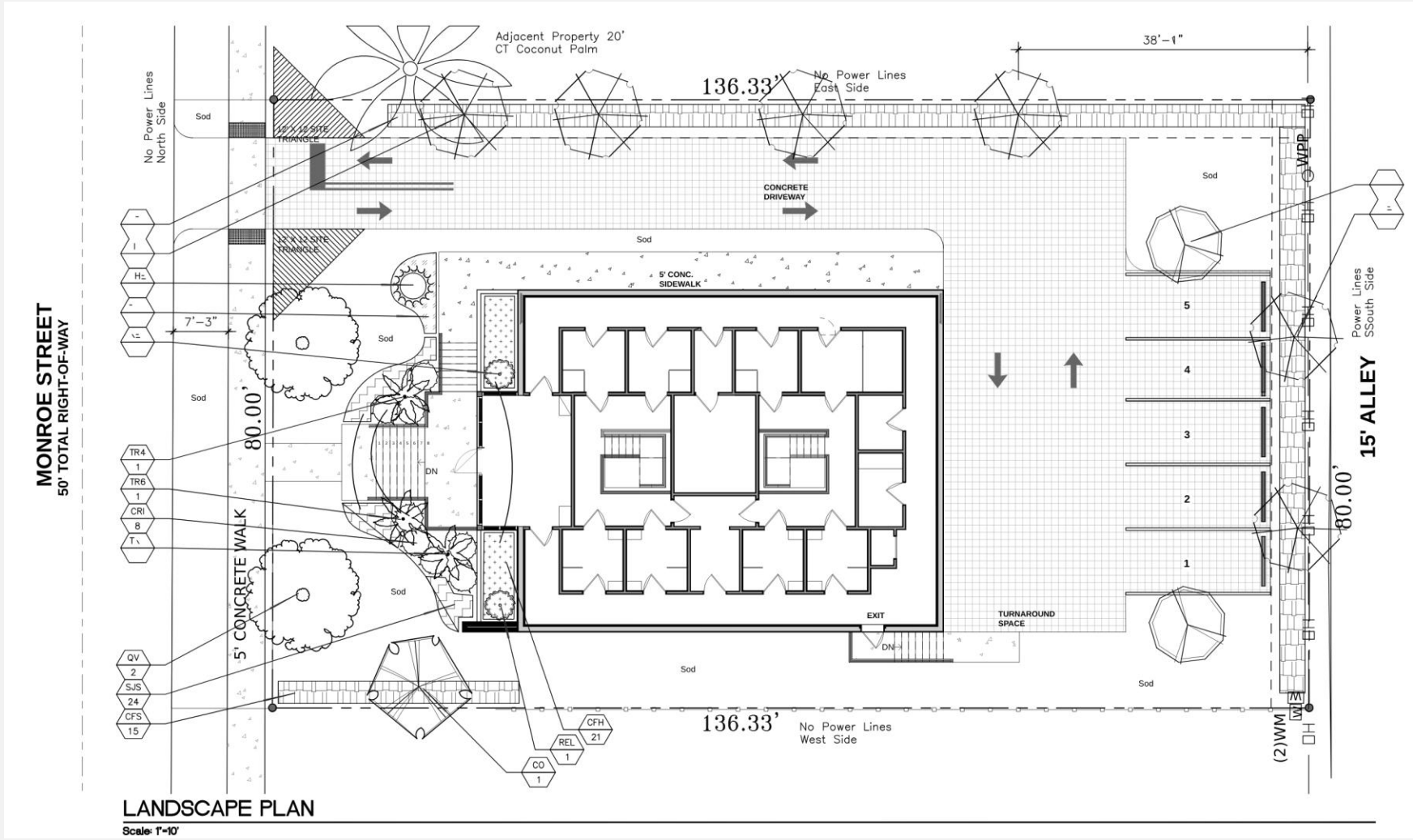
PUBLIC PARTICIPATION
JUNE 17TH, 2025
MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

KallerArchitecture

PROPOSED LANDSCAPE PLAN



PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

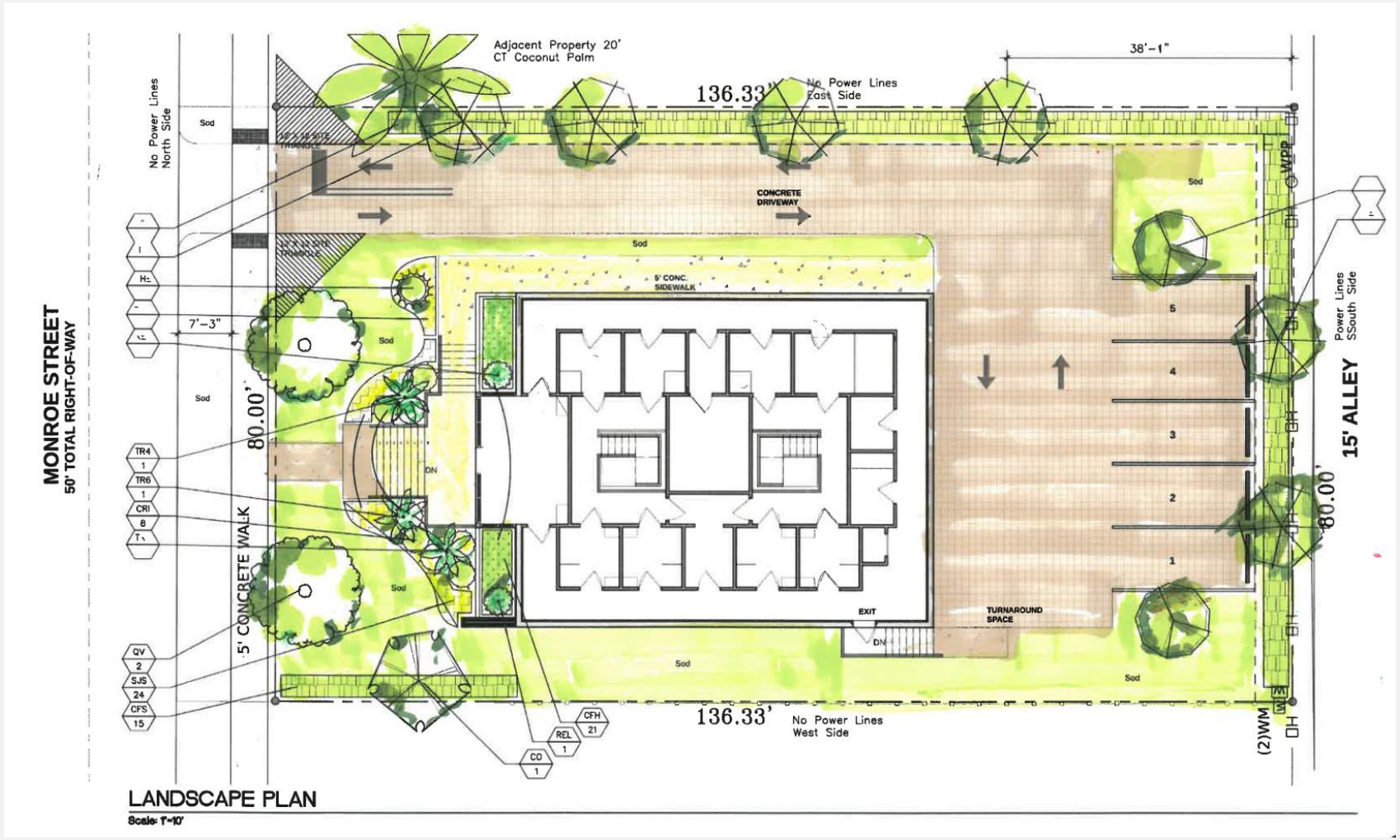
1434 MONROE STREET HOLLYWOOD, FLORIDA

TREE TYPES

- Manila Palm
- Hong Kong Orchid Tree
- Pigeon Plum
- Silver Buttonwood
- Natchez Crape Myrtle Multi-Trunk
- Florida Royal Palm
- Cabbage Palmetto
- Montgomery Palm
- Japanese Privet

- Site has met all landscape requirements. Providing Florida Native and Drought Resistant Plants and Trees.

PROPOSED LANDSCAPE PLAN



PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET HOLLYWOOD, FLORIDA

TREE TYPES

- Manila Palm
- Hong Kong Orchid Tree
- Pigeon Plum
- Silver Buttonwood
- Natchez Crape Myrtle Multi-Trunk
- Florida Royal Palm
- Cabbage Palmetto
- Montgomery Palm
- Japanese Privet

- Site has met all landscape requirements. Providing Florida Native and Drought Resistant Plants and Trees.

MIKVA DETAILS

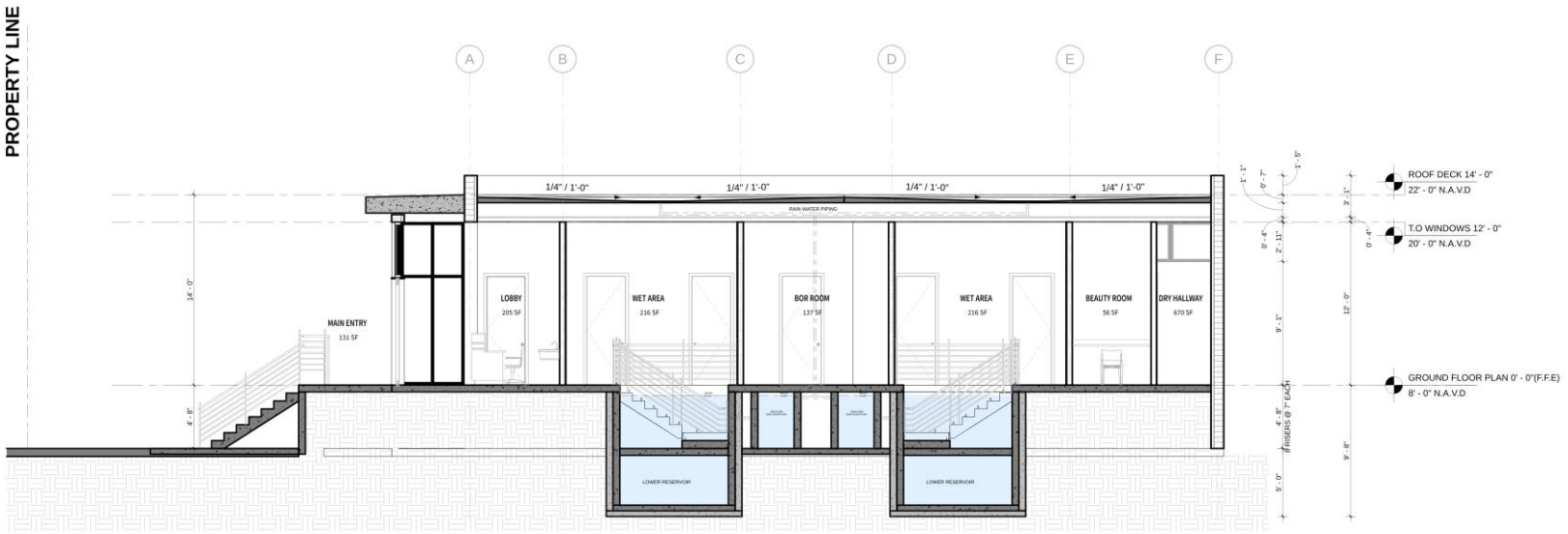
PUBLIC PARTICIPATION
JUNE 17TH, 2025
MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

KallerArchitecture

BUILDING SECTION



PUBLIC PARTICIPATION
JUNE 17TH, 2025
MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

RENDERINGS

PUBLIC PARTICIPATION
JUNE 17TH, 2025
MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

KallerArchitecture

PROPOSED STREET RENDERING



VIEWING SOUTHWEST ON MONROE STREET

PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

General Project Information

- Modern building façade
- Clean stucco finishes with paint
- Integrated Landscape Planters
- Lush Landscaping
- Private Parking

PROPOSED STREET RENDERING



VIEWING SOUTH ON MONROE STREET

PUBLIC PARTICIPATION JUNE 17TH, 2025 MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

General Project Information

- Modern building façade
- Clean stucco finishes with paint
- Integrated Landscape Planters
- Lush Landscaping
- Private Parking

THANK YOU

Joseph B. Kaller

954 920 5746

Kaller Architecture

joseph@kallerarchitects.com

PUBLIC PARTICIPATION
JUNE 17TH, 2025
MEETING

1434 MONROE STREET
HOLLYWOOD, FLORIDA

HOLLYWOOD LAKES
MIKVA

KallerArchitecture

ATTACHMENT D

Public Correspondences
received until
11/24/2025 at 6pm

Stacey Sequeira

From: Alan Hochman <alan@stoneandwater.com>
Sent: Monday, November 3, 2025 4:15 PM
To: Anand Balram
Subject: [EXT]1434 Monroe Street

You don't often get email from alan@stoneandwater.com. Learn why this is important

Mr. Balram - I'm writing as a Hollywood property owner and tax payer to express total opposition to the proposal to demolish the home at 1434 Monroe Street.

To me this is a huge transgression against the neighborhood and the feeling we want for our city and neighborhoods.

Please pass this message on to the appropriate city staff and include it in the application package.

Thank you for your help,

Alan

Alan Hochman
T: 954-416-3506

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Stacey Sequeira

From: Anthony Falsetta <anthonyfalsetta@gmail.com>
Sent: Thursday, October 30, 2025 3:12 PM
To: Andria Wingett; Anand Balram
Subject: [EXT]1434 Monroe Street Project

You don't often get email from anthonyfalsetta@gmail.com. Learn why this is important

Dear Ms. Wingett and Mr. Balram,

I am writing as a concerned resident. Please read the email below, and include this in the application package for the 1434 Monroe Street item.

Thank You

****

Dear Hollywood Historic Preservation Board,

I am writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at 1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:
• Land Use Compatibility: Non-residential use fundamentally conflicts with the established

residential character of our historic district.
• Traffic and Safety: Monroe Street is particularly narrow with limited parking, creating safety concerns for increased institutional traffic.
• Property Values: Local realtors confirm that non-residential buildings within residential areas deter buyers, depress property values, and reduce housing availability for families.
• Dangerous Precedent: Approving this demolition would significantly alter the residential character and zoning intent of our Historic District. How many variances can we allow before the historic integrity of the district is permanently compromised?

Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at 1434 Monroe Street.
Roughly 1,000 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. **https://chng.it/PsXxc99Sng** Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

We respectfully request that the home at 1434 Monroe Street not be demolished for replacement with a commercial facility.

Thank you.

Sincerely,

Anthony Falsetta

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Stephanie Rivera
To: Carmen Diaz
Subject: FW: [EXT]Concerned Hollywood Lakes resident
Date: Wednesday, November 19, 2025 11:45:12 AM

Another one to add to for the Mikvah.

Stephanie Rivera
Development Review Coordinator
Development Services | Planning and Urban Design
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: srivera@HollywoodFL.org
Telephone: 754-329-0637

www.HollywoodFL.org

Banner

Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

From: Andria Wingett <AWingett@hollywoodfl.org>
Sent: Tuesday, November 18, 2025 6:36 PM
To: Vanya Banjac <vanya.banjac@gmail.com>; Anand Balram <ABALRAM@hollywoodfl.org>
Cc: Stephanie Rivera <srivera@HollywoodFL.org>; Cameron Palmer <CPALMER@hollywoodfl.org>
Subject: RE: [EXT]Concerned Hollywood Lakes resident

Thank you for your email. Staff will provide it to the Board.

Andria Wingett
Director, Development Services
Development Services | Administration
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org
Mobile: 954-445-5692
Telephone: 954-921-3003

www.HollywoodFL.org

Banner

Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

From: Vanya Banjac <vanya.banjac@gmail.com>
Sent: Friday, November 14, 2025 7:40 PM
To: Andria Wingett <AWingett@hollywoodfl.org>; Anand Balram <ABALRAM@hollywoodfl.org>
Subject: [EXT]Concerned Hollywood Lakes resident

You don't often get email from vanya.banjac@gmail.com. Learn why this is important

Dear Ms. Wingett and Mr. Balram,

I am writing as a concerned resident. Please include this in the application package for the

1434 Monroe Street item.

Thank you,

Vanya

Dear Hollywood Historic Preservation Board,

I am writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for

1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at

1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:
• Land Use Compatibility: Non-residential use fundamentally conflicts with the established residential character of our historic district.
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Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at

1434 Monroe Street.

Roughly 1,200 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. https://chng.it/PsXxc99Sng Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

We respectfully request that the home at

1434 Monroe Street not be demolished for replacement with a commercial facility.

Thank you.

Sincerely,

Vanya

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Stacey Sequeira

From: Brenda Habibi <bkhabibi@hotmail.com>
Sent: Tuesday, November 4, 2025 1:57 PM
To: Anand Balram
Subject: [EXT]1434 Mayo Street

[You don't often get email from bkhabibi@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I am sending this message to express my concern over the proposed demolition of 1434 Mayo Street to be used as a commercial property. Since there are multiple nearby commercial properties, invading a residential neighborhood to install a business venture is ludicrous. Not only will our property values drop, but the safety of our families will be compromised. I can only assume that this proposal is for financial gain for a few, whereas it is financial loss for many. Please vote no for this project and keep our homes beautiful and safe.

Please use this message at your meeting.

Thank you for your help.

Sincerely
Brenda Habibi
1427 Mayo St.
Sent from my iPhone
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Stacey Sequeira

From: Andria Wingett
Sent: Tuesday, November 4, 2025 12:25 PM
To: Christine Burris
Cc: Anand Balram; Stephanie Rivera; Cameron Palmer
Subject: RE: [EXT]1434 Monroe Street demo

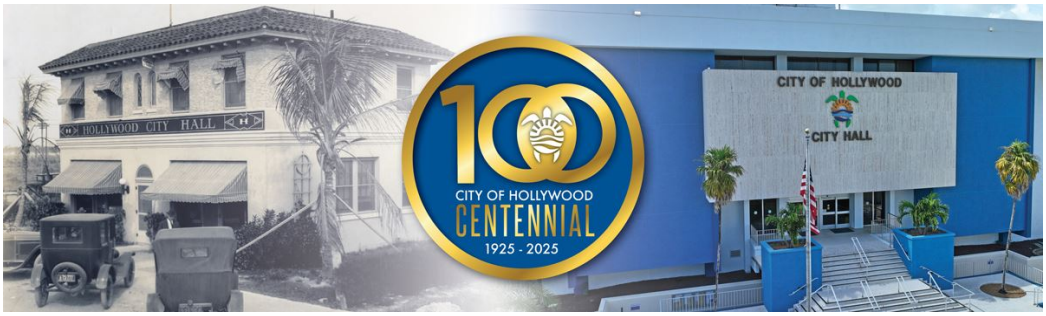
Good morning,

Thank you for your email. Staff will share it with the Board.

Andria Wingett
Director, Development Services
Development Services | Administration
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org
Mobile: 954-445-5692
Telephone: 954-921-3003

www.HollywoodFL.org



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From: Christine Burris <christineburris@att.net>
Sent: Tuesday, November 4, 2025 10:55 AM
To: Andria Wingett <AWingett@hollywoodfl.org>
Cc: Anand Balram <ABALRAM@hollywoodfl.org>
Subject: [EXT]1434 Monroe Street demo

You don't often get email from christineburris@att.net. Learn why this is important

Hi,

I want to say I firmly oppose the demo of the 1434 Monroe Street residential home in a bedroom community to put in Mikveh - which should never be in a residential neighborhood.

1. Men and women go there to cleanse themselves after having sex or after having masturbated
2. Women go there when and after they are menstruating
3. Men and women there just in general to cleanse themselves

This is NOT a spa. This is a place where bodily fluid will be deposited. It is a medical facility.

1. Is there going to be some kind of hazmat clean-up of the area and checking on it from the medical profession?
2. How are they going to deposit the blood fluids?
3. How are these bodily fluids to be disposed of?
4. Who is going to oversee this practice?
5. Is there a service that will be picking up the dirty water after they cleanse themselves or will that go into my sewer system that I pay every month very much?
6. These people want this medical facility in the neighborhood so they can walk there. So how many people will use this medical facility? The entire neighborhood has to change and be rezoned because a handful of men and women have sex and want to walk to the facility so they can wash out the bodily fluid and get cleansed?

The whole thing is ludicrous, and the idea is antiquated.

Regards,

Christine Burris
North Lake
954-614-3295

This whole ideology is before the time of Christ, and I BELIEVE needs to be updated to modern society. It is supposed to be attached to a spring? Is the CIty of Hollywood water system a "spring?" This east side is one of the wealthiest pockets of the City of Hollywood and these people have their very own nice and adequate facilities to deposit their bodily fluids and cleanse themselves. There is number NO NEED to have this type of facility in a residential neighborhood and 2 there is no NEED to do demolish a private resident to bring in a non-zoned medical facility in a residential neighborhood. This is a racist and biased medical facility to be use by Jewish people only.

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Stacey Sequeira

From: Clare Merlo <clare.merlo@gmail.com>
Sent: Thursday, October 30, 2025 6:20 PM
To: Andria Wingett; Anand Balram
Subject: [EXT]Opposed to 1434 Monroe Street demolition for nonresidential use.

You don't often get email from clare.merlo@gmail.com. Learn why this is important

Dear Ms. Wingett and Mr. Balram,

We are writing as concerned residents. Please include this in the application package for the 1434 Monroe Street item.

Thank You

Clare Merlo and Tim Curtis
1414 Jackson St, Hollywood, Fl 33020 - 1 block away!

****

Dear Hollywood Historic Preservation Board,

We are writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District. We are also opposed to a commercial building in the midst of our quiet neighborhood that will have signage! Totally wrong and out of place in an historic district.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at 1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:
• Land Use Compatibility: Non-residential use fundamentally conflicts with the established residential character of our historic district.
• Traffic and Safety: Monroe Street is particularly narrow with limited parking, creating safety concerns for increased institutional traffic.
• Property Values: Local realtors confirm that non-residential buildings within residential areas deter buyers, depress property values, and reduce housing availability for families.
• Dangerous Precedent: Approving this demolition would significantly alter the residential character and zoning intent of our Historic District. How many variances can we allow before the historic integrity of the district is permanently compromised?

Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at 1434 Monroe Street.

Roughly 1,000 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. **https://chng.it/PsXxc99Sng** Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

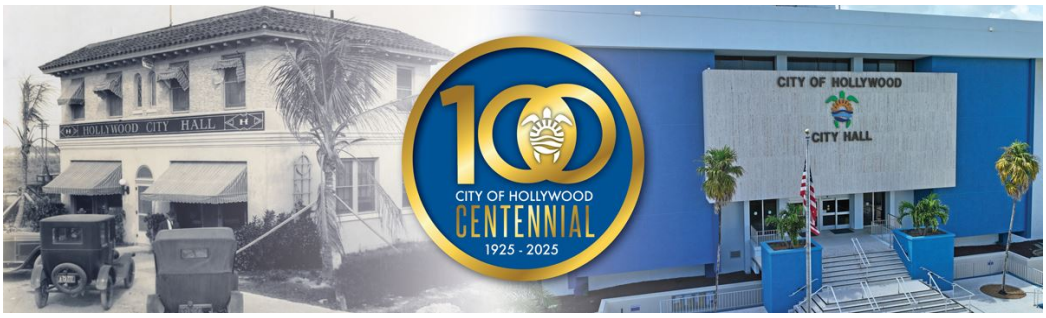
We respectfully request that the home at 1434 Monroe Street **not** be demolished for replacement with a commercial facility.

Thank you.

Sincerely,

Clare Merlo and Tim Curtis
1414 Jackson St, Hollywood, Fl 33020 - 1 block away!

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From: Colette Dennehy <colettedennehy58@gmail.com>
Sent: Monday, November 3, 2025 11:12 PM
To: Andria Wingett <AWingett@hollywoodfl.org>; abalram@hollywood.org <abalram@hollywood.org>
Subject: [EXT]1434 Monroe Street

You don't often get email from colettedennehy58@gmail.com. Learn why this is important

Hello,

I am a Hollywood resident since April 1, 1990. I own a home in the South lake area of Hollywood. I am opposed to the proposed micvah being built on Monroe Street. This business is an intrusion on the residential area of Southlake.

I call it a business because this is what it will be. Micvahs maybe a part of Jewish worship but they are also used as businesses for parties like engagement, bridal, pregnancy not to mention birthday parties for adults and children. This type of business changes the residential zoning to business zoning. The owners cannot clearly say how many people will be coming and going. With increased persons comes an increase in the need for parking. More people means more noise and more trash. This area cannot sustain a business in such a densely populated residential neighborhood.

Please say no to the proposed micvah on Monroe Street.

Thank you,

Colette Dennehy

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Stacey Sequeira

From: david samter <davidsam1964@yahoo.com>
Sent: Saturday, November 8, 2025 9:06 AM
To: Andria Wingett; Anand Balram
Subject: [EXT]1434 Monroe Street zoning variance

You don't often get email from davidsam1964@yahoo.com. Learn why this is important

I respectfully oppose the requested zoning variance for the proposed mikvah facility at 1434 Monroe Street. My opposition is based on the principle that zoning laws must be applied neutrally and consistently to preserve the integrity of the residential historic district and uphold the rule of law.

As a licensed architect and resident that will be directly impacted by this proposal, I strongly believe that approval of this variance will open the door for continued erosion of our once quiet neighborhood with more non residential construction.

Please include my message in the application package for the 1434 Monroe Street item.

David Samter
Florida Architectural Registration AR0014892
1415 Monroe St
Hollywood, FL 33020

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Stacey Sequeira

From: Dfurslew <dfurslew@comcast.net>
Sent: Tuesday, November 4, 2025 10:48 AM
To: Anand Balram
Subject: [EXT]1434 Monroe

You don't often get email from dfurslew@comcast.net. Learn why this is important

Sent from my iPhone

Begin forwarded message:

> **From:** Dfurslew <dfurslew@comcast.net>
> **Date:** November 4, 2025 at 10:46:36 AM EST
> **To:** awingett@hollywoodfl.org
> **Subject: 1434 Monroe**
>
> We are out of town and cannot attend on Nov 10. Please be advised that we as residents at 1222 Harrison Street are completely opposed to the public facility that is trying to come into our neighborhood. NOT the place for this type if activity. Why not on temple property with ample parking and access.
> Thank you for including this in any protest on Nov 10.
> Robert Furslew
> Debra Furslew
> Sent from my iPhone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Stacey Sequeira

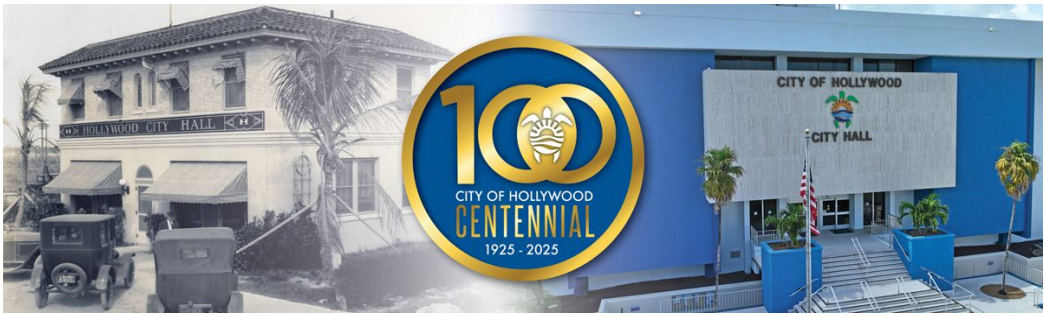
From: Andria Wingett
Sent: Tuesday, November 4, 2025 5:34 PM
To: Elizabeth Farmer
Cc: Stephanie Rivera; Cameron Palmer; Anand Balram
Subject: RE: [EXT]1434 Monroe

Thank you for your email. Staff will share with the board.

Andria Wingett
Director, Development Services
Development Services | Administration
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org
Mobile: 954-445-5692
Telephone: 954-921-3003

www.HollywoodFL.org



Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

-----Original Message-----
From: Elizabeth Farmer <elizabeth.farmer@ymail.com>
Sent: Tuesday, November 4, 2025 12:03 PM
To: Andria Wingett <AWingett@hollywoodfl.org>
Subject: [EXT]1434 Monroe

[You don't often get email from elizabeth.farmer@ymail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello,

Please do not demolish 1434 Monroe.

Thank you,

Elizabeth Farmer

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Anand Balram
To: felice schonfeld; Andria Wingett
Cc: Carmen Diaz; Cameron Palmer
Subject: RE: [EXT]PLEASE INCLUDE THIS IN THE APPLICATION PACKAGE FOR THE 1434 MONROE STREET ITEM
Date: Tuesday, November 4, 2025 1:38:18 PM

Good afternoon Felice,

Thank you for your email. Your correspondence will be included as part of the package to the Board.

Best regards,

Anand Balram
Assistant Director, Development Services
Development Services | Planning and Urban Design
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: ABALRAM@hollywoodfl.org
Mobile: 954-657-1281
Telephone: 754-329-0625

www.HollywoodFL.org

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Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

From: felice schonfeld <fkslaw@gmail.com>
Sent: Tuesday, November 4, 2025 1:27 PM
To: andreawingett@hollywoodfl.org; Anand Balram <ABALRAM@hollywoodfl.org>; Mayor-Commissioners <Mayor-Commissioners@hollywoodfl.org>
Subject: [EXT]PLEASE INCLUDE THIS IN THE APPLICATION PACKAGE FOR THE 1434 MONROE STREET ITEM

You don't often get email from fkslaw@gmail.com. Learn why this is important

I am a long time resident of South Lake. I live close to the house at 1434 Monroe Street. This property is in the Historic District where each property is
considered to be contributing to the overall Historic Residential District. Usages that do not pass muster in this fashion have been and should continue to be considered unacceptable.

I strongly OPPOSE the proposal by the owner to demolish the decades old residential home on 14th and Monroe and replace it with a NONRESIDENTIAL BATH HOUSE. THAT IS CLEARLY BOTH A COMMERCIAL USE THAT VIOLATES ZONING AND ONE THAT IS CONTRARY TO THE HISTORIC RESIDENTIAL DISTRICT PROTOCOL.

The owner ADMITS he would be constructing a commercial facility complete with a parking lot, bright lot lighting, and signage - right in the middle of a completely residential block in a completely residential neighborhood. The owner states that **380+ families** could reach the site **by car,** and another **90+** families on foot. It is abundantly clear that the owner does not care if the proposal sacrifices the peace and tranquility of everyone else near that site by the mass invasion of almost 500 strangers. This peace and tranquility has been the hallmark of this historic district neighborhood and the reason I and so many others moved here and have lived here for decades. We have already endured mass intrusions due to the airbnb fiasco. Enough is enough.

The proposed site is **ZONED RESIDENTIAL**. It is a small lot on a narrow street that barely accommodates the current residential traffic much less the amount of traffic the owner admits it would generate. IT IS COMPLETELY SURROUNDED BY RESIDENTIAL HOMES ON SMALL LOTS THAT WOULD BE SUBJECTED TO ON-GOING UNACCEPTABLE INTRUSION AND CHAOS OF CARS, PEOPLE, LIGHTING ETC. THIS IS ESSENTIALLY ASKING TO BUILD A COMMERCIAL SPA IN THE MIDDLE OF A QUIET RESIDENTIAL NEIGHBORHOOD. Would you buy a house nearby? Would you want to live nearby? Those homeowners bought their houses relying upon the city following the residential zoning for that area. Has the city also considered the financial devaluation to nearby properties this would cause?

THERE IS ABSOLUTELY NO REASON WHATSOEVER FOR THIS PROPOSAL TO BE GRANTED WHEN THE OWNER HAS THE ENTIRE DOWNTOWN AREA OF COMMERCIAL PROPERTIES A STONE'S THROW AWAY THAT CAN BE LEGALLY CONVERTED TO THE PROPOSED USE. INDEED, A SPA HAS JUST OPENED A FEW BLOCKS AWAY ON FEDERAL HIGHWAY.

PLEASE DO NOT SET FURTHER DANGEROUS PRECEDENT BY IGNORING AND VIOLATING THE RESIDENTIAL ZONING AND HISTORIC NATURE OF OUR NEIGHBORHOOD. HOLLYWOOD'S PEACEFUL CHARACTER NEEDS TO BE PRESERVED, NOT DESTROYED.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Flavia Mecozzi
To: Carmen Diaz
Subject: [EXT]Re: Concern Regarding Change of Use Application 25-CSV-58 at 1434 Monroe Street
Date: Wednesday, October 22, 2025 8:50:34 AM

You don't often get email from fmecozzi@aol.com. Learn why this is important

Good evening Mrs. Diaz,

I am writing as a nearby resident regarding the proposed change of use for the property located at **1434 Monroe Street**, which is being considered for conversion into a **Jewish ritual bath (mikvah)**.

I would like to express my concern and strong opposition to this proposed change. This is a quiet residential neighborhood, and such a facility does not seem appropriate for this area. There are other locations that would be better suited for this type of establishment. Many of the neighbors I have spoken with share the same concerns and feel that this proposal would negatively impact the character of our community.

In addition, we are concerned about the potential increase in traffic and parking issues that this change could bring. This area is strictly residential, not commercial, and we believe allowing this change of use would set an undesirable precedent.

Please let me know what steps I can take to formally oppose this application. We believe this project would be detrimental to the neighborhood and ask that the City deny the request.

Thank you for your time and attention to this matter.

Sincerely,

Flavia Mecozzi
1447 Madison St
Hollywood, Fl 33020
954-294-3269

PS your email address is incorrect on the posted sign on the property; therefore, you are not receiving our emails.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Stacey Sequeira

From: Frank Menschner <frank.menschner@gmail.com>
Sent: Friday, October 31, 2025 1:40 PM
To: Andria Wingett; Anand Balram
Subject: [EXT]1434 Monroe Street

You don't often get email from frank.menschner@gmail.com. Learn why this is important

Dear Hollywood Historic Preservation Board,

I am writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at 1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:
• Land Use Compatibility: Non-residential use fundamentally conflicts with the established residential character of our historic district.
• Traffic and Safety: Monroe Street is particularly narrow with limited parking, creating safety concerns for increased institutional traffic.
• Property Values: Local realtors confirm that non-residential buildings within residential areas deter buyers, depress property values, and reduce housing availability for families.
• Dangerous Precedent: Approving this demolition would significantly alter the residential character and zoning intent of our Historic District. How many variances can we allow before the historic integrity of the district is permanently compromised?

Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at 1434 Monroe Street.

Roughly 1,000 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. https://chng.it/PsXxc99Sng) Concerned residents are displaying lawn signs opposing

this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

We respectfully request that the home at 1434 Monroe Street not be demolished for replacement with a commercial facility.

Thank you,
Frank Menschner
918 N 13th Terrace,
Hollywood 33019

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

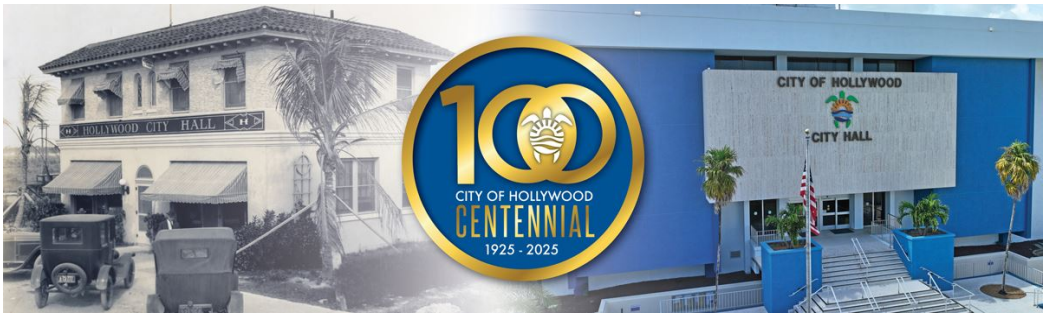
Stacey Sequeira

From: Andria Wingett
Sent: Monday, November 3, 2025 12:58 PM
To: Anand Balram; Cameron Palmer; Stephanie Rivera
Subject: FW: [EXT]Non-Residential Item on HPB Agenda Nov 10th

Andria Wingett
Director, Development Services
Development Services | Administration
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org
Mobile: 954-445-5692
Telephone: 954-921-3003

www.HollywoodFL.org



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From: Hollywood Lakes Civic Assn. <info@hollywoodlakes.ccsend.com>
Sent: Monday, November 3, 2025 11:11 AM
To: Andria Wingett <AWingett@hollywoodfl.org>
Subject: [EXT]Non-Residential Item on HPB Agenda Nov 10th

HLCA
HOLLYWOOD LAKES
CIVIC ASSOCIATION

Lakes Residents,

It has come to our attention that the proposal to demolish 1434 Monroe Street will be heard by the Historic Preservation Board (HPB). Many of you have expressed your concern about this proposal and disagreement with the demolition.

We encourage any concerned residents to:

1. Come to the hearing about 1434 Monroe Street on Monday, November 10 at 3:00pm. City Hall Commission Chambers

-Wear Red

-City Call, Room 219

2. Email City Staff - Andria Wingett & Anand Balram from Planning & Development, expressing your opinion.

Make sure that your email asks staff to include your message in the application package for the 1434 Monroe Street item

Email:

awingett@hollywoodfl.org; abalram@hollywoodfl.org

HLCA

https://www.hollywoodlakes.com/membership

Hollywood Lakes Civic Association

Hollywood Lakes Civic Assn. | P.O. Box 223922 | Hollywood, FL 33022 US

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Stacey Sequeira

From: Stephen Welsch <hccanow@gmail.com>
Sent: Thursday, November 6, 2025 1:34 PM
To: Andria Wingett; Anand Balram
Subject: [EXT]File No 25-CSV-58

You don't often get email from hccanow@gmail.com. Learn why this is important

Dear Historical Preservation Board Members,

On July 21, 2025, the Hollywood Council of Civic Associations was provided with a presentation on property located at 1434 Monroe Street, within the heart of Hollywood Lakes historic district. Two association members recused themselves from the presentation and discussion because of potential conflicts of interest, the remaining neighborhood associations represented at that meeting were concerned over a non-residential building within a residential area, expressing fears that approval of a non-residential use in a residential neighborhood could set significant precedent throughout the city.

In response to those concerns, please include the following points as a part of your evaluation and decision process.

Preservation ordinances are designed to protect the character of historic neighborhoods. Disruption in scale, character, use and open space overwhelms and negates the purpose of a neighborhood's historic designation, contrary to the city's and citizens' carefully thought out long term vision for the Lakes neighborhood.

The city is currently in the process of developing an updated Historic Preservation Plan, carefully developed with Lakes stakeholders, city staff and Board input. Ignoring the precepts contained within this plan would be inappropriate, and deny the majority stakeholders interests in their community.

The following Goals, objectives and proposed policies reflect hours of hard work and thought. It's important to note that mixed-use is not a part of the overall vision.

GOAL X.B: CONSERVE AND ENHANCE HOLLYWOOD'S HISTORIC AND CULTURAL RESOURCES Hollywood will protect and elevate its historic and cultural assets through proactive planning, targeted investments, and the enforcement of preservation regulations. This goal focuses on strengthening local codes, offering clear guidance for restoration, and ensuring that historic and archaeological resources are integrated into the City’s evolving urban fabric. By prioritizing both public and private assets and addressing emerging challenges such as climate change, Hollywood will ensure its cultural heritage remains vibrant, resilient, and reflective of the community’s shared history.

Objective X.B.2: Provide clear, actionable guidelines to support the rehabilitation, restoration, and enhancement of historic properties while respecting their character-defining elements.
The current structure has not been evaluated for rehabilitation and re-use as a facility to satisfy both the adjacent community and the developer. A comprehensive, independent evaluation should occur.

Policy X.B.2.4: Encourage the adaptive reuse and rehabilitation of structures eligible for historic designation as a preferred alternative to demolition and redevelopment
No extensive review of an adaptive re-use has been commissioned, and should be considered to maintain the very special fabric of this neighborhood.

Policy X.B.1.6: Assess the feasibility of implementing a Transfer of Development Rights (TDR) program to incentivize the preservation of historic properties.
HLCA representatives have identified parcels within a short distance of the proposed development. The city's "draft" historic preservation plan, drafted upon the city's comprehensive plan's goals for the district, provides for a compromise to satisfy the goals of the primary stakeholders, the current vested community.

GOAL X.E: DEVELOP A STRATEGIC PRESERVATION MASTER PLAN Hollywood will protect, conserve, and enhance its historic and cultural resources through the development of a comprehensive Preservation Master Plan. This goal focuses on proactive planning, regulatory alignment, and strategic prioritization of preservation efforts. By reviewing existing practices and ensuring compliance with local, state, and federal standards, the City will create a clear framework to guide future preservation, support decision-making, and strengthen community stewardship of its historic legacy.

In addition to the historical nature of this specific portion of the Lakes, consideration for parking amenities must be considered. According to posted material of an online campaign to fund this project, the promotional piece includes copy of "a huge potential reach", and at one point anticipated over 350 drivable users, which leads to the question of five parking spaces, and the additional parking burdens that will deny actual residential users access to on-street parking.

Thank you for this opportunity to provide input on this important element of respecting identity, in a historical context, ensuring the long term value of this very special neighborhood, and neighborhoods throughout the City of Hollywood.

Respectfully submitted,
Hollywood Council of Civic Associations, Inc

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Stacey Sequeira

From: lfritschi@aol.com
Sent: Saturday, November 8, 2025 9:17 AM
To: Anand Balram; Anand Balram
Cc: Caryl Shuham; Josh Levy; Kevin Biederman; tcallari@hollywood.fl.org; Adam Gruber; Peter Hernandez; Luis Quintana
Subject: [EXT]1434 Monroe Street

You don't often get email from lfritschi@aol.com. Learn why this is important

How would you like living next to this ?
How would you like your residential, family home situated next to this ?
No one bought on this block thinking this would happen.
Completely and totally unacceptable.

DENY, DENY !!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Stacey Sequeira

From: jeanniejk <jjkobert@gmail.com>
Sent: Thursday, November 13, 2025 11:37 AM
To: Andria Wingett; Anand Balram; jeanniejk
Subject: [EXT]Mikvah

You don't often get email from jjkobert@gmail.com. Learn why this is important

Dear Ms. Wingett and Mr. Balram,

I am writing as a concerned resident, I have lived in and loved the Lakes for 27 years. Please do not destroy our peaceful neighborhood in lieu of needless business interests. There is plenty of space in commercial areas for commercial property.
Please include this in the application package for the 1434 Monroe Street item.

Thank You,

Jeannie Johnstone Kobert

****

Dear Hollywood Historic Preservation Board,

I am writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at 1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:
• Land Use Compatibility: Non-residential use fundamentally conflicts with the established residential character of our historic district.
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Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at 1434 Monroe Street.
Roughly 1,000 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. **https://chng.it/PsXxc99Sng** Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

We respectfully request that the home at 1434 Monroe Street not be demolished for replacement with a commercial facility.

Sincerely,

Jeannie Johnstone Kobert

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Anand Balram
To: Kevin Hayes; Andria Wingett
Cc: Cameron Palmer; Carmen Diaz; Kim Phan
Subject: RE: [EXT]1434 Monroe Street - Change of Use - Upcoming Meeting
Date: Thursday, October 30, 2025 3:44:04 PM

Good afternoon Mr. Hayes,

Thank you for your email, and your engagement on the file. Be rest assured that your email has been received. Please be advised that while the agenda has already been published, the correspondence and petition will be provided to the Board as they make their deliberation.

Anand Balram
Assistant Director, Development Services
Development Services | Planning and Urban Design
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: ABALRAM@hollywoodfl.org
Mobile: 954-657-1281
Telephone: 754-329-0625

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From: Kevin Hayes <kevin.hayes@primetest.com>
Sent: Thursday, October 30, 2025 3:13 PM
To: Andria Wingett <AWingett@hollywoodfl.org>; Anand Balram <ABALRAM@hollywoodfl.org>
Subject: [EXT]1434 Monroe Street - Change of Use - Upcoming Meeting

Some people who received this message don't often get email from kevin.hayes@primetest.com. Learn why this is important

Dear Ms. Wingett and Mr. Balram,

I am writing as a concerned resident. Please include this in the application package for the 1434 Monroe Street item.

Thank You

****
****

Dear Hollywood Historic Preservation Board,

I am writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at 1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:
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residential character and zoning intent of our Historic District. How many variances can we allow before the historic integrity of the district is permanently compromised?

Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at 1434 Monroe Street. Roughly 1,000 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. **https://chng.it/PsXxc99Sng** Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

We respectfully request that the home at 1434 Monroe Street not be demolished for replacement with a commercial facility.

Thank you.

Sincerely,

Kevin Hayes

1414 Monroe Street

Hollywood, FL 33020

561-859-7540

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From: Lesley Johnson
To: Carmen Diaz
Subject: [EXT]1434 Monroe Street - File No. 25-CSV-58
Date: Monday, November 3, 2025 2:31:05 PM

You don't often get email from ljaynecpa@gmail.com. Learn why this is important

Dear Ms. Diaz,

I am not able to attend the public hearing regarding the rezoning of the above property. However, I would like to let you know that I live on Monroe Street and I believe that it IS NOT APPROPRIATE to change the zoning of the subject property to non-residential, in the middle of a quiet neighborhood of historic homes! I love my home and I have lived in my house for over twenty years. It is bad enough that the rentals are flourishing and degrading the properties around my home but this is going too far! PLEASE DO NOT ALLOW THIS TO HAPPEN.

A residential neighborhood should be just that, RESIDENTIAL, without fear of non-residential buildings that bring additional traffic, hard fluorescent lighting, litter, and a host of related problems. Such a building does not belong in my neighborhood, it will bring down my property value and fill the streets with vehicles and people who do not live there and do not belong there. **There should be no buildings allowed in my neighborhood other than RESIDENTIAL homes.** Please do not start down a slippery slope that will ultimately destroy my precious neighborhood, the value of my property and force me to move!

Thank you for your consideration of my feelings about this most important issue!

--
Lesley J. Johnson, CPA
1535 Monroe Street
Hollywood, FL 33020
Direct (954) 494-2121
Fax (954) 921-8873

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Stacey Sequeira

From: Lorelei Coutts <loreleicoutts@aol.com>
Sent: Monday, November 10, 2025 7:22 AM
To: Anand Balram
Subject: [EXT]1434 Monroe Street

You don't often get email from loreleicoutts@aol.com. Learn why this is important

Dear Mr. Balram,
I wish to vehemently oppose the demolition and construction proposed for 1434 Monroe Street. Hollywood Lakes is a quiet, residential neighborhood and the insertion of a business (yes, it is a business) in the middle of the block is intrusive and disturbing to the homes on the block as well as the general Lakes area. The impact it would have on traffic (which is already a nightmare during school pickup hours) and the disruption to neighbors should immediately cancel any discussion of this project. With the many, many commercial properties available on U.S. 1 or Federal Highway and the available parking they would allow, the building of this project should absolutely be voted down.
In addition, it would set a precedent for future businesses to commandeer neighborhood homes for commercial use, which is completely unacceptable to homeowners.
Please consider the residents of Hollywood Lakes over the requests of a private, commercial project.
I am available for any further communication and thank you for your time and consideration.
Yours truly,

Lorelei Coutts
1415 Jefferson Street, Hollywood
917-670-1300
loreleicoutts@aol.com

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Stacey Sequeira

From: Lory Hayes <loryhayes@hotmail.com>
Sent: Thursday, November 6, 2025 9:20 AM
To: Andria Wingett; Anand Balram
Subject: [EXT]Opposition to the demolition of a house at 1434 Monroe St

Some people who received this message don't often get email from loryhayes@hotmail.com. Learn why this is important

Kindly confirm receipt and ensure that my email is included in the package to the Board.

Dear Hollywood Historic Preservation Board,

I am writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at 1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:
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We respectfully request that the home at 1434 Monroe Street not be demolished for replacement with a commercial facility.

Thank you,
Dr. Lory Hayes

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Stephanie Rivera
To: Stacey Sequeira
Cc: Carmen Diaz
Subject: FW: [EXT]Opposition to the demolition of a house at 1434 Monroe St
Date: Thursday, November 6, 2025 9:39:38 AM

Stephanie Rivera
Development Review Coordinator
Development Services | Planning and Urban Design
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: srivera@HollywoodFL.org
Telephone: 754-329-0637

www.HollywoodFL.org

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From: Andria Wingett <AWingett@hollywoodfl.org>
Sent: Thursday, November 6, 2025 9:39 AM
To: Lory Hayes <loryhayes@hotmail.com>; Anand Balram <ABALRAM@hollywoodfl.org>
Cc: Stephanie Rivera <srivera@HollywoodFL.org>; Cameron Palmer <CPALMER@hollywoodfl.org>
Subject: Re: [EXT]Opposition to the demolition of a house at 1434 Monroe St

Good morning -

Than you for your email. It will be provided to the Board.

Andria Wingett
Director, Development Services
Development Services | Administration

Development Services Hub - Second Floor Library
City Hall Circle

2600 Hollywood Blvd
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org
Mobile: 954-445-5692
Telephone: 954-921-3003

www.HollywoodFL.org

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Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

From: Lory Hayes <loryhayes@hotmail.com>
Sent: Thursday, November 6, 2025 9:19 AM
To: Andria Wingett <AWingett@hollywoodfl.org>; Anand Balram <ABALRAM@hollywoodfl.org>
Subject: [EXT]Opposition to the demolition of a house at 1434 Monroe St

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specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:
• Land Use Compatibility: Non-residential use fundamentally conflicts with the established residential character of our historic district.
• Traffic and Safety: Monroe Street is particularly narrow with limited parking, creating safety concerns for increased institutional traffic.
• Property Values: Local realtors confirm that non-residential buildings within residential areas deter buyers, depress property values, and reduce housing availability for families.
• Dangerous Precedent: Approving this demolition would significantly alter the residential character and zoning intent of our Historic District. How many variances can we allow before the historic integrity of the district is permanently compromised?

Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for the demolition of the home at 1434 Monroe Street.

Currently, 1,064 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. (https://chng.it/PsXxc99Sng) Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

We respectfully request that the home at 1434 Monroe Street not be demolished for replacement with a commercial facility.

Thank you,
Dr. Lory Hayes

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Stacey Sequeira

From: Andria Wingett
Sent: Monday, November 10, 2025 7:23 AM
To: Mary Jo O'Hara
Cc: Anand Balram; Cameron Palmer; Stephanie Rivera
Subject: RE: [EXT]Opposition to the demolition of 1430 Monroe St.

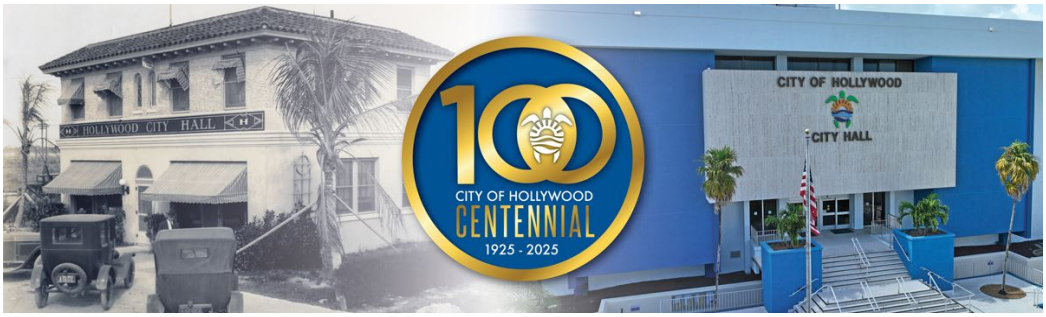
Good morning,

Thank you for your email. Staff will share it with the Board.

Andria Wingett
Director, Development Services
Development Services | Administration
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org
Mobile: 954-445-5692
Telephone: 954-921-3003

www.HollywoodFL.org



Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

From: Mary Jo O'Hara <maryjo.ohara@gmail.com>
Sent: Sunday, November 9, 2025 5:26 PM
To: Andria Wingett <AWingett@hollywoodfl.org>
Subject: [EXT]Opposition to the demolition of 1430 Monroe St.

You don't often get email from maryjo.ohara@gmail.com. Learn why this is important

To the Hollywood planning commission

Please add my name to the very concerned citizens opposing the demolition 1430 Monroe St. Our town has a distinctive character. We seem to be losing by the minute barely 100 years old. What made Hollywood unique – amazing beaches little boys rise Broadwalk, the housing stock of the 30s 40s and 50s is disappearing. We seem to do this in the moment and then 20 years later regret set in my house is a perfect example. The first house is built on the Hollywood Broadway in 1928 they were the perfect example of Artco Florida housing. Belt with careful attention to detail, the planning commission allowed this amazing structures to be altered in ways that can never be recovered. Please don't do it again.





What we have now.
Please add my email and
Pictures to the presentation before the commission.
Thank you

Mary Jo O'Hara
maryjo.ohara@gmail.com

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Stacey Sequeira

From: Andria Wingett
Sent: Thursday, November 6, 2025 12:15 PM
To: hrms@bellsouth.net
Cc: Cameron Palmer; Anand Balram; Stephanie Rivera
Subject: Re: [EXT]Opposition to Non-residential intrusion in our residential neighborhood

Will do

Andria Wingett
Director, Development Services
Development Services | Administration

Email: AWingett@hollywoodfl.org
Mobile: 954-445-5692
Telephone: 954-921-3003

From: hrms@bellsouth.net <hrms@bellsouth.net>
Sent: Thursday, November 6, 2025 11:44 AM
To: Andria Wingett <AWingett@hollywoodfl.org>
Cc: Cameron Palmer <CPALMER@hollywoodfl.org>; Anand Balram <ABALRAM@hollywoodfl.org>; Stephanie Rivera <srivera@HollywoodFL.org>
Subject: Re: [EXT]Opposition to Non-residential intrusion in our residential neighborhood

> You don't often get email from hrms@bellsouth.net. Learn why this is important

Thank you. Please include my message in the application package for the 1434 Monroe St. item.

Kind regards,
Meg

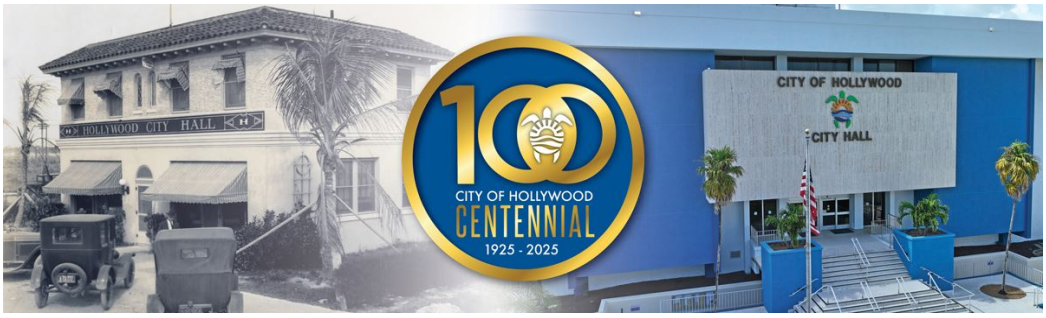
From: Andria Wingett <AWingett@hollywoodfl.org>
Date: Thursday, November 6, 2025 at 11:39 AM
To: hrms@bellsouth.net <hrms@bellsouth.net>
Cc: Cameron Palmer <cpalmer@hollywoodfl.org>, Anand Balram <abalram@hollywoodfl.org>, Stephanie Rivera <srivera@hollywoodfl.org>
Subject: Re: [EXT]Opposition to Non-residential intrusion in our residential neighborhood

Thank you for your email. Staff will share it with the Board.

Andria Wingett
Director, Development Services
Development Services | Administration
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org
Mobile: 954-445-5692
Telephone: 954-921-3003

www.HollywoodFL.org



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From: hrms@bellsouth.net <hrms@bellsouth.net>
Sent: Thursday, November 6, 2025 11:34 AM
To: Andria Wingett <AWingett@hollywoodfl.org>
Subject: [EXT]Opposition to Non-residential intrusion in our residential neighborhood

> You don't often get email from hrms@bellsouth.net. Learn why this is important

Good Morning

I am writing to express my strong agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at 1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning

variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:
• Land Use Compatibility: Non-residential use fundamentally conflicts with the established residential character of our historic district.
• Traffic and Safety: Monroe Street is particularly narrow with limited parking, creating safety concerns for increased institutional traffic.
• Property Values: Local realtors confirm that non-residential buildings within residential areas deter buyers, depress property values, and reduce housing availability for families.
• Dangerous Precedent: Approving this demolition would significantly alter the residential character and zoning intent of our Historic District. How many variances can we allow before the historic integrity of the district is permanently compromised?

Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at 1434 Monroe Street.

Roughly 1,000 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. https://chng.it/PsXxc99Sng) Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

I respectfully request that the home at 1434 Monroe Street not be demolished for replacement with a commercial facility.

Thank you,
Meg Finnegan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Stacey Sequeira

From: Naomi Montague <naomi.montagu@gmail.com>
Sent: Monday, November 3, 2025 11:32 AM
To: Andria Wingett; Anand Balram
Subject: [EXT]1434 Monroe Street

You don't often get email from naomi.montagu@gmail.com. Learn why this is important

We, Sam Montague, Naomi Montague and Hiroko Samter, respectfully oppose the requested zoning variance for the proposed mikvah facility at 1434 Monroe Street. Our opposition is based on the principle that zoning laws must be applied neutrally and consistently to preserve the integrity of the residential historic district and uphold the rule of law.

Please include my message in the application package for the 1434 Monroe Street item.

--
Naomi Montague
1207 N Southlake Drive

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Patricia Antrican
To: Andria Wingett; Anand Balram
Subject: [EXT]Email from the Hollywood Council of Civic Associations
Date: Friday, November 14, 2025 2:59:12 PM

Andria and Anand, The North Central Hollywood Civic Association does not support the letter sent about the property at 1434 Monroe Street. Please add this to the package to the board.

Patricia Antrican
President NCHCA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Stacey Sequeira

From: Peter Stimson <peter.stimson@gmail.com>
Sent: Monday, November 3, 2025 12:18 PM
To: Andria Wingett; Anand Balram
Subject: [EXT]Proposed demolition & redevelopment at 1434 Monroe Street.

You don't often get email from peter.stimson@gmail.com. Learn why this is important

Dear Members of the Hollywood Historic Preservation Board,

I am writing to express strong opposition to the proposed demolition and redevelopment at 1434 Monroe Street within the Hollywood Lakes Historic District. This project would replace an existing single-family home with a non-residential, institutional facility—a use that conflicts with the area's residential zoning, historic integrity, and community character.

Residents are deeply concerned about:

- Loss of historic fabric and contradiction of the HPB's preservation mission
- Traffic and safety issues on Monroe Street's narrow, parking-limited roadway
- Negative impact on property values and neighborhood desirability
- The **dangerous precedent** of allowing non-residential intrusion into a protected residential district

Over 1,000 residents have signed a petition opposing this proposal, with civic associations and homeowners displaying widespread support for preserving the neighborhood's residential character.

We respectfully urge the Hollywood Historic Preservation Board to deny demolition approval and prevent non-residential development at 1434 Monroe Street, in keeping with the district's zoning and historic purpose.

Sincerely,

Peter Stimson

Hollywood Lakes Resident

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Stacey Sequeira

From: Andria Wingett
Sent: Wednesday, November 12, 2025 10:05 AM
To: Peter Pazer
Cc: Anand Balram; Cameron Palmer; Stephanie Rivera
Subject: Re: [EXT]1434 Monroe Street

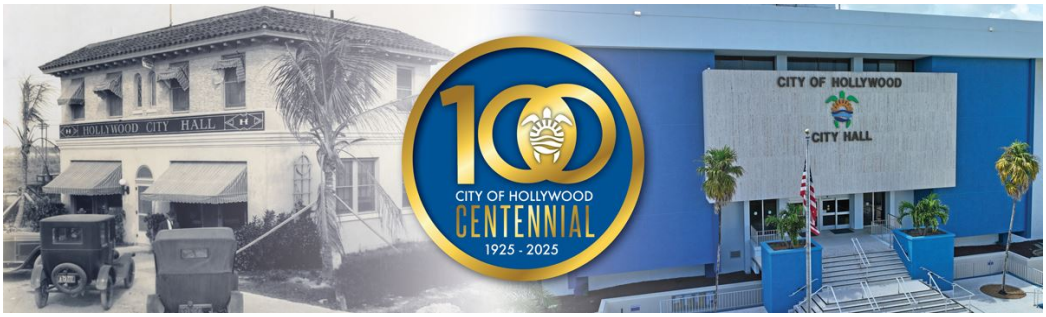
Good morning,

Thank you for your email. Staff will share it with the Board.

Andria Wingett
Director, Development Services
Development Services | Administration
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org
Mobile: 954-445-5692
Telephone: 954-921-3003

www.HollywoodFL.org



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From: Peter Pazer <hrpazerfarm@icloud.com>
Sent: Monday, November 10, 2025 9:07 PM
To: Andria Wingett <AWingett@hollywoodfl.org>
Subject: [EXT]1434 Monroe Street

[You don't often get email from hrpazerfarm@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

As a life long resident of Hollywood now 73 yo I am gravely concerned what is happening to my South Lakes

neighborhood. Not only will this catastrophic construction create more traffic and people into our neighborhood it will also lower our real estate values. Will our taxes be reduced due to this facility encroaching in our neighborhood?
Why can't they proposed unit be on Federal Highway which is zoned business and only a short walk away?
Please reconsider
Peter Pazer

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Stacey Sequeira

From: Rachel Warady Mazor <rwarady@gmail.com>
Sent: Wednesday, October 29, 2025 12:33 PM
To: Andria Wingett; Anand Balram
Subject: [EXT]For Application Package - 1434 Monroe Street

Dear Andria and Anand,

On behalf of the HLCA Board of Directors,

Please include this in the application package for the 1434 Monroe Street item.

Thank you.

Sincerely,
Rachel Mazor
Secretary, HLCA

Dear Hollywood Historic Preservation Board,

I hope this message finds you well.

I am writing to you not only on behalf of our Board, but also on behalf of Civic leaders across the city, who are sounding the alarm about residential properties being taken over for non-residential uses. On November 10 you will hear the proposal to demolish 1434 Monroe Street in order to replace it with a large structure, that will no longer be a house, and is also intended to be built beyond usual limits (variance request in place).

First we had to deal with vacation rentals, then, in 2021, state law forced cities to allow home-based businesses of any sort. The saving grace for neighbors was that the residential use of these properties still had to be the main use, and zoning laws still played a role. Now this proposal would seek to destroy the last remaining protections we have left. The structure will be the first of its kind in the neighborhood, dwarfing the immediate surrounding homes, and ushering in a new age of non-residential uses into our formerly residentially zoned properties. The specific use is not as important as the domino effect it will have in allowing more properties to be rezoned, eroding at the fabric of the community, irreparably damaging the design of our neighborhood zoning.

Even more alarming in this case, is that this residential property is nestled deep within our residential Historic District, where we have always taken care to protect the historic nature and feel of the neighborhood, and there are non-residentially zoned properties a few blocks away - which could accommodate this request without harming the residential nature of our Historic District. There is a sentiment among residents city wide that if this proposal can be allowed to go through on this property, then no property zoning or preservation of any kind is safe.

At the time of writing this email, the petition started against this demolition by neighbors has garnered almost 1,000 signatures.
https://www.change.org/p/opposition-to-non-residential-development-in-our-neighborhoods

Neighbors have also started a Facebook page, put out yard signs signaling their concern, and raised money to hire an attorney to look into the matter.
https://www.facebook.com/profile.php?id=61577000080692

We are counting on you as the protectors of our Historic District to please protect the historic nature of our neighborhood and deny this demolition.

Thank you.

Sincerely,

Rachel Mazor
Secretary, Hollywood Lakes Civic Association
On behalf of our Board of Directors

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From:	Anand Balram
To:	Dfurslew
Cc:	Carmen Diaz; Stacey Sequeira; Cameron Palmer; Andria Wingett
Subject:	RE: [EXT]1434 Monroe
Date:	Tuesday, November 4, 2025 10:50:36 AM

Good morning,

Thank you for your email. Your correspondence will be included in the package to the Board.

Anand Balram
Assistant Director, Development Services
Development Services | Planning and Urban Design
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: ABALRAM@hollywoodfl.org
Mobile: 954-657-1281
Telephone: 754-329-0625

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From: Dfurslew <dfurslew@comcast.net>
Sent: Tuesday, November 4, 2025 10:48 AM
To: Anand Balram <ABALRAM@hollywoodfl.org>
Subject: [EXT]1434 Monroe

You don't often get email from dfurslew@comcast.net. Learn why this is important

Begin forwarded message:

From: Dfurslew <dfurslew@comcast.net>
Date: November 4, 2025 at 10:46:36 AM EST
To: awingett@hollywoodfl.org
Subject: 1434 Monroe

We are out of town and cannot attend on Nov 10. Please be advised that we as residents at 1222 Harrison Street are completely opposed to the public facility that is trying to come into our neighborhood. NOT the place for this type if activity. Why not on temple property with ample parking and access.
Thank you for including this in any protest on Nov 10.
Robert Furslew
Debra Furslew

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Introduction

The proposed redevelopment of **1434 Monroe Street** represents a fundamental departure from the long-established residential character and zoning intent of the Hollywood Lakes Historic District. The property, currently a single-family home constructed in 1949, lies within one of the city's oldest, most distinctive, and cohesive residential neighborhoods. The request to replace this residence with a non-residential, institutional facility is incompatible with its surroundings in both form and function and would introduce uses, activity levels, and traffic patterns never contemplated for this location. Approval of such a project would not only erode the neighborhood's historic and architectural integrity, but would also undermine the public trust in the zoning protections that have long preserved the stability, safety, and livability of Hollywood Lakes.

Design

Constructed in 1949, the existing residence has been appropriately maintained and improved over time, including a recent window replacement that enhanced its structural presence and visual cohesion with adjacent properties. The home remains entirely consistent with the established residential character of the neighborhood, both in scale and architectural expression. In contrast, the proposed structure represents a substantial departure from the prevailing development pattern. Its excessive massing, institutional/office-building design, and encroaching placement on the lot are incompatible with the surrounding residential context and would materially alter the established historic character of the street and neighborhood. The proposed 12-foot driveway along the eastern boundary leading to a rear parking lot introduces a commercial-style configuration that is entirely inconsistent with properties within the Lakes community. Approval of such a design would not only conflict with the intent of the underlying zoning and historic preservation standards but would also set a concerning precedent for future non-residential encroachment into Hollywood's oldest neighborhood and elsewhere.



Existing home since late 2023.
Note: *the applicant submitted a photo in its application package that does not reflect the actual property's appearance.*

12 permits were found for
1434 MONROE ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		B23-102005	WINDOW &/OR DOOR REPLACEMENT	4/6/2023	7/31/2023
Details		M10-101509	A/C CENTRAL (REPLACEMENT)	11/24/2010	11/24/2010
Details	54493	P0501434	HOT WATER HEATER	10/10/2005	10/18/2005
Details	98391	B0504897	RE-ROOF (METAL,TILE,WOOD,SHINGLE,SHAKE)	7/28/2005	8/8/2005
Details		M9602214	A/C - CENTRAL - NEW		12/11/1996
Details		E9604918	ELECTRICAL WORK		12/11/1996
Details		P9602256	PLUMBING WORK		12/2/1996
Details		M9602158	A/C - CENTRAL - NEW		12/2/1996
Details		E9604804	ELECTRICAL WORK		12/2/1996
Details		B9608439	ALTERATIONS-INTERIOR		12/2/1996
Details		E9604375	SERVICE CHANGE-SINGLE FAMILY RESIDENCE		11/7/1996
Details		B9405661	STORM SHUTTERS		9/9/1994

The subject parcel must be adequate in shape and size to accommodate the proposed use.

While some homes on the street have a 25-foot setback, the 50-foot setback requirement was established for a reason. The applicant's statement that adhering to the 50-foot front setback would "substantially reduce buildable area" underscores that the proposed institutional facility is fundamentally incompatible (and inconsistent) with the site and that its construction would significantly alter the character of the street and the neighborhood's interior. Its imposing scale and institutional character would starkly contrast with neighboring residences, undermining the tranquility and character of surrounding homes and the community, aspects zoning and the preservation board are meant to protect.

The applicant could resize the facility to meet the long-established residential and historic district requirements, or find a nearby property where the facility could be constructed without the requested variances, properties that are readily available.

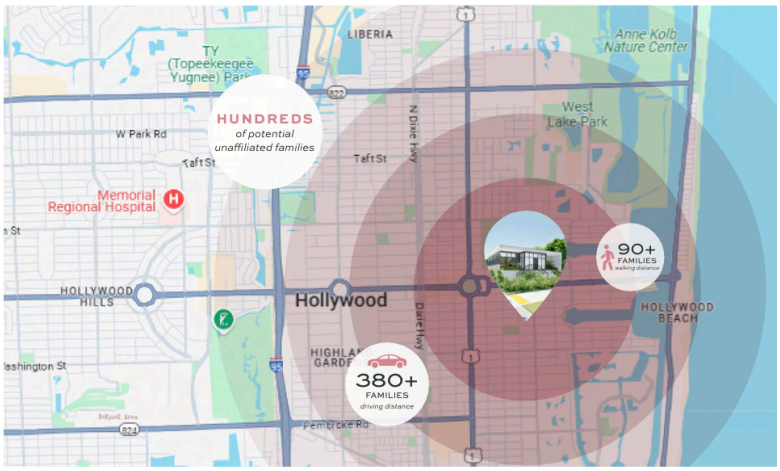
**Note:* Renderings differ from one another, particularly in terms of where windows will be located. There are no window elevation plans in the submitted package.

Compatibility

Compatibility extends beyond architectural design and structural scale; it necessarily includes the compatibility of use and the resulting impact on existing neighborhood infrastructure. In this instance, the proposed use is demonstrably incompatible with the established residential character, pattern, and function of the surrounding area. The introduction of a facility that attracts transient, non-resident users and unusual traffic patterns would materially alter the neighborhood's residential character. The narrow, local roads were not designed to accommodate commercial-like vehicle trips generated by non-resident visitors to the proposed facility.

The applicant characterizes the project as a “dedicated community mikvah.” However, the applicant’s own request for variacnes concedes that approximately eighty percent (80%) of projected users could arrive by automobile from outside the immediate community. While the applicant attempts to justify the location based on the convenience of pedestrian access for local residents, the accompanying documentation—specifically its reference to the facility’s “huge potential reach”—directly contradicts that claim. This inconsistency underscores that the proposed facility is not primarily intended to serve the immediate neighborhood but rather a broader regional population. (See page 43 of the applicant’s submission.) Notably, the web page previously promoting the facility’s expansive reach has since been removed, an action that appears to acknowledge the inconsistency between the applicant’s representation to the City, neighbors, and concerned citizens and its true intentions, reach, and impact.





Special Exception

The proposed use requires approval of a Special Exception, as religious facilities are not permitted by right within single-family residential zoning districts. The Hollywood Lakes neighborhood is distinctly residential in character, with the sole exception of Harrison Street, which features wider rights-of-way and on-street parking and can accommodate limited mixed-use activity. No comparable non-residential or institutional facility exists within the interior of the Lakes community. While a special exception may be appropriate in rare cases where a proposed use demonstrably serves the broader community (such as those on Harrison St.), that is not the case here. The applicant represents just a reach of 90 families within the community, though over 380 outside the Lakes community. Accordingly, granting a Special Exception in this instance would be inconsistent with both the intent and the purpose of the Special Exception.

Provisions for safe traffic, movement, both vehicular and pedestrian.

While the City's Zoning and Land Development Regulations establish parking requirements based on the largest interior assembly area, that standard is inapplicable to this proposal. By the applicant's own statements during the Sunshine-required meeting, this facility is not intended to serve as a place of assembly or gathering. Accordingly, the parking formula designed for assembly uses does not accurately reflect the operational needs of this proposed facility. The building is designed to accommodate up to eight patrons at one time, in addition to support staff necessary for its operation. Therefore, the provision of only five parking spaces is plainly inadequate and inconsistent with anticipated site use and activity, especially at night.

Conclusion

The proposed redevelopment of 1434 Monroe Street stands in clear conflict with the purpose and spirit of the zoning, preservation, and planning standards that have long protected the Hollywood Lakes Historic District and other areas. The project's institutional design, inadequate setbacks, and incompatible use collectively represent an intrusion into one of the city's most stable and historic residential districts.

The existing 1949 residence contributes to the neighborhood's scale, rhythm, and architectural continuity. It could easily be renovated into a beautiful single-family home that honors the neighborhood's character. By contrast, the applicant's proposed conversion would permanently alter the property in a way that would be extremely difficult, if not impossible, to return to residential use.

Hollywood Lakes is not opposed to progress or faith-based development—it simply must occur in the appropriate place. There are nearby parcels, including those along Harrison Street, suited for this type of institutional use and capable of accommodating the project without variances, adverse community impacts, or real financial implications for surrounding neighbors.

Approving this request would not only erode the neighborhood's historic and residential integrity but also set a dangerous precedent for future non-residential encroachment into protected residential districts. The zoning and preservation ordinances exist to prevent precisely this type of incremental intrusion.

For these reasons, I respectfully urge the Board to deny the Special Exception and Request for Variances and protect both the intent of the zoning code and the trust of the residents who have relied upon it. Preserving Hollywood Lakes is not just a matter of policy—it is a matter of safeguarding community, stability, and the quality of life that defines this historic neighborhood.

Cordially,

Robyn L. Motley
Hollywood Lakes
November 6, 2025

From: Stephanie Rivera
To: Carmen Diaz
Subject: FW: [EXT]1434 Monroe Street - Concerned Hollywood Lakes Resident
Date: Tuesday, November 18, 2025 8:44:18 AM

FYI

Stephanie Rivera
Development Review Coordinator
Development Services | Planning and Urban Design
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: srivera@HollywoodFL.org
Telephone: 754-329-0637

www.HollywoodFL.org

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Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

From: Andria Wingett <AWingett@hollywoodfl.org>
Sent: Monday, November 17, 2025 7:36 PM
To: scott watters <scottwatters@hotmail.com>
Cc: Anand Balram <ABALRAM@hollywoodfl.org>; Cameron Palmer <CPALMER@hollywoodfl.org>; Stephanie Rivera <srivera@HollywoodFL.org>
Subject: RE: [EXT]1434 Monroe Street - Concerned Hollywood Lakes Resident

Good evening,

Thank you for your email. Staff will share it with the Board.

Andria Wingett
Director, Development Services
Development Services | Administration
Development Services Hub - Second Floor Library

City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org
Mobile: 954-445-5692
Telephone: 954-921-3003

www.HollywoodFL.org

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Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

From: scott watters <scottwatters@hotmail.com>
Sent: Monday, November 17, 2025 8:00 AM
To: Andria Wingett <AWingett@hollywoodfl.org>; Anand Balram <ABALRAM@hollywoodfl.org>
Subject: [EXT]1434 Monroe Street - Concerned Hollywood Lakes Resident

Some people who received this message don't often get email from scottwatters@hotmail.com. Learn why this is important

Dear Ms. Wingett and Mr. Balram,

I am writing as a concerned resident. Please include this in the application package for the 1434 Monroe Street item.

Thank You

Scott Watters

Harrison Street Neighbor

****
****

Dear Hollywood Historic Preservation Board,

I am writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at 1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:
• Land Use Compatibility: Non-residential use fundamentally conflicts with the established residential character of our historic district.
• Traffic and Safety: Monroe Street is particularly narrow with limited parking, creating safety concerns for increased institutional traffic.
• Property Values: Local realtors confirm that non-residential buildings within residential areas deter buyers, depress property values, and reduce housing availability for families.
• Dangerous Precedent: Approving this demolition would significantly alter the residential character and zoning intent of our Historic District. How many variances can we allow before the historic integrity of the district is permanently compromised?

Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at 1434 Monroe

Street.

Roughly 1,000 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. https://chng.it/PsXxc99Sng Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

We respectfully request that the home at 1434 Monroe Street not be demolished for replacement with a commercial facility.

Thank you.

Sincerely,

Scott Watters

Harrison Street Neighbor

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Stacey Sequeira

From: Shannon Alfele <shannon.alfele@yahoo.com>
Sent: Tuesday, November 4, 2025 2:59 PM
To: Mayor-Commissioners; Anand Balram
Cc: andreawingett@hollywoodfl.org
Subject: [EXT]Opposition to 1434

[You don't often get email from shannon.alfele@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Please include this email in the application for zoning change to 1434 Monroe St.

I am a long time resident of South Lake. The proposal to convert 1434 Monroe into a members-only non residential bathhouse is unacceptable and completely disregards the residential neighborhood.

I strongly OPPOSE the proposal by the owner the demolish a residential home and replace it with a NON-RESIDENTIAL bathhouse!

This property is surrounded by HOMES with neighbors! The owner states that 380+ families could reach the site by car, and another 90+ families on foot. The owner does not care if the proposal sacrifices the peace and tranquility of everyone else nearby! Scott and I moved to South Lake in 1998 because of the peace and tranquility offered in Hollywood's historic district. We invested our life savings into building a home in a residentially zoned neighborhood only to be encroached upon by STVRs. What families will now choose to live on a block with a business like a bathhouse? Isn't this the reason we have residential and non residential zoning in the first place?

There are plenty of places near US1 that are driving and walking distance and a more appropriate location for a commercial use.

Please protect our neighborhood from non residential intrusion!! We are counting on you!

Shannon Alfele
1045 N Southlake Dr.
954.655.1856

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Stacey Sequeira

From: SHERRY GRYDER <slgryder@aol.com>
Sent: Friday, October 31, 2025 11:05 AM
To: Andria Wingett; Anand Balram
Subject: [EXT]1434 Monroe Street Item - November 10 Meeting

You don't often get email from slgryder@aol.com. Learn why this is important

Dear Mr. Balram and Ms. Wingett,

As a concerned resident of The Lakes, I respectfully request that this email be included in the application package for the 1434 Monroe Street item.

Thank you.

Dear Members of the Hollywood Historic Preservation Board,

I am writing in support of fellow Hollywood residents who strongly oppose the introduction of non-residential development into our residential neighborhood. Specifically, I am deeply concerned about the proposal at 1434 Monroe Street, which calls for demolishing an existing 1949 single-family home to build a non-residential facility in the very heart of the Hollywood Lakes Historic District.

The Historic Preservation Board's purpose is to safeguard the architectural integrity and residential heritage of Hollywood Lakes. Allowing this project to proceed would undermine that mission and jeopardize the very character this board is charged with protecting.

Hollywood Lakes has long been recognized as a peaceful and cohesive neighborhood of single-family homes—a place chosen by residents for its tranquility, charm, and residential character. Granting a variance that permits an institutional facility in this setting would erode those qualities and set a dangerous precedent that would permanently alter our community's historic residential fabric.

My opposition is based on several key concerns:

- Incompatible Use: Non-residential development conflicts directly with the single-family purpose of this historic district and local zoning regulations.
- Traffic and Safety Risks: Monroe and surrounding streets are narrow, residential roadways. Increased traffic from the proposed 380+ families outside our community (see screenshot from the facility's fundraising website), who are targeted to use the facility, and others poses safety hazards to pedestrians, cyclists, and nearby residents.

It also undermines the informal safety network of neighbor looking after neighbor, a network that helps make our neighborhood and neighbors safe.

- Impact on Property Values: Institutional buildings in residential zones discourage homebuyers, reduce property values, and decrease available housing. Those living nearby experience the most significant negative financial effects.
- Precedent and Preservation: Once one non-residential structure is allowed, where does it stop? Each exception weakens the zoning intent and endangers the district's historic authenticity.

There is no shortage of properly zoned, mixed-use properties nearby that can accommodate such a facility without dismantling a residential home, impacting homeowners' investments, or disturbing the character of our historic neighborhood. In addition, the Harrison property within the group's portfolio could also be reimagined to accommodate the proposed use. Harrison offers much wider streets, easier access, and street parking. The proposed demolition is unnecessary and counterproductive to our community's preservation goals.

I therefore urge the Board to deny the demolition and variance request for 1434 Monroe Street and to reaffirm your commitment to preserving Hollywood Lakes as a residential historic district.

More than 1,000 Hollywood residents have already signed a petition opposing this project. Yard signs, neighborhood meetings, and civic association discussions all reflect the same message: residents want to protect the integrity and value of their homes and neighborhood.

I respectfully ask that you protect the home at 1434 Monroe Street and prevent its replacement with a non-residential facility.

Thank you for your attention and continued dedication to preserving The Lakes neighborhood.

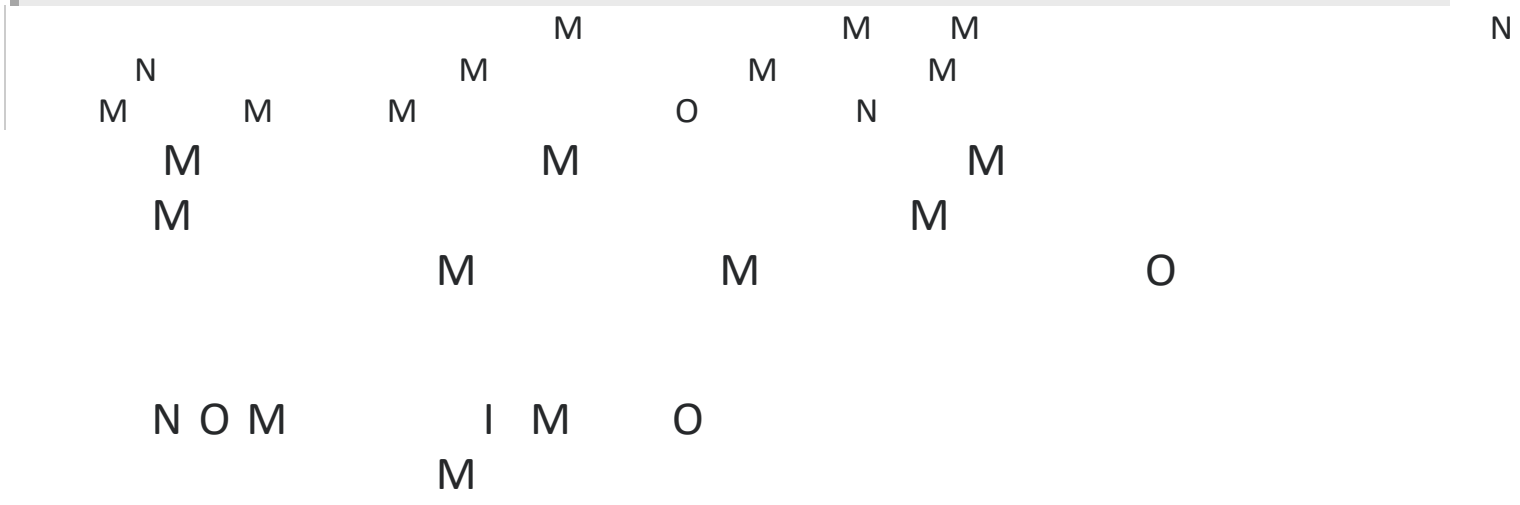
Sincerely,
Sherry L. Gryder
Madison Street

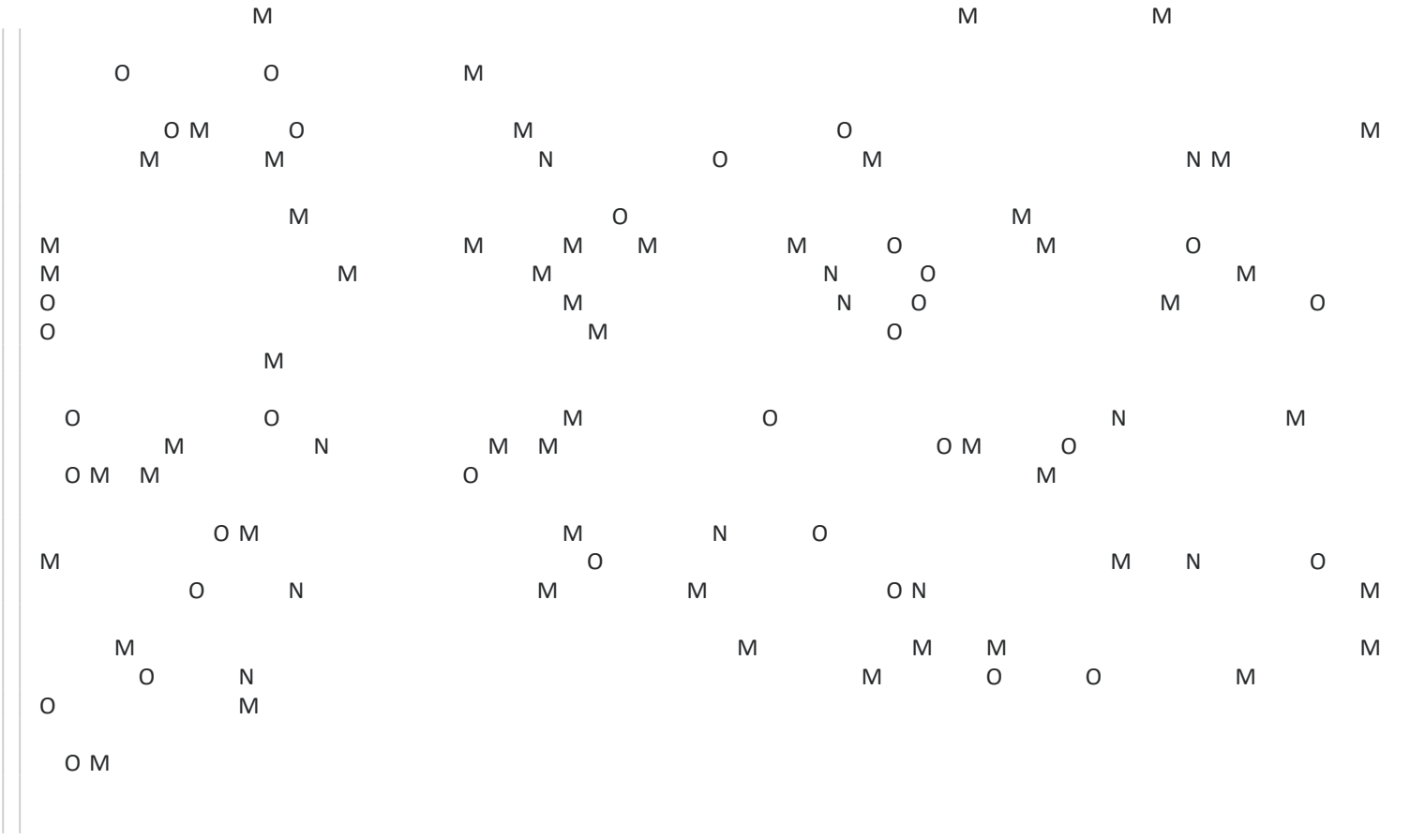
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.


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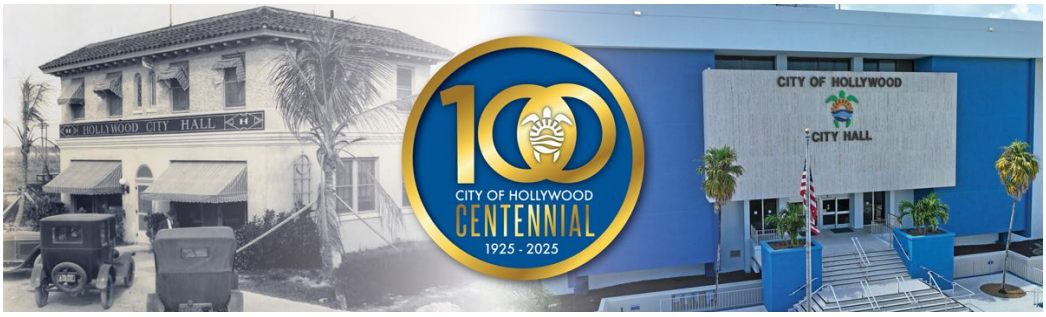
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Andria Wingett

Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email:
Mobile:
Telephone:

www.Hollywo



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You don't often get emails like this from someone you know@gmail.com

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HLCA representatives have identified parcels wit
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H o l l y o o d C o c i l o C i v i c A o c i t i o l c

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sender and know the content is safe.

Stacey Sequeira

From: Susan Y Mercier <symercier100@gmail.com>
Sent: Monday, November 3, 2025 4:02 PM
To: Anand Balram
Subject: [EXT]PLEASE stop demolition South Lake Neighborhood

You don't often get email from symercier100@gmail.com. Learn why this is important

Dear Anand,

I am writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at 1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:
• Land Use Compatibility: Non-residential use fundamentally conflicts with the established residential character of our historic district.
• Traffic and Safety: Monroe Street is particularly narrow with limited parking, creating safety concerns for increased institutional traffic.
• Property Values: Local realtors confirm that non-residential buildings within residential areas deter buyers, depress property values, and reduce housing availability for families.
• Dangerous Precedent: Approving this demolition would significantly alter the residential character and zoning intent of our Historic District. How many variances can we allow before the historic integrity of the district is permanently compromised?

Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at 1434 Monroe Street.

Roughly 1,000 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. https://chng.it/PsXxc99Sng) Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

We respectfully request that the home at 1434 Monroe Street not be demolished for replacement with a commercial facility.

Thank you.
Susan Mercier
1449 Monroe St, Hollywood, FL 33020

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Stacey Sequeira

From: Andria Wingett
Sent: Monday, November 3, 2025 12:26 PM
To: Therese Costa
Cc: Anand Balram; Cameron Palmer; Stephanie Rivera
Subject: RE: [EXT]STOP!!!!

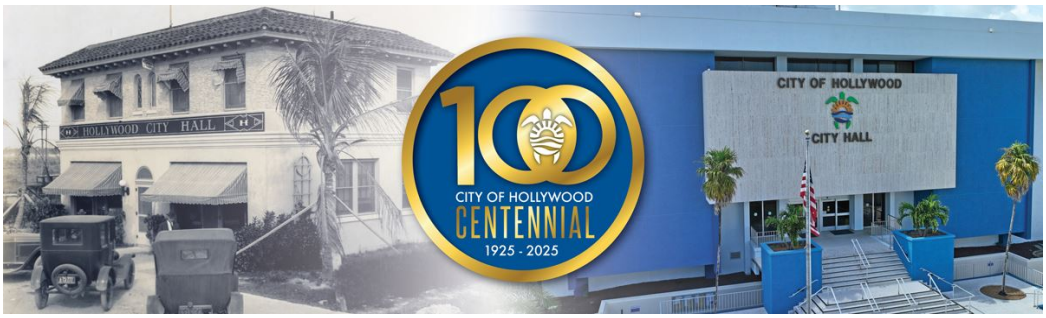
Good afternoon,

We are in receipt of your email and will share it with the Board.

Andria Wingett
Director, Development Services
Development Services | Administration
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org
Mobile: 954-445-5692
Telephone: 954-921-3003

www.HollywoodFL.org



Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

-----Original Message-----
From: Therese Costa <buzy2boyz@yahoo.com>
Sent: Monday, November 3, 2025 11:50 AM
To: Andria Wingett <AWingett@hollywoodfl.org>
Subject: [EXT]STOP!!!!

[You don't often get email from buzy2boyz@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Destroying our residential homes and neighbors!! What the heck is going on in this city? A million section 8 apartments and now the utter decimation of our once-beautiful lakes neighborhood.
STOP the demolition of the 1400-block Monroe house!

Therese Costa
954.547.6236 voice & text

Buzy2boyz@yahoo.com
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Stacey Sequeira

From: david samter <davidsam1964@yahoo.com>
Sent: Saturday, November 8, 2025 9:06 AM
To: Andria Wingett; Anand Balram
Subject: [EXT]1434 Monroe Street zoning variance

You don't often get email from davidsam1964@yahoo.com. Learn why this is important

I respectfully oppose the requested zoning variance for the proposed mikvah facility at 1434 Monroe Street. My opposition is based on the principle that zoning laws must be applied neutrally and consistently to preserve the integrity of the residential historic district and uphold the rule of law.

As a licensed architect and resident that will be directly impacted by this proposal, I strongly believe that approval of this variance will open the door for continued erosion of our once quiet neighborhood with more non residential construction.

Please include my message in the application package for the 1434 Monroe Street item.

David Samter
Florida Architectural Registration AR0014892
1415 Monroe St
Hollywood, FL 33020

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Stacey Sequeira

From: Stephen Welsch <hccanow@gmail.com>
Sent: Thursday, November 6, 2025 1:34 PM
To: Andria Wingett; Anand Balram
Subject: [EXT]File No 25-CSV-58

You don't often get email from hccanow@gmail.com. Learn why this is important

Dear Historical Preservation Board Members,

On July 21, 2025, the Hollywood Council of Civic Associations was provided with a presentation on property located at 1434 Monroe Street, within the heart of Hollywood Lakes historic district. Two association members recused themselves from the presentation and discussion because of potential conflicts of interest, the remaining neighborhood associations represented at that meeting were concerned over a non-residential building within a residential area, expressing fears that approval of a non-residential use in a residential neighborhood could set significant precedent throughout the city.

In response to those concerns, please include the following points as a part of your evaluation and decision process.

Preservation ordinances are designed to protect the character of historic neighborhoods. Disruption in scale, character, use and open space overwhelms and negates the purpose of a neighborhood's historic designation, contrary to the city's and citizens' carefully thought out long term vision for the Lakes neighborhood.

The city is currently in the process of developing an updated Historic Preservation Plan, carefully developed with Lakes stakeholders, city staff and Board input. Ignoring the precepts contained within this plan would be inappropriate, and deny the majority stakeholders interests in their community.

The following Goals, objectives and proposed policies reflect hours of hard work and thought. It's important to note that mixed-use is not a part of the overall vision.

GOAL X.B: CONSERVE AND ENHANCE HOLLYWOOD'S HISTORIC AND CULTURAL RESOURCES Hollywood will protect and elevate its historic and cultural assets through proactive planning, targeted investments, and the enforcement of preservation regulations. This goal focuses on strengthening local codes, offering clear guidance for restoration, and ensuring that historic and archaeological resources are integrated into the City's evolving urban fabric. By prioritizing both public and private assets and addressing emerging challenges such as climate change, Hollywood will ensure its cultural heritage remains vibrant, resilient, and reflective of the community's shared history.

Objective X.B.2: Provide clear, actionable guidelines to support the rehabilitation, restoration, and enhancement of historic properties while respecting their character-defining elements.
The current structure has not been evaluated for rehabilitation and re-use as a facility to satisfy both the adjacent community and the developer. A comprehensive, independent evaluation should occur.

Policy X.B.2.4: Encourage the adaptive reuse and rehabilitation of structures eligible for historic designation as a preferred alternative to demolition and redevelopment
No extensive review of an adaptive re-use has been commissioned, and should be considered to maintain the very special fabric of this neighborhood.

Policy X.B.1.6: Assess the feasibility of implementing a Transfer of Development Rights (TDR) program to incentivize the preservation of historic properties.
HLCA representatives have identified parcels within a short distance of the proposed development. The city's "draft" historic preservation plan, drafted upon the city's comprehensive plan's goals for the district, provides for a compromise to satisfy the goals of the primary stakeholders, the current vested community.

GOAL X.E: DEVELOP A STRATEGIC PRESERVATION MASTER PLAN Hollywood will protect, conserve, and enhance its historic and cultural resources through the development of a comprehensive Preservation Master Plan. This goal focuses on proactive planning, regulatory alignment, and strategic prioritization of preservation efforts. By reviewing existing practices and ensuring compliance with local, state, and federal standards, the City will create a clear framework to guide future preservation, support decision-making, and strengthen community stewardship of its historic legacy.

In addition to the historical nature of this specific portion of the Lakes, consideration for parking amenities must be considered. According to posted material of an online campaign to fund this project, the promotional piece includes copy of "a huge potential reach", and at one point anticipated over 350 drivable users, which leads to the question of five parking spaces, and the additional parking burdens that will deny actual residential users access to on-street parking.

Thank you for this opportunity to provide input on this important element of respecting identity, in a historical context, ensuring the long term value of this very special neighborhood, and neighborhoods throughout the City of Hollywood.

Respectfully submitted,
Hollywood Council of Civic Associations, Inc

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Stacey Sequeira

From: jeanniejk <jjkobert@gmail.com>
Sent: Thursday, November 13, 2025 11:37 AM
To: Andria Wingett; Anand Balram; jeanniejk
Subject: [EXT]Mikvah

You don't often get email from jjkobert@gmail.com. Learn why this is important

Dear Ms. Wingett and Mr. Balram,

I am writing as a concerned resident, I have lived in and loved the Lakes for 27 years. Please do not destroy our peaceful neighborhood in lieu of needless business interests. There is plenty of space in commercial areas for commercial property.
Please include this in the application package for the 1434 Monroe Street item.

Thank You,

Jeannie Johnstone Kobert

****

Dear Hollywood Historic Preservation Board,

I am writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at 1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:
• Land Use Compatibility: Non-residential use fundamentally conflicts with the established residential character of our historic district.
• Traffic and Safety: Monroe Street is particularly narrow with limited parking, creating safety concerns for increased institutional traffic.
• Property Values: Local realtors confirm that non-residential buildings within residential areas deter buyers, depress property values, and reduce housing availability for families.
• Dangerous Precedent: Approving this demolition would significantly alter the residential character and zoning intent of our Historic District. How many variances can we allow before the historic integrity of the district is permanently compromised?

Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at 1434 Monroe Street.
Roughly 1,000 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. **https://chng.it/PsXxc99Sng** Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

We respectfully request that the home at 1434 Monroe Street not be demolished for replacement with a commercial facility.

Sincerely,

Jeannie Johnstone Kobert

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Stacey Sequeira

From: lfritschi@aol.com
Sent: Saturday, November 8, 2025 9:17 AM
To: Anand Balram; Anand Balram
Cc: Caryl Shuham; Josh Levy; Kevin Biederman; tcallari@hollywood.fl.org; Adam Gruber; Peter Hernandez; Luis Quintana
Subject: [EXT]1434 Monroe Street

You don't often get email from lfritschi@aol.com. Learn why this is important

How would you like living next to this ?
How would you like your residential, family home situated next to this ?
No one bought on this block thinking this would happen.
Completely and totally unacceptable.

DENY, DENY !!

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Stacey Sequeira

From: Lorelei Coutts <loreleicoutts@aol.com>
Sent: Monday, November 10, 2025 7:22 AM
To: Anand Balram
Subject: [EXT]1434 Monroe Street

You don't often get email from loreleicoutts@aol.com. Learn why this is important

Dear Mr. Balram,
I wish to vehemently oppose the demolition and construction proposed for 1434 Monroe Street. Hollywood Lakes is a quiet, residential neighborhood and the insertion of a business (yes, it is a business) in the middle of the block is intrusive and disturbing to the homes on the block as well as the general Lakes area. The impact it would have on traffic (which is already a nightmare during school pickup hours) and the disruption to neighbors should immediately cancel any discussion of this project. With the many, many commercial properties available on U.S. 1 or Federal Highway and the available parking they would allow, the building of this project should absolutely be voted down.
In addition, it would set a precedent for future businesses to commandeer neighborhood homes for commercial use, which is completely unacceptable to homeowners.
Please consider the residents of Hollywood Lakes over the requests of a private, commercial project.
I am available for any further communication and thank you for your time and consideration.
Yours truly,

Lorelei Coutts
1415 Jefferson Street, Hollywood
917-670-1300
loreleicoutts@aol.com

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Stacey Sequeira

From: Andria Wingett
Sent: Monday, November 10, 2025 7:23 AM
To: Mary Jo O'Hara
Cc: Anand Balram; Cameron Palmer; Stephanie Rivera
Subject: RE: [EXT]Opposition to the demolition of 1430 Monroe St.

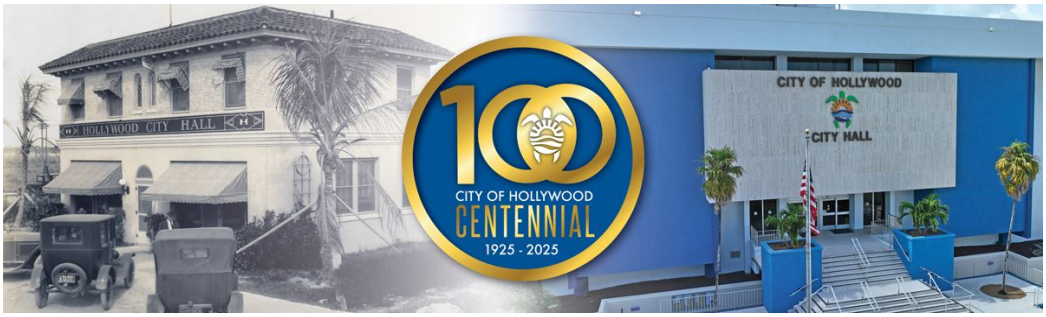
Good morning,

Thank you for your email. Staff will share it with the Board.

Andria Wingett
Director, Development Services
Development Services | Administration
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org
Mobile: 954-445-5692
Telephone: 954-921-3003

www.HollywoodFL.org



Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

From: Mary Jo O'Hara <maryjo.ohara@gmail.com>
Sent: Sunday, November 9, 2025 5:26 PM
To: Andria Wingett <AWingett@hollywoodfl.org>
Subject: [EXT]Opposition to the demolition of 1430 Monroe St.

You don't often get email from maryjo.ohara@gmail.com. Learn why this is important

To the Hollywood planning commission

Please add my name to the very concerned citizens opposing the demolition 1430 Monroe St. Our town has a distinctive character. We seem to be losing by the minute barely 100 years old. What made Hollywood unique – amazing beaches little boys rise Broadwalk, the housing stock of the 30s 40s and 50s is disappearing. We seem to do this in the moment and then 20 years later regret set in my house is a perfect example. The first house is built on the Hollywood Broadway in 1928 they were the perfect example of Artco Florida housing. Belt with careful attention to detail, the planning commission allowed this amazing structures to be altered in ways that can never be recovered. Please don't do it again.



Hat we had



What we have now.
Please add my email and
Pictures to the presentation before the commission.
Thank you

Mary Jo O'Hara
maryjo.ohara@gmail.com

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Patricia Antrican
To: Andria Wingett; Anand Balram
Subject: [EXT]Email from the Hollywood Council of Civic Associations
Date: Friday, November 14, 2025 2:59:12 PM

Andria and Anand, The North Central Hollywood Civic Association does not support the letter sent about the property at 1434 Monroe Street. Please add this to the package to the board.

Patricia Antrican
President NCHCA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Stacey Sequeira

From: Andria Wingett
Sent: Wednesday, November 12, 2025 10:05 AM
To: Peter Pazer
Cc: Anand Balram; Cameron Palmer; Stephanie Rivera
Subject: Re: [EXT]1434 Monroe Street

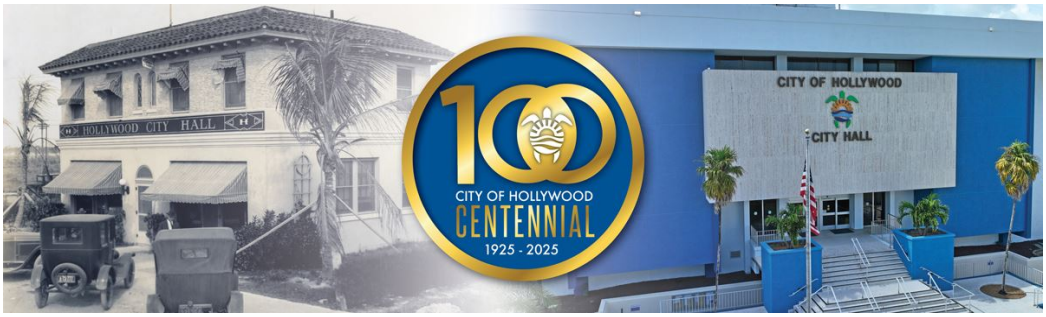
Good morning,

Thank you for your email. Staff will share it with the Board.

Andria Wingett
Director, Development Services
Development Services | Administration
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

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Telephone: 954-921-3003

www.HollywoodFL.org



Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

From: Peter Pazer <hrpazerfarm@icloud.com>
Sent: Monday, November 10, 2025 9:07 PM
To: Andria Wingett <AWingett@hollywoodfl.org>
Subject: [EXT]1434 Monroe Street

[You don't often get email from hrpazerfarm@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

As a life long resident of Hollywood now 73 yo I am gravely concerned what is happening to my South Lakes

neighborhood. Not only will this catastrophic construction create more traffic and people into our neighborhood it will also lower our real estate values. Will our taxes be reduced due to this facility encroaching in our neighborhood?
Why can't they proposed unit be on Federal Highway which is zoned business and only a short walk away?
Please reconsider
Peter Pazer

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Introduction

The proposed redevelopment of **1434 Monroe Street** represents a fundamental departure from the long-established residential character and zoning intent of the Hollywood Lakes Historic District. The property, currently a single-family home constructed in 1949, lies within one of the city's oldest, most distinctive, and cohesive residential neighborhoods. The request to replace this residence with a non-residential, institutional facility is incompatible with its surroundings in both form and function and would introduce uses, activity levels, and traffic patterns never contemplated for this location. Approval of such a project would not only erode the neighborhood's historic and architectural integrity, but would also undermine the public trust in the zoning protections that have long preserved the stability, safety, and livability of Hollywood Lakes.

Design

Constructed in 1949, the existing residence has been appropriately maintained and improved over time, including a recent window replacement that enhanced its structural presence and visual cohesion with adjacent properties. The home remains entirely consistent with the established residential character of the neighborhood, both in scale and architectural expression. In contrast, the proposed structure represents a substantial departure from the prevailing development pattern. Its excessive massing, institutional/office-building design, and encroaching placement on the lot are incompatible with the surrounding residential context and would materially alter the established historic character of the street and neighborhood. The proposed 12-foot driveway along the eastern boundary leading to a rear parking lot introduces a commercial-style configuration that is entirely inconsistent with properties within the Lakes community. Approval of such a design would not only conflict with the intent of the underlying zoning and historic preservation standards but would also set a concerning precedent for future non-residential encroachment into Hollywood's oldest neighborhood and elsewhere.



Existing home since late 2023.
Note: *the applicant submitted a photo in its application package that does not reflect the actual property's appearance.*

12 permits were found for
1434 MONROE ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		B23-102005	WINDOW &/OR DOOR REPLACEMENT	4/6/2023	7/31/2023
Details		M10-101509	A/C CENTRAL (REPLACEMENT)	11/24/2010	11/24/2010
Details	54493	P0501434	HOT WATER HEATER	10/10/2005	10/18/2005
Details	98391	B0504897	RE-ROOF (METAL,TILE,WOOD,SHINGLE,SHAKE)	7/28/2005	8/8/2005
Details		M9602214	A/C - CENTRAL - NEW		12/11/1996
Details		E9604918	ELECTRICAL WORK		12/11/1996
Details		P9602256	PLUMBING WORK		12/2/1996
Details		M9602158	A/C - CENTRAL - NEW		12/2/1996
Details		E9604804	ELECTRICAL WORK		12/2/1996
Details		B9608439	ALTERATIONS-INTERIOR		12/2/1996
Details		E9604375	SERVICE CHANGE-SINGLE FAMILY RESIDENCE		11/7/1996
Details		B9405661	STORM SHUTTERS		9/9/1994

The subject parcel must be adequate in shape and size to accommodate the proposed use.

While some homes on the street have a 25-foot setback, the 50-foot setback requirement was established for a reason. The applicant's statement that adhering to the 50-foot front setback would "substantially reduce buildable area" underscores that the proposed institutional facility is fundamentally incompatible (and inconsistent) with the site and that its construction would significantly alter the character of the street and the neighborhood's interior. Its imposing scale and institutional character would starkly contrast with neighboring residences, undermining the tranquility and character of surrounding homes and the community, aspects zoning and the preservation board are meant to protect.

The applicant could resize the facility to meet the long-established residential and historic district requirements, or find a nearby property where the facility could be constructed without the requested variances, properties that are readily available.

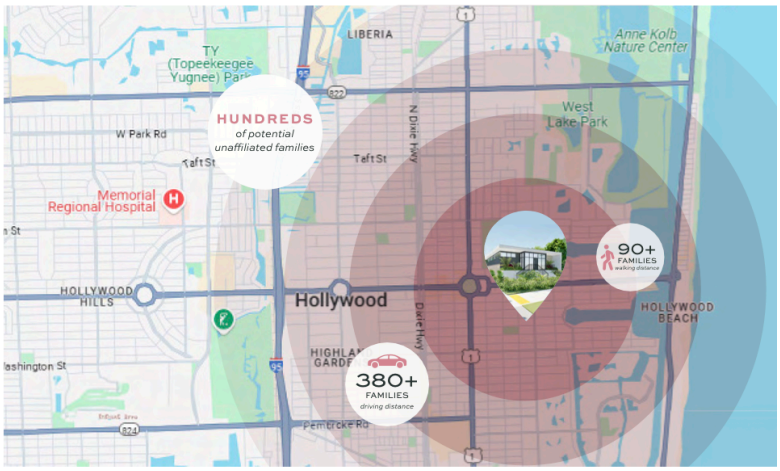
**Note:* Renderings differ from one another, particularly in terms of where windows will be located. There are no window elevation plans in the submitted package.

Compatibility

Compatibility extends beyond architectural design and structural scale; it necessarily includes the compatibility of use and the resulting impact on existing neighborhood infrastructure. In this instance, the proposed use is demonstrably incompatible with the established residential character, pattern, and function of the surrounding area. The introduction of a facility that attracts transient, non-resident users and unusual traffic patterns would materially alter the neighborhood's residential character. The narrow, local roads were not designed to accommodate commercial-like vehicle trips generated by non-resident visitors to the proposed facility.

The applicant characterizes the project as a “dedicated community mikvah.” However, the applicant’s own request for variacnes concedes that approximately eighty percent (80%) of projected users could arrive by automobile from outside the immediate community. While the applicant attempts to justify the location based on the convenience of pedestrian access for local residents, the accompanying documentation—specifically its reference to the facility’s “huge potential reach”—directly contradicts that claim. This inconsistency underscores that the proposed facility is not primarily intended to serve the immediate neighborhood but rather a broader regional population. (See page 43 of the applicant’s submission.) Notably, the web page previously promoting the facility’s expansive reach has since been removed, an action that appears to acknowledge the inconsistency between the applicant’s representation to the City, neighbors, and concerned citizens and its true intentions, reach, and impact.





Special Exception

The proposed use requires approval of a Special Exception, as religious facilities are not permitted by right within single-family residential zoning districts. The Hollywood Lakes neighborhood is distinctly residential in character, with the sole exception of Harrison Street, which features wider rights-of-way and on-street parking and can accommodate limited mixed-use activity. No comparable non-residential or institutional facility exists within the interior of the Lakes community. While a special exception may be appropriate in rare cases where a proposed use demonstrably serves the broader community (such as those on Harrison St.), that is not the case here. The applicant represents just a reach of 90 families within the community, though over 380 outside the Lakes community. Accordingly, granting a Special Exception in this instance would be inconsistent with both the intent and the purpose of the Special Exception.

Provisions for safe traffic, movement, both vehicular and pedestrian.

While the City's Zoning and Land Development Regulations establish parking requirements based on the largest interior assembly area, that standard is inapplicable to this proposal. By the applicant's own statements during the Sunshine-required meeting, this facility is not intended to serve as a place of assembly or gathering. Accordingly, the parking formula designed for assembly uses does not accurately reflect the operational needs of this proposed facility. The building is designed to accommodate up to eight patrons at one time, in addition to support staff necessary for its operation. Therefore, the provision of only five parking spaces is plainly inadequate and inconsistent with anticipated site use and activity, especially at night.

Conclusion

The proposed redevelopment of 1434 Monroe Street stands in clear conflict with the purpose and spirit of the zoning, preservation, and planning standards that have long protected the Hollywood Lakes Historic District and other areas. The project's institutional design, inadequate setbacks, and incompatible use collectively represent an intrusion into one of the city's most stable and historic residential districts.

The existing 1949 residence contributes to the neighborhood's scale, rhythm, and architectural continuity. It could easily be renovated into a beautiful single-family home that honors the neighborhood's character. By contrast, the applicant's proposed conversion would permanently alter the property in a way that would be extremely difficult, if not impossible, to return to residential use.

Hollywood Lakes is not opposed to progress or faith-based development—it simply must occur in the appropriate place. There are nearby parcels, including those along Harrison Street, suited for this type of institutional use and capable of accommodating the project without variances, adverse community impacts, or real financial implications for surrounding neighbors.

Approving this request would not only erode the neighborhood's historic and residential integrity but also set a dangerous precedent for future non-residential encroachment into protected residential districts. The zoning and preservation ordinances exist to prevent precisely this type of incremental intrusion.

For these reasons, I respectfully urge the Board to deny the Special Exception and Request for Variances and protect both the intent of the zoning code and the trust of the residents who have relied upon it. Preserving Hollywood Lakes is not just a matter of policy—it is a matter of safeguarding community, stability, and the quality of life that defines this historic neighborhood.

Cordially,

Robyn L. Motley
Hollywood Lakes
November 6, 2025

Stacey Sequeira

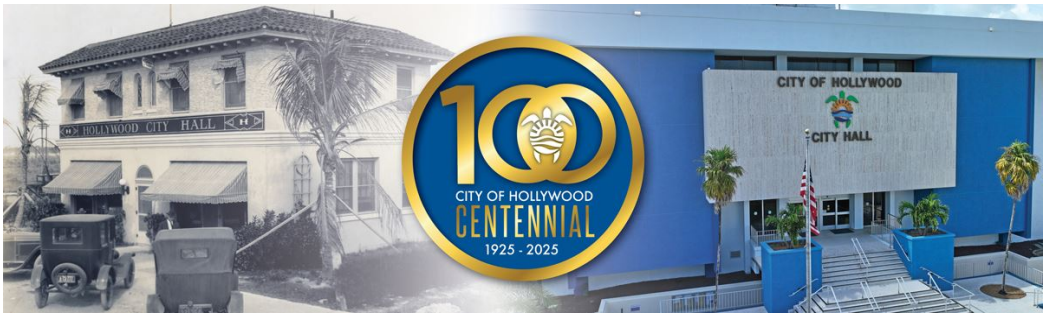
From: Andria Wingett
Sent: Thursday, November 6, 2025 5:59 PM
To: Shannon Alfele
Cc: Anand Balram; Cameron Palmer; Stephanie Rivera
Subject: RE: [EXT]Opposition to 1434

Thank you for your email. Staff will share it with the Board.

Andria Wingett
Director, Development Services
Development Services | Administration
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org
Mobile: 954-445-5692
Telephone: 954-921-3003

www.HollywoodFL.org



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-----Original Message-----
From: Shannon Alfele <shannon.alfele@yahoo.com>
Sent: Thursday, November 6, 2025 5:54 PM
To: Andria Wingett <AWingett@hollywoodfl.org>
Subject: [EXT]Opposition to 1434

[You don't often get email from shannon.alfele@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Please include this email in the application for zoning change to 1434 Monroe St.

I am a long time resident of South Lake. The proposal to convert 1434 Monroe into a members-only non residential bathhouse is unacceptable and completely disregards the residential neighborhood.

I strongly OPPOSE the proposal by the owner the demolish a residential home in an historic neighborhood and replace it with a NON-RESIDENTIAL activity!

This property is surrounded by HOMES with neighbors! The owner states that 380+ families could reach the site by car, and another 90+ families on foot. The owner does not care if the proposal sacrifices the peace and tranquility of everyone else nearby! Scott and I moved to South Lake in 1998 because of the peace and tranquility offered in Hollywood's historic district. We invested our life savings into building a home in a residentially zoned neighborhood only to be encroached upon by STVRs. What families will now choose to live on a block with a business like a bathhouse? Isn't this the reason we have residential and non residential zoning in the first place?

There are plenty of places on the beach or US1 that are driving and walking distance and a more appropriate location for a commercial use.

Please protect our neighborhood from non residential intrusion!! We are counting on you!

Shannon Alfele
1045 N Southlake Dr.
954.655.1856

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ATTACHMENT D

Public Correspondences
received until
12/3/2025 at 6pm

Jotform SIGN | Document ID: 253264971704057

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1425 diplomat ..., which is located [6 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Aryeh Birnhack

Jotform SIGN | Document ID: 253267838545065

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1623 Plunkett St, which is located [5 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

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Sincerely,

Ashi Andrusier

Jotform SIGN | Document ID: 253265677675068

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1355 Washington St. ..., which is located [3 ... blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

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Sincerely,

Baruch Hecht

Jotform SIGN | Document ID: 253245366917060

DATE 11/21/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1321 Van Buren ..., which is located [3 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

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Sincerely,

Batya Miller

Jotform SIGN | Document ID: 253265620802048

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 523 s 16th ave 33020, which is located [2 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

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Sincerely,

Benjamin Tawil

Jotform SIGN | Document ID: 253305531612043

DATE 11/27/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1314 Adams street ..., which is located [13th ... blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

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Sincerely,

Benny Katz

Jotform SIGN | Document ID: 253264937948069

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1401 HOLLYWOOD ..., which is located [____ blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

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Sincerely,

Chana Bachar

Jotform SIGN | Document ID: 253244466064053

DATE 11/21/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1357 Monroe Street, which is located [<1 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

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Sincerely,

Chana Simon

Jotform SIGN | Document ID: 253244652950054

DATE 11/21/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1611 Jackson St, which is located [____ blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

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Sincerely,

Chana Smetana

Jotform SIGN | Document ID: 253278316258059

DATE 11/24/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1314 Adams St, ..., which is located [S ... blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

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Sincerely,

Chaya Katz

Jotform SIGN | Document ID: 253244399992068

DATE 11/21/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at _____, which is located [____ blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

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Sincerely,

Dasa Masinter

Jotform SIGN | Document ID: 253264524431048

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 858 s Southlake dr ..., which is located [9th ... blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

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Sincerely,

David Hazan

Jotform SIGN | Document ID: 253265916873064

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 742 Hollywood Blvd, which is located [a ... blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

David Kowalsky

Jotform SIGN | Document ID: 253264855947067

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1356 madison st ..., which is located [5 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

david levin

Jotform SIGN | Document ID: 253264809431054

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1522 Monroe St, which is located [Monr.. blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

david pershin

Jotform SIGN | Document ID: 253265255930054

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1527 Moffett St, which is located [13 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

DEVORAH Leah Lifshitz

Jotform SIGN | Document ID: 253265224384053

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1045 hollywood blvd, which is located [5 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Dovi Vogel

Jotform SIGN | Document ID: 253264575173057

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1131 Washington St, which is located [6 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Dovid Lipsh

Jotform SIGN | Document ID: 253273609046054

DATE 11/24/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1617 Madison St, which is located [Madison blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Dovid Weinbaum

Jotform SIGN | Document ID: 253244736903055

DATE 11/21/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1619 Harrison st ..., which is located [3 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Dvora Cohen

Jotform SIGN | Document ID: 253265373611051

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1100 S Northlake Dr. ..., which is located [____ blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Edward Solomon

Jotform SIGN | Document ID: 253265346453055

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1319 Fillmore st ..., which is located [9.5 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Ephraim Laskar

Jotform SIGN | Document ID: 253264725581057

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1619 Harrison St, which is located [7 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Eric Cohen

Jotform SIGN | Document ID: 253244550627052

DATE 11/21/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1355 Washington ..., which is located [2 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Esther Hecht

Jotform SIGN | Document ID: 253264602995060

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 905 Manatee Way, which is located [10 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Gustavo Lancewicki

Jotform SIGN | Document ID: 253273718566062

DATE 11/24/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1244 Hollywood blvd, which is located [____ blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Ilana Dorfman

Jotform SIGN | Document ID: 253265042629053

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1011 Diplomat Pkwy, which is located [10 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Itty Fellig

Jotform SIGN | Document ID: 253264579407061

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1201 S 13th Ave ..., which is located [8 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Jeffrey Sporn

Jotform SIGN | Document ID: 253266665222054

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1306 Jefferson ..., which is located [Jefferson ... blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Josef Timlichman

Jotform SIGN | Document ID: 253265474803056

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1148 Harrison Street ..., which is located [4 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Joseph Mammon

Jotform SIGN | Document ID: 253264587527063

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1324 Diplomat ..., which is located [8 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Joshua Kastel

Jotform SIGN | Document ID: 253244896371061

DATE 11/21/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1333 Funston St, which is located [7 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Lea Barber

Jotform SIGN | Document ID: 253264580987066

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1050 Polk St, which is located [10-11 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Menachem Posner

Jotform SIGN | Document ID: 253264945729065

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1357 Monroe St, which is located [1 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Menachem Simon

Jotform SIGN | Document ID: 253264710035045

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1041 Washington ..., which is located [3 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Mendel Friedman

Jotform SIGN | Document ID: 253265114698059

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1419 wiley st ..., which is located [8 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Mendel Toron

Jotform SIGN | Document ID: 253265259586065

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1201 south 13th ave ..., which is located [8 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Merieka Sporn

Jotform SIGN | Document ID: 253265262833054

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1243 pierce st, which is located [10 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Mijael Tawil

Jotform SIGN | Document ID: 253245611090045

DATE 11/21/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1200 S 13th Avenue, which is located [9 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Mirel Lipszyc

TITLE	Support Letter Draft
DOCUMENT ID	253245611090045
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/New York

DOCUMENT HISTORY

	Signed	Nov 21, 2025 01:28 PM	Signed by (mirellipszyc@gmail.com) IP: 69.137.162.15

Jotform SIGN | Document ID: 253245325910048

DATE 11/21/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1522 Monroe Street, which is located [____ blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Ohr Miriam Pershin

Jotform SIGN | Document ID: 253283706898068

DATE 11/25/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1629 Plunkett Street, ..., which is located [18 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Moshe Goodman

TITLE	Support Letter Draft
DOCUMENT ID	253283706898068
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/New York

DOCUMENT HISTORY

	Signed	Nov 25, 2025 10:14 AM	Signed by (moish.goodman@gmail.com) IP: 73.125.255.175

Jotform SIGN | Document ID: 253265513284053

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1309 Dewey St, ..., which is located [Dewey blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Moshe Klar

Jotform SIGN | Document ID: 253245697230055

DATE 11/21/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 858 S Southlake Dr, which is located [5 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Mushka Hazan

Jotform SIGN | Document ID: 253244518664057

DATE 11/21/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1041 Washington St, ..., which is located [_____ blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Mushka Vogel

Jotform SIGN | Document ID: 253244658145056

DATE 11/21/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1240 Washington St, which is located [12th ... blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Mushky Edelkopf

Jotform SIGN | Document ID: 253304882922055

DATE 11/27/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1326 Van Buren ..., which is located [3 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Nechama Tennenhaus

TITLE	Support Letter Draft
DOCUMENT ID	253304882922055
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/New York

DOCUMENT HISTORY

	Signed	Nov 27, 2025 12:00 PM	Signed by (tennenhaus@gmail.com) IP: 96.84.10.222

Jotform SIGN | Document ID: 253267465338061

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1230 s.southlake dr, which is located [2 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Neil Pershin

Jotform SIGN | Document ID: 253265197318059

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1335 Jackson ..., which is located [14 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Nochum Rabin

Jotform SIGN | Document ID: 253276333048053

DATE 11/24/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1300 Wiley Street, which is located [5 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Paul Ratzenberg

Jotform SIGN | Document ID: 253225914100041

DATE 11/19/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 444 East st, which is located [3 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Randy Moster

Jotform SIGN | Document ID: 253244908372056

DATE 11/21/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1450 Monroe Street, which is located [1/2 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Rivkah Franklin

Jotform SIGN | Document ID: 253244681057054

DATE 11/21/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1243 Pierce St, which is located [Pierc... blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Rivkah Wolff

Jotform SIGN | Document ID: 253244169954061

DATE 11/21/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1620 Jackson Street, which is located [3 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Rochel Giter

Jotform SIGN | Document ID: 253244702012039

DATE 11/21/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1409 Adams St, which is located [14th ... blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Sarah Bordoff

Jotform SIGN | Document ID: 253264640672054

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1333 Monroe Street, ..., which is located [_____ blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

shabsi kabacznik

Jotform SIGN | Document ID: 253254706713052

DATE 11/22/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1527 Monroe st ..., which is located [____ blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Shaindy Dahan

Jotform SIGN | Document ID: 253264961964064

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1010 polk street, which is located [Polk blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Shalom Gansbourg

Jotform SIGN | Document ID: 253265486796070

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1550 Diplomat ..., which is located [8 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Shira Binyamini

Jotform SIGN | Document ID: 253265574411052

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1319 Fillmore st ..., which is located [9.5 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Shira Laskar

Jotform SIGN | Document ID: 253264907374059

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1409 Adams Street, ..., which is located [2 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Shlomo Cohen

Jotform SIGN | Document ID: 253265701068052

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1617 Jefferson Street, which is located [3 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Shlomo Ginsburg

Jotform SIGN | Document ID: 253265095130048

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1244 Hollywood ..., which is located [5 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Sholom Dorfman

Jotform SIGN | Document ID: 253264742126051

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1331 Van Buren St, which is located [2 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Tzemach New

Jotform SIGN | Document ID: 253244310673047

DATE 11/21/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1604 Funston Street, which is located [____ blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Tzivi Krinsky

Jotform SIGN | Document ID: 253264992785069

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1230 s southlake dr, which is located [Madison blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Tzvi Pershin

Jotform SIGN | Document ID: 253265254564056

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1401 HOLLYWOOD ..., which is located [____ blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Uriel Tawil

Jotform SIGN | Document ID: 253283656191058

DATE 11/25/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1235 Harrison street ..., which is located [5 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

yaakov piekarski

TITLE	Support Letter Draft
DOCUMENT ID	253283656191058
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/New York

DOCUMENT HISTORY

	Signed	Nov 25, 2025 07:25 AM	Signed by (yypiekarski@gmail.com) IP: 181.214.151.88

Jotform SIGN | Document ID: 253264708073054

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1534 van Buren ..., which is located [3 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Yisroel Dubov

Jotform SIGN | Document ID: 253265689772069

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1450 Monroe St., which is located [1 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Yitzi and Rivkah Franklin

Jotform SIGN | Document ID: 253265043201040

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1300 Van Buren st, which is located [____ blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Yitzy Shapiro

Jotform SIGN | Document ID: 253264877519066

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 1200 South 13th ..., which is located [5 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Yoel Lipszyc

Jotform SIGN | Document ID: 253265153566056

DATE 11/23/2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Support for Proposed Project at 1434 Monroe Street

Dear Board:

I am the owner of the property located at 523 s 16th ave, which is located [2 blocks from] [within walking distance of] the proposed Mikvah project at 1434 Monroe Street. I had an opportunity to meet with representatives for the Applicant and/or to review the Applicant's plans relating to its request to demolish the existing home at 1434 Monroe and replace it with a religious Mikvah under a special exception. I also reviewed their request for a variance of the north and west setbacks at the property.

I believe that the proposed design fits within the aesthetics and character of the neighborhood. I believe the proposal will improve the attractiveness of the neighborhood as a religiously tolerant, vibrant, and family-friendly community, which I believe will bring vitality and increased property values to our neighborhood. I believe the setback variances are necessary to make the project successful and to keep the project in line with the residences in the neighborhood (which often have even smaller side setbacks). Accordingly, I recommend approval of this project.

Sincerely,

Yosef Garber

ATTACHMENT D

Public Correspondences
received until
1/26/2026 at 6pm

#	Sender Name	Date Received
1	Susan Mercier	1/22/2026
2	Kathleen DiBona	1/23/2026
3	Josh Levy	1/8/2026
4	Karen Duffy	1/20/2026
5	Pete Stimson Part 1	1/24/2026
6	Peter Stimson Part 2	1/24/2026
7	Frank Menschner	1/23/2026
8	Lory Hayes	1/23/2026
9	Christian A. Petersen, Esq. (on behalf of Rachel Mazor)	12/4/2025
10	Rachel Warady Mazor	12/4/2025

From:	Rachel Warady Mazor
To:	Mayor-Commissioners; George R. Keller, JR. CPPT; Raelin Storey; Andria Wingett; Anand Balram; Laura Gomez; Terry Cantrell; Fred Furze; D@sdcollaborative.com; Ari@sklarchitect.com; Kathy DiBona; Dianapitt@yahoo.com; Stephaniebendoym@gmail.com
Subject:	[EXT]Move the Mikvah - 3 blocks over - where it is legal per zoning
Date:	Thursday, January 8, 2026 3:02:41 PM
Attachments:	2025-12-04 Letter to the Hollywood Historic Preservation Board.pdf

You don't often get email from rwarady@gmail.com. Learn why this is important

Please incorporate this email and the attached letter into the application package for the item: 1434 Monroe Street

Dear City Managers, Mayor, Commissioners, Hollywood Preservation Board Members, Andria, Anand and Laura,

Happy New Year. I hope this message finds you well.

I am reaching out again, to make sure that you are all in receipt of this letter, from the attorney hired by the neighbors, to investigate the legal aspect of the proposal to replace a home in the RESIDENTIALLY ZONED, HISTORIC DISTRICT of Hollywood Lakes with a non-residential entity.

As your tax paying constituents, almost 1,500 of us have signed a petition asking for this proposal to be denied, and recommended to the applicant that the applicant select a property only a few blocks away, where there is proper zoning for non-residential use. We feel that replacing the house with a non-residential entity will permanently alter the character of the block and destroy the residential zoning.

The attached attorney's letter explains the legal reasons why, based on the city's own zoning and Historic Preservation Guidelines, this proposal should be denied for this location. If the city establishes that they are willing to distort the city's guidelines to allow a broad range of uses, ALL future applications must be approved. The city must be fair to all applicants, and therefore must adhere strictly to its own rules and guidelines to avoid giving special treatment to any specific applications.

We residents are dismayed to the extent of special treatment this application has been given, disregarding city zoning and Historic Preservation Guidelines that the rest of us must follow strictly. During the December 9 HPB hearing, many residents saw city staff - especially Anand Balram - being overly aggressive in their treatment of the HPB, obviously trying to pressure the board to abandon their questions and concerns about the proposed change of use, and lack of due diligence for traffic studies, parking studies and lighting plans, and trying to force the HPB to grant a change of use - all things that will obviously impact neighbors and Hollywood neighborhoods at large. These observations are in line with the neighbor's attorney's experiences with hearings at other cities. She was appalled by staff's behavior. She has never seen a city's staff aggressively support an application, to the extent of raising their voice and pushing back on board members as Anand Balram did during the December 9 hearing.

We implore you to speak with staff concerning their overt and aggressive public support for this application, and remind them that the city's zoning and Historic Preservation Guidelines must be followed for all proposals, including this one. If this proposal is approved, the city

must then approve all future proposals requesting variances and/or changes of use in violation of zoning and Historic Preservation, or risk being sued for unfair treatment.

Thank you.

Sincerely,

Rachel Mazor
Hollywood Resident

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From:	Frank Menschner
To:	Terry Cantrell; Fred Furze; d@sdcollaborative.com; ari@sklarchitect.com; Kathy DiBona; dianapitt@yahoo.com; Stephaniebendoym@gmail.com; Damaris Henlon
Cc:	Andria Wingett; Laura Gomez; Raelin Storey; George R. Keller, JR. CPPT; Mayor-Commissioners
Subject:	[EXT]Why the Proposed Mikvah Fails Special Exception Criteria
Date:	Friday, January 23, 2026 1:05:37 PM

You don't often get email from frank.menschner@gmail.com. Learn why this is important

Dear Members of the Historic Preservation Board,

I am writing to outline why the proposed mikvah at 1434 Monroe Street does not satisfy the City's requirements for granting a special exception:

a. Consistency with the Comprehensive Plan
-The Comprehensive Plan aims to preserve the integrity and character of residential neighborhoods.
-The mikvah is a standalone, non-residential facility—not a residence, not accessory to one—and therefore conflicts with these principles.

b. Compatibility with Existing Land Use and Future Designations
-The surrounding area is zoned for single-family homes.
-Introducing a commercial-like facility disrupts the existing land use pattern and designated future uses, undermining neighborhood cohesion.

c. Safe Traffic Movement
-The City has stated it will not conduct a traffic study, yet staff requested a no-fault indemnity clause if someone is injured due to these variances—an alarming acknowledgment of risk.
-Limited parking (only five spaces) for users and staff will lead to overflow parking, congestion, and pedestrian hazards on a quiet residential street and even worse if directed through a one lane alley.

d. Setbacks, Buffering, and Control of Nuisances
-Requested variances drastically reduce setbacks (front: 50 ft → 24 ft; side: 25 ft → 10 ft), eliminating adequate buffering.
-Evening operations and lighting will create adverse effects on neighbors.

e. No Detrimental Impact Requirement
-Eight ritual baths contradict claims of low-intensity use and suggest future expansion.
-Increased traffic, noise, and parking overflow will negatively affect health, safety, and neighborhood appearance.

f. Adequacy of Parcel Size and Shape
-The need for major variances proves the parcel is inadequate for this use.

g. Compliance with Zoning Standards
-The proposed use does not meet the definition of a Special Exception under the zoning code and fails to comply with RS-6 residential zoning standards.

Conclusion:
This proposal violates multiple criteria for special exceptions and sets a dangerous precedent

for non-residential encroachment in historic residential neighborhoods. We respectfully urge the Board to deny this application and encourage relocation to a nearby mixed-use zone where it would comply with city guidelines.

Thank you for your consideration.

Sincerely,
Frank Menschner
Concerned Citizen

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From:	Peter Stimson
To:	Terry Cantrell; Fred Furze; d@sdcollaborative.com; ari@sklarchitect.com; Kathy DiBona; dianapitt@yahoo.com; Stephaniebendoym@gmail.com; Damaris Henlon
Cc:	Andria Wingett; Laura Gomez; Raelin Storey; George R. Keller, JR. CPPT; Mayor-Commissioners
Subject:	[EXT]Why the Proposed Mikvah Fails Special Exception Criteria
Date:	Friday, January 23, 2026 2:02:43 PM

You don't often get email from peter.stimson@gmail.com. Learn why this is important

Dear Members of the Historic Preservation Board,

I am writing to outline why the proposed Mikvah at 1434 Monroe Street does not satisfy the City's requirements for granting a special exception:

a. Consistency with the Comprehensive Plan
-The Comprehensive Plan aims to preserve the integrity and character of residential neighborhoods.
-The mikvah is a standalone, non-residential facility—not a residence, not accessory to one—and therefore conflicts with these principles.

b. Compatibility with Existing Land Use and Future Designations
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for non-residential encroachment in historic residential neighborhoods. We respectfully urge the Board to deny this application and encourage relocation to a nearby mixed-use zone where it would comply with city guidelines.

Thank you for your consideration.

Sincerely,
Pete Stimson
Concerned Citizen and
Hollywood resident for 25 years

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From:	Lory Hayes
To:	Terry Cantrell; Fred Furze; d@sdcollaborative.com; ari@sklarchitect.com; Kathy DiBona; dianapitt@yahoo.com; Stephaniebendoym@gmail.com; Damaris Henlon
Cc:	Andria Wingett; Laura Gomez; Raelin Storey; George R. Keller, JR. CPPT; Mayor-Commissioners; Kevin Hayes
Subject:	[EXT]Why the Proposed Mikvah Fails Special Exception Criteria
Date:	Friday, January 23, 2026 6:24:44 PM

Dear Members of the Historic Preservation Board,

We are writing to outline why the proposed mikvah at 1434 Monroe Street does not satisfy the City's requirements for granting a special exception:

a. Consistency with the Comprehensive Plan
-The Comprehensive Plan aims to preserve the integrity and character of residential neighborhoods.
-The mikvah is a standalone, non-residential facility—not a residence, not accessory to one—and therefore conflicts with these principles.

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-The proposed use does not meet the definition of a Special Exception under the zoning code and fails to comply with RS-6 residential zoning standards.

Conclusion:
This proposal violates multiple criteria for special exceptions and sets a dangerous precedent for non-residential encroachment in historic residential neighborhoods. We respectfully urge the Board to deny this application and encourage relocation to a nearby mixed-use zone where it would comply with city guidelines.

Thank you for your consideration.

Sincerely,
Lory and Kevin Hayes
Concerned Citizens

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From:	Peter Stimson
To:	Terry Cantrell; Fred Furze; d@sdcollaborative.com; ari@sklarchitect.com; Kathy DiBona; dianapitt@yahoo.com; Stephaniebendoym@gmail.com; Damaris Henlon
Cc:	Andria Wingett; Laura Gomez; Raelin Storey; George R. Keller, JR. CPPT; Mayor-Commissioners
Subject:	[EXT]Re: Why the Proposed Mikvah Fails Special Exception Criteria
Date:	Saturday, January 24, 2026 9:30:19 AM

You don't often get email from peter.stimson@gmail.com. Learn why this is important

Just to add, I acknowledge that the current HPB and city officials cannot be held responsible for decisions of the past. However, it is now their DUTY to abide by the Comprehensive Plan and prevent **further non-residential sprawl** by denying this Mikvah application and all future non-residential

In my simplistic mind it's a binary decision.
Is the Application residential?
Yes: Proceedings continue
No: Application denied

Thanks again for listening to a very concerned Hollywood resident.
Sincerely,
Pete Stimson

On Fri, Jan 23, 2026 at 14:02 Peter Stimson <peter.stimson@gmail.com> wrote:

> Dear Members of the Historic Preservation Board,
>
> I am writing to outline why the proposed Mikvah at 1434 Monroe Street does not satisfy the City's requirements for granting a special exception:
>
> a. Consistency with the Comprehensive Plan
> -The Comprehensive Plan aims to preserve the integrity and character of residential neighborhoods.
> -The mikvah is a standalone, non-residential facility—not a residence, not accessory to one—and therefore conflicts with these principles.
>
> b. Compatibility with Existing Land Use and Future Designations
> -The surrounding area is zoned for single-family homes.
> -Introducing a commercial-like facility disrupts the existing land use pattern and designated future uses, undermining neighborhood cohesion.
>
> c. Safe Traffic Movement
> -The City has stated it will not conduct a traffic study, yet staff requested a no-fault indemnity clause if someone is injured due to these variances—an alarming acknowledgment of risk.
> -Limited parking (only five spaces) for users and staff will lead to overflow parking, congestion, and pedestrian hazards on a quiet residential street and even worse if directed through a one lane alley.
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Thank you for your consideration.

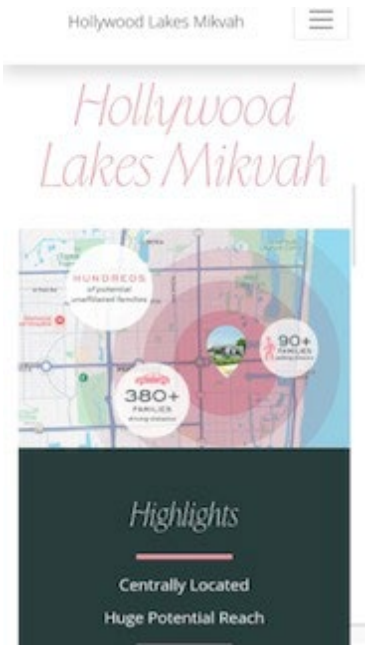
Sincerely,
Pete Stimson
Concerned Citizen and
Hollywood resident for 25 years

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All
aspects regarding confidential items of any type, apply.

Begin forwarded message:

> **From:** SV Mercier <mercierrealtor@gmail.com>
> **Date:** January 23, 2026 at 3:43:46 PM EST
> **To:** Terry Cantrell <terry@nstpower.com>, Fred Furze <fred@furzedesign.com>, D@sdcollaborative.com, Ari@sklarchitect.com, Kathy DiBona <dibona@mac.com>, dianapitt@yahoo.com, stephaniebendoym@gmail.com, Damaris Henlon <DHENLON@hollywoodfl.org>
> **Subject: Fwd: New Business in Hollywood Lakes**
>
> ---------- Forwarded message ---------
> From: **SV Mercier** <mercierrealtor@gmail.com>
> Date: Thu, Jan 22, 2026, 3:53 PM
> Subject: New Business in Hollywood Lakes
> To: <GKELLER@hollywoodfl.org>
>
> Please review the attached advertisement for a proposed business, distributed to seek customers outside of Hollywood.
>
> Thank you,
> Susan Mercier
> 1449 Monroe St, Hollywood, FL 33020



CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From:	Josh Levy
To:	Rachel Warady Mazor
Cc:	George R. Keller, JR. CPPT; Raelin Storey; Andria Wingett; Anand Balram; Laura Gomez; Terry Cantrell; Fred Furze; d@sdcollaborative.com; ari@sklarchitect.com; Kathy DiBona; dianapitt@yahoo.com; Stephaniebendoym@gmail.com; Damaris Henlon
Subject:	Re: [EXT]Move the Mikvah - 3 blocks over - where it is legal per zoning
Date:	Thursday, January 8, 2026 4:47:09 PM
Attachments:	2025-12-04 Letter to the Hollywood Historic Preservation Board.pdf

Hi Rachel, I appreciate your passion for the Lakes Neighborhood. As a courtesy, sharing the quick AI analysis of the letter you shared from your attorney. Please extend any continuing discussion between to be through the City Attorney's office.

Best. Josh

Below is a straight, no-nonsense RLUIPA analysis of the letter opposing the mikvah at 1434 Monroe Street, focusing on where it is legally vulnerable and where it is defensible under the Religious Land Use and Institutionalized Persons Act (RLUIPA). This is not about tone or politics—it's about litigation risk and correctness.

What RLUIPA Actually Protects (Quick Grounding)

RLUIPA prohibits a local government from:

1. Imposing a substantial burden on religious exercise through land-use regulation
2. Treating religious uses worse than comparable secular uses (equal terms)
3. Discriminating based on religion
4. Unreasonably limiting religious assemblies or institutions

Importantly:

- "Religious exercise" is defined very broadly and includes any use of land for religious purposes, not just congregational worship.
- Courts do not second-guess theology or redefine what "counts" as worship.

Major RLUIPA Problems in the Letter

1.

Redefining Religious Exercise (High Risk)

"While the applicant describes the mikvah as a 'place of worship,' the use described does not meet that definition."

This is the single biggest legal flaw.

Under RLUIPA:

- A mikvah is unquestionably religious exercise
- Courts have repeatedly held that ritual facilities qualify, even if:
  - No sermons occur
  - No congregation gathers
  - Use is by appointment only
-

Government bodies (and advisors) may not narrow or redefine religious exercise.

Doing so invites a strict-scrutiny RLUIPA claim.

Bottom line:

This argument would likely be flatly rejected in federal court.

2.

“Religious Spa” Characterization (Very Dangerous)

“Functionally, it resembles a specialized religious spa rather than a traditional place of worship.”

This language is legally radioactive.

Why?

- It trivializes religious practice
- It implies the Board should judge religious legitimacy
- Courts view this as evidence of religious hostility or bias

Even if unintended, plaintiff’s counsel would quote this sentence verbatim.

Bottom line:

This sentence materially increases RLUIPA exposure.

3.

Ignoring the "Substantial Burden" Framework

The letter never meaningfully addresses:

- Whether denial leaves the religious group with reasonable alternatives
- Whether the burden is self-imposed or regulatory
- Whether denial is the least restrictive means

If denial effectively prevents observant users from accessing a mikvah within reasonable distance, courts often find a substantial burden.

Bottom line:

The letter argues zoning compliance—but RLUIPA overrides zoning when burdens are substantial.

Where the Letter Is on Firmer Ground

4.

Neutral Land-Use Impacts (Legitimate—but Must Be Handled Carefully)

These arguments are potentially valid under RLUIPA if applied neutrally:

- Parking insufficiency
- Traffic congestion
- Staffing impacts
- Setback and massing concerns
- Neighborhood safety impacts

RLUIPA does not immunize religious uses from all regulation.

BUT:

- These concerns must be applied identically to secular comparators
- They cannot be exaggerated or speculative
- They must support a compelling governmental interest if denial results

Safer framing:

“Even assuming religious exercise, the proposal fails neutral, generally applicable standards related to parking, setbacks, and safety.”

5.

Variance Arguments (Moderate Strength)

The variance discussion is the cleanest part of the letter:

> "These are not minor adjustments… they indicate that the parcel is inadequate."

Courts allow denial where:

- Variances are extreme
- The site is objectively unsuitable
- The same standard would apply to any applicant

However:

RLUIPA still requires analysis of whether reasonable conditions or modifications could mitigate impacts rather than outright denial.

Biggest Missing Safeguards (What's Not There—but Should Be)

The letter does not:

- Compare treatment to similarly situated secular uses (spas, clinics, day-use facilities)
- Explore conditions of approval as a less restrictive alternative
- Acknowledge RLUIPA at all (this omission is notable)

Courts expect decision-makers to show awareness and balancing, not just zoning rigidity.

Overall Assessment (Blunt and Practical)

Legal Risk Level: HIGH if relied upon as written

Area	RLUIPA Exposure
Defining religious exercise	Very High
"Religious spa" language	Very High
Failure to analyze burden	High
Neutral land-use impacts	Medium
Variance analysis	Medium

Straight Advice Going Forward

If this letter is used to justify denial without reframing:

- Expect a credible RLUIPA claim
- Expect discovery into Board intent
- Expect federal court scrutiny—not deference

If the City wants defensibility, the analysis must:

1. Accept the mikvah as religious exercise
2. Focus exclusively on neutral, objective impacts
3. Analyze conditions vs. denial
4. Show equal treatment with secular comparators

Tell it like it is:

The letter overreaches on religion and under-analyzes RLUIPA. That's the problem.

Josh Levy

Mayor
City of Hollywood
2600 Hollywood Boulevard
Hollywood, FL 33020
Office: (954) 921-3321
jlevy@hollywoodfl.org

Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

Mayor
Office of the Mayor and City Commission
P.O. Box 229045
Hollywood, FL 33022

Email: JLEVY@hollywoodfl.org
Telephone: 954-921-3321

www.HollywoodFL.org

Banner

Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

On Jan 8, 2026, at 3:02 PM, Rachel Warady Mazor <rwarady@gmail.com> wrote:

Please incorporate this email and the attached letter into the application package for the item: 1434 Monroe Street

Dear City Managers, Mayor, Commissioners, Hollywood Preservation Board Members, Andria, Anand and Laura,

Happy New Year. I hope this message finds you well.

I am reaching out again, to make sure that you are all in receipt of this letter, from the attorney hired by the neighbors, to investigate the legal aspect of the proposal to replace a home in the RESIDENTIALLY ZONED, HISTORIC DISTRICT of Hollywood Lakes with a non-residential entity.

As your tax paying constituents, almost 1,500 of us have signed a petition asking for this proposal to be denied, and recommended to the applicant that the applicant select a property only a few blocks away, where there is proper zoning for non-residential use. We feel that replacing the house with a non-residential entity will permanently alter the character of the block and destroy the residential zoning.

The attached attorney's letter explains the legal reasons why, based on the city's

own zoning and Historic Preservation Guidelines, this proposal should be denied for this location. If the city establishes that they are willing to distort the city's guidelines to allow a broad range of uses, ALL future applications must be approved. The city must be fair to all applicants, and therefore must adhere strictly to its own rules and guidelines to avoid giving special treatment to any specific applications.

We residents are dismayed to the extent of special treatment this application has been given, disregarding city zoning and Historic Preservation Guidelines that the rest of us must follow strictly. During the December 9 HPB hearing, many residents saw city staff - especially Anand Balram - being overly aggressive in their treatment of the HPB, obviously trying to pressure the board to abandon their questions and concerns about the proposed change of use, and lack of due diligence for traffic studies, parking studies and lighting plans, and trying to force the HPB to grant a change of use - all things that will obviously impact neighbors and Hollywood neighborhoods at large. These observations are in line with the neighbor's attorney's experiences with hearings at other cities. She was appalled by staff's behavior. She has never seen a city's staff aggressively support an application, to the extent of raising their voice and pushing back on board members as Anand Balram did during the December 9 hearing.

We implore you to speak with staff concerning their overt and aggressive public support for this application, and remind them that the city's zoning and Historic Preservation Guidelines must be followed for all proposals, including this one. If this proposal is approved, the city must then approve all future proposals requesting variances and/or changes of use in violation of zoning and Historic Preservation, or risk being sued for unfair treatment.

Thank you.

Sincerely,

Rachel Mazor
Hollywood Resident

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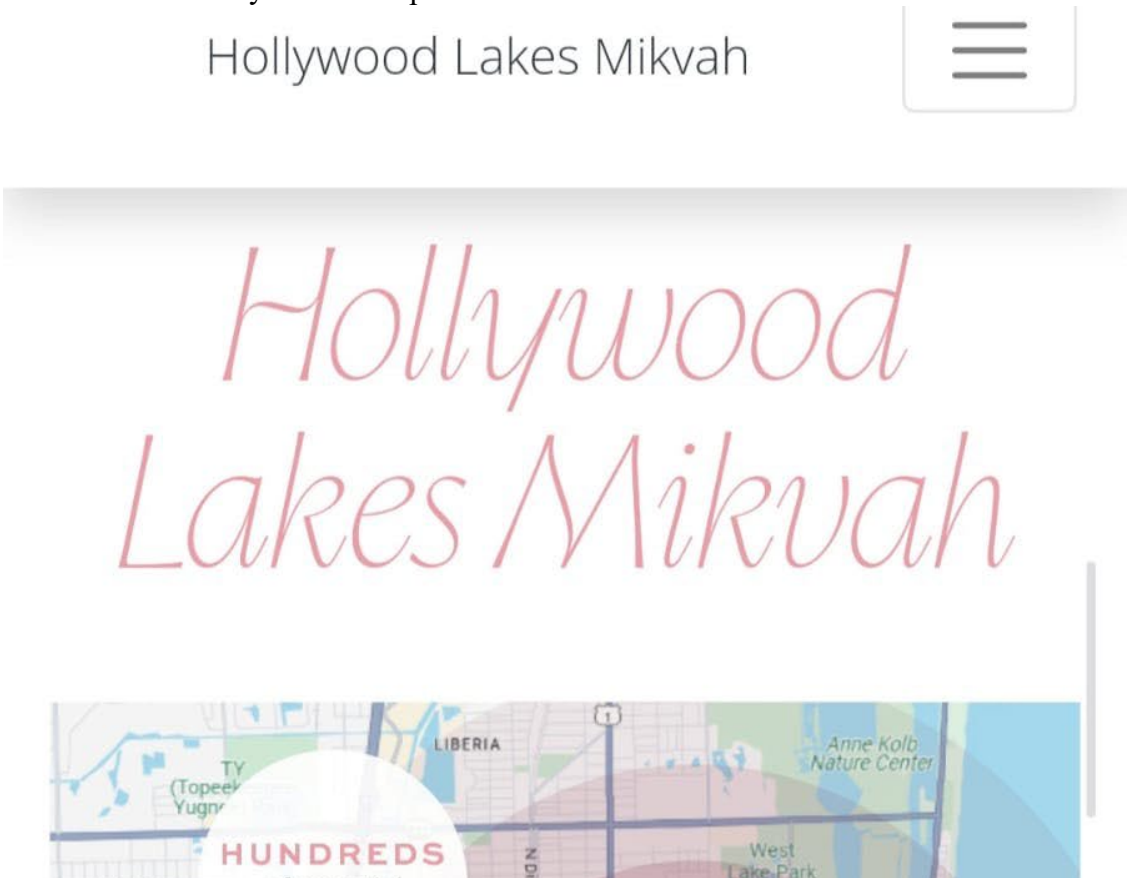
From: Karen Duffy
To: Laura Gomez
Subject: [EXT]Fwd: Mikveh Project on Monroe Street
Date: Tuesday, January 20, 2026 1:46:18 PM

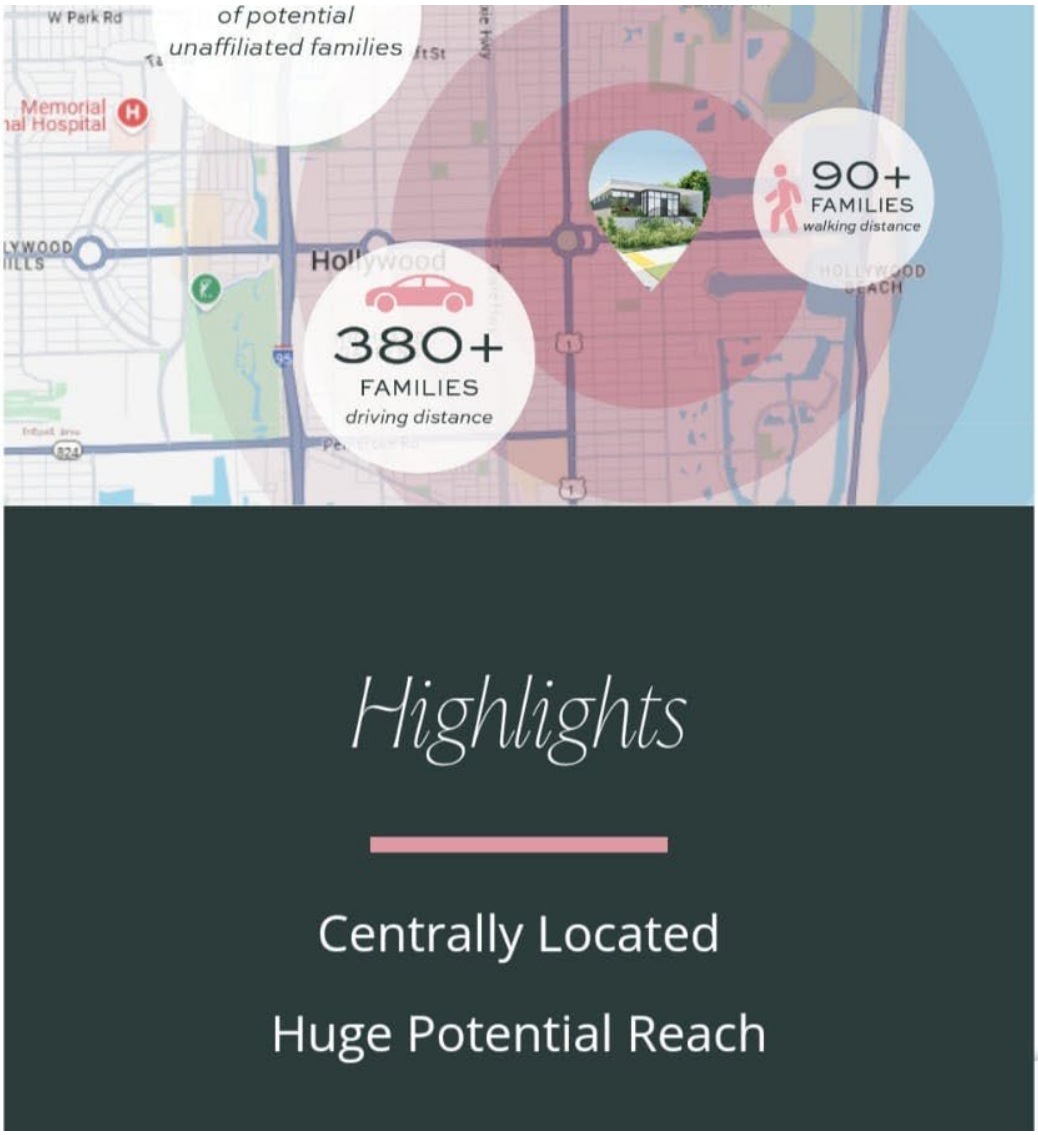
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The wording on the slide causes me great concern as the applicants look to be growing this project like a business and the expense of the neighborhood.

---------- Forwarded message ---------
From: **Karen Duffy** <gatorgirl7814@gmail.com>
Date: Tue, Jan 20, 2026 at 1:34 PM
Subject: Mikveh Project on Monroe Street
To: <lgomez@hollywoodfl.org>

Good afternoon Laura,
My name is Karen Duffy a Hollywood Lakes resident. We spoke last Thursday night regarding the application of the Mikveh project on Monroe street. Here is the page that talked about solicitation of a large number of families to be a part of this project. If even a quarter of this many families are members/participate the 1400 block will be overwhelmed with traffic. As just residential traffic/parking in the lakes area is now causing parking on both sides of the streets in many blocks including the 1400 block of Monroe leaving drivers with 1 lane while traffic needs to go in both directions.
The Lakes traffic infrastructure will not support additional cars. It will be unsafe for not only drivers but also very unsafe for pedestrians.





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