

**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: \_\_\_\_\_

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): \_\_\_\_\_

Zoning Classification: \_\_\_\_\_ Land Use Classification: \_\_\_\_\_

Existing Property Use: \_\_\_\_\_ Sq Ft/Number of Units: \_\_\_\_\_

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: \_\_\_\_\_

Phased Project: Yes  No  Number of Phases: \_\_\_\_\_

Project	Proposal	
Units/rooms (# of units)	# UNITS:	#Rooms
Proposed Non-Residential Uses		S.F.)
Open Space (% and SQ.FT.)	Required %:	(Area: S.F.)
Parking (# of spaces)	PARK. SPACES:	(# )
Height (# of stories)	(# STORIES)	( FT.)
<b>Gross Floor Area (SQ. FT)</b>	Lot(s) Gross Area (	FT.)

Name of Current Property Owner: \_\_\_\_\_

Address of Property Owner: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email Address: \_\_\_\_\_

Applicant \_\_\_\_\_ Consultant  Representative  Tenant

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Email Address #2: \_\_\_\_\_

Date of Purchase: \_\_\_\_\_ 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: \_\_\_\_\_

**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](http://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: *[Handwritten Signature]* Date: 5/12/25

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

Signature of Consultant/Representative: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

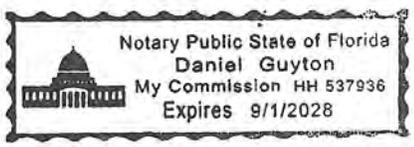
PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**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

*[Handwritten Signature]*  
 Notary Public



\_\_\_\_\_  
 Signature of Current Owner

\_\_\_\_\_  
 Print Name

State of Florida  
 My Commission Expires: \_\_\_\_\_ (Check One)  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.

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	Bryant Pl	7-
Electrical	8113	12-19-49	Weller Pl	1 - 50
Gas	4657	12-22-49	Bryant Pl	4-

S.T.V. Ctr. #4755 Bldg.

INSPECTIONS

FOUNDATION: 2-22-49	1st Rough Plg. 12-22-49.	Temp. Service 12-18-49
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	
	Cert. of Occupancy 3-13-50	Rubbish Bond 3-13-50

Remarks:



# JOB CARD

OWNER L. G. Wenke		JOB ADDRESS 1434 Monroe St.			
LEGAL DESCRIPTION	LOT NUMBER 23,24	BLOCK 88	SUBDIVISION OR ADDITION 1215-02-648-0553-01 Town of Hwd.		
MICROFILM NO.	ARCHITECT	FEE \$ 78.00	VALUATION \$ 4200.		

DESCRIPTION OF CONSTRUCTION Re-roof tile	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> 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 Surcharges: 1.00

# JOB CARD

OWNER <b>L. Wenke</b>	JOB ADDRESS <b>1434 Monroe St.</b>
--------------------------	---------------------------------------

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
-------------------	------------	-------	-------------------------

MICROFILM NO.	ARCHITECT	FEE \$ 15.00	VALUATION \$ 500.
---------------	-----------	-----------------	----------------------

DESCRIPTION OF CONSTRUCTION <b>window unit AC</b>	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
--	--

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			

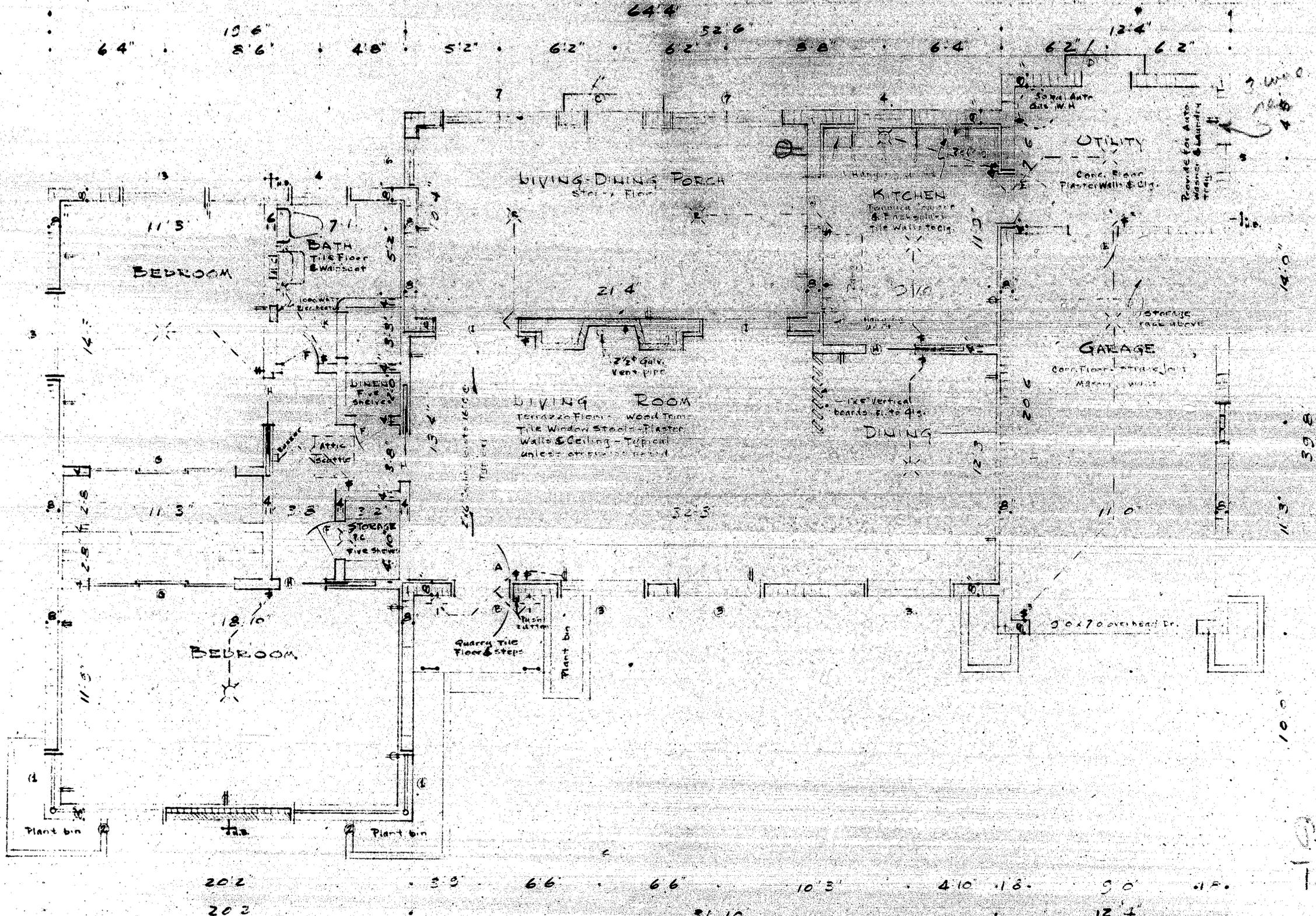
NOTES:  
 County Surcharge: .20

# Permit Search Results

[Search](#) > Properties located at/on/near '...1434 Monroe St...'

11 permits were found for  
**1434 MONROE ST**

<a href="#">View</a>	<a href="#">Process #</a>	<a href="#">Permit #</a>	<a href="#">Description</a>	<a href="#">Appl. Date</a>	<a href="#">Permit Date</a>
<a href="#">Details</a>		<b>M10-101509</b>	A/C CENTRAL (REPLACEMENT)	11/24/2010	<b>11/24/2010</b>
<a href="#">Details</a>	54493	<b>P0501434</b>	HOT WATER HEATER	10/10/2005	<b>10/18/2005</b>
<a href="#">Details</a>	98391	<b>B0504897</b>	RE-ROOF (METAL, TILE, WOOD, SHINGLE, SHAKE)	7/28/2005	<b>8/8/2005</b>
<a href="#">Details</a>		<b>M9602214</b>	A/C - CENTRAL - NEW		<b>12/11/1996</b>
<a href="#">Details</a>		<b>E9604918</b>	ELECTRICAL WORK		<b>12/11/1996</b>
<a href="#">Details</a>		<b>P9602256</b>	PLUMBING WORK		<b>12/2/1996</b>
<a href="#">Details</a>		<b>M9602158</b>	A/C - CENTRAL - NEW		<b>12/2/1996</b>
<a href="#">Details</a>		<b>E9604804</b>	ELECTRICAL WORK		<b>12/2/1996</b>
<a href="#">Details</a>		<b>B9608439</b>	ALTERATIONS-INTERIOR		<b>12/2/1996</b>
<a href="#">Details</a>		<b>E9604375</b>	SERVICE CHANGE-SINGLE FAMILY RESIDENCE		<b>11/7/1996</b>
<a href="#">Details</a>		<b>B9405661</b>	STORM SHUTTERS		<b>9/9/1994</b>



FLOOR PLAN  
1/4" = 1'0"

DOOR SCHEDULE			
A	3'0" x 6'8"	Two light over four panel	G 8'0" x 6'8" Triple Flash Slab Sliding
B	3'0" x 6'8"	One panel sc. w/ grille	H 2'8" x 6'8" " " "
C	3'0" x 7'0"	Glass Jalousie	I 4'8" x 6'8" Cased opening
D	2'8" x 7'0"	Combination	J 2'8" x 6'8" " " "
E	2'8" x 6'8"	"	K 2'6" x 6'4" Glass Shower dr.
F	2'0" x 6'8"	Flash Slab	

WINDOW SCHEDULE		
1	24	Aluminum Awning
2	24	" " Mull
3	34	" " "
4	23	" " "
5	13	" " "
6	2'6" x 6'8"	approx Glass Jalousie
7	3'1" x 6'3/4"	" " Mull

WINDOWS TO BE SET IN LIVESAY PRECAST FRAMES.

RESIDENCE  
FOR MR. & MRS. J.R. WENKE  
Lot 25 & 24, Block 88, Town of Hollywood  
HOLLYWOOD, FLORIDA

Cam. 49182  
26 Nov, 1949  
Scale: noted  
Drawn: A.P.

SHEET  
1 OF THREE

Provide 60 amp  
Temp. Lim. M.C.  
© - 12 - 19 - 49



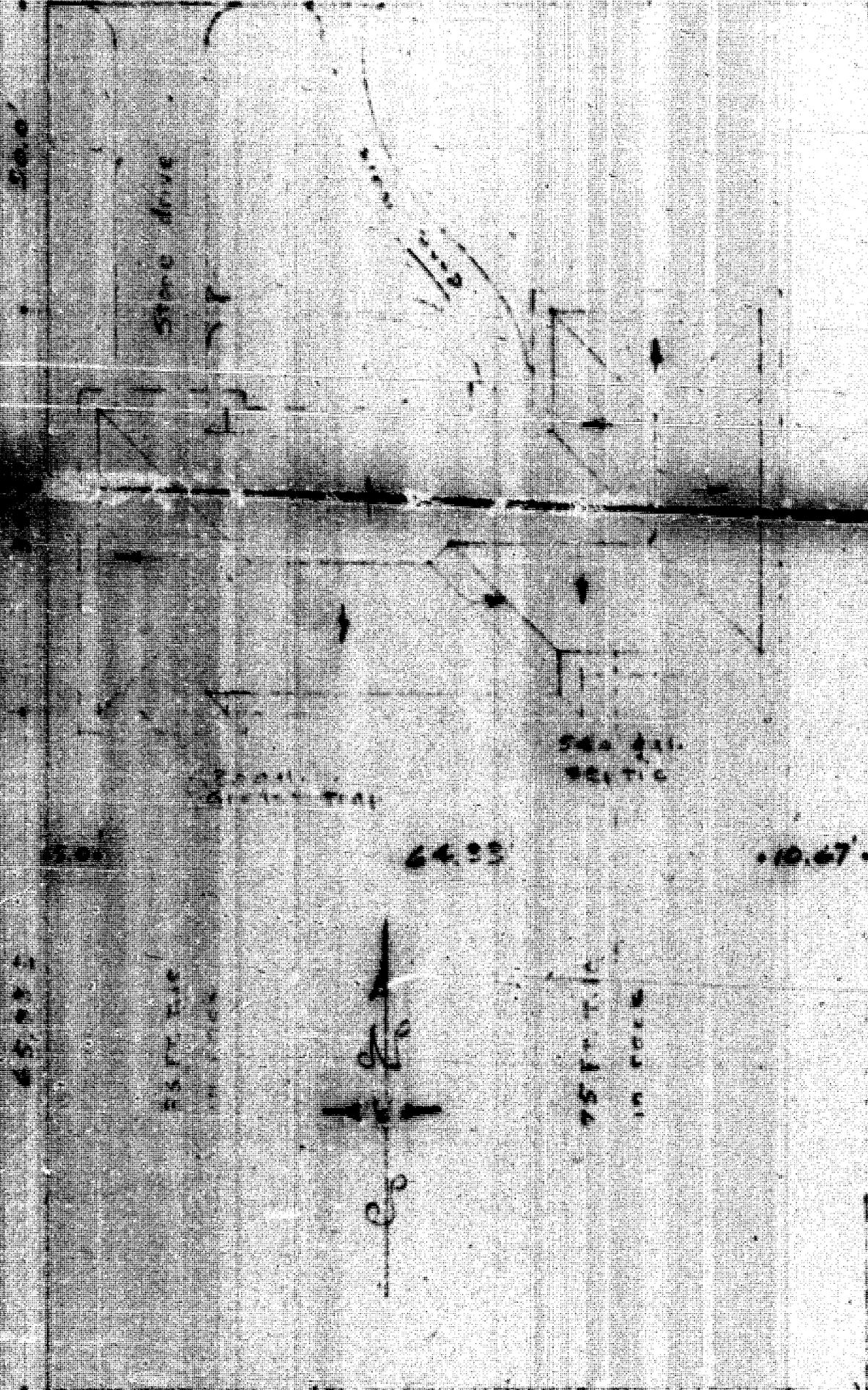






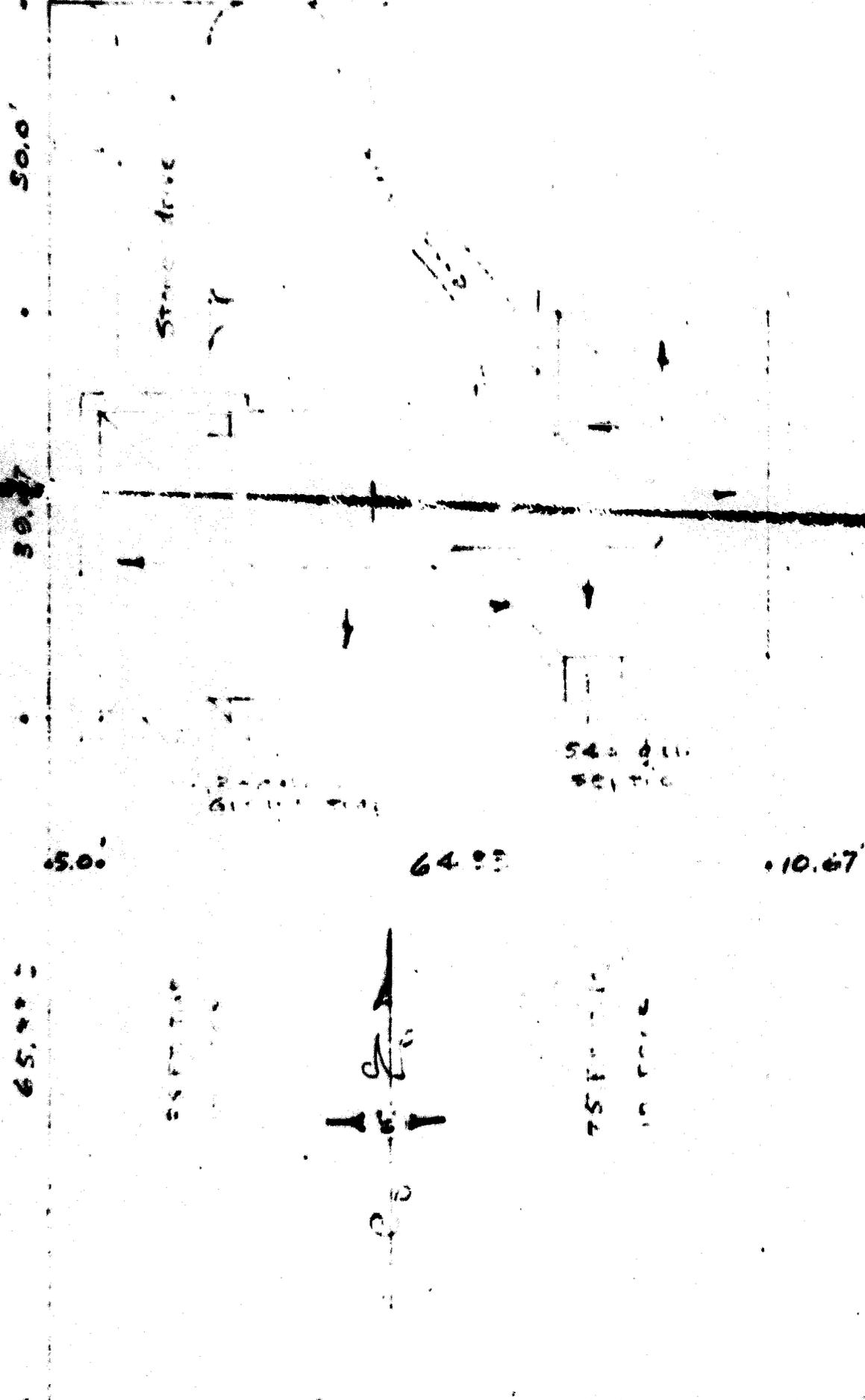


ADRIAN STREET

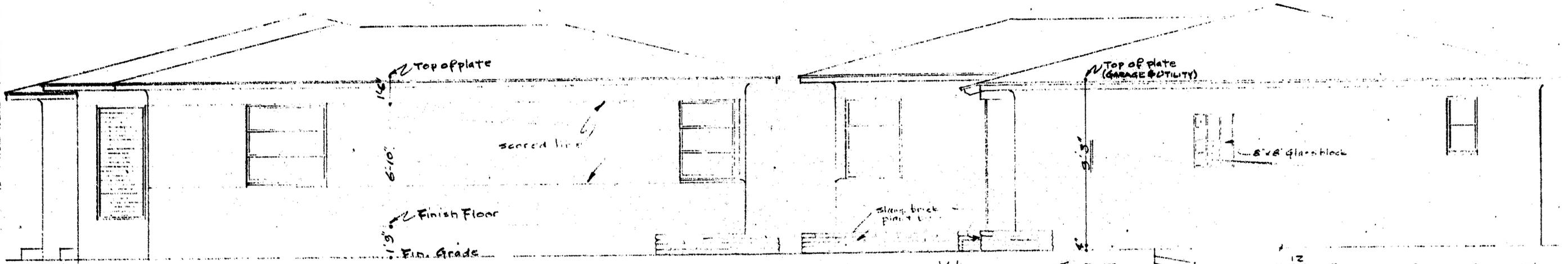


PLOT PLAN  
 1" = 20' 0

Actual Plot - 1/2 Acre

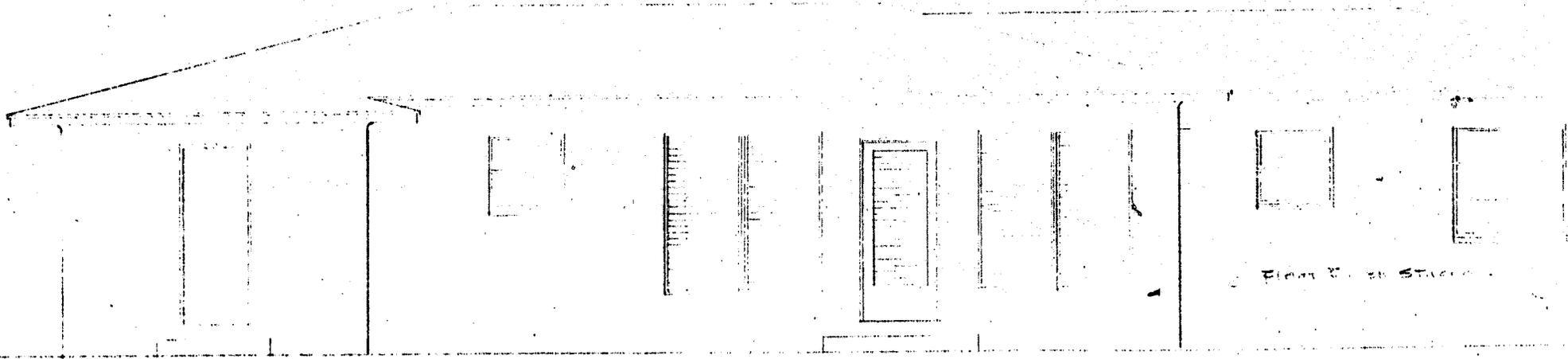
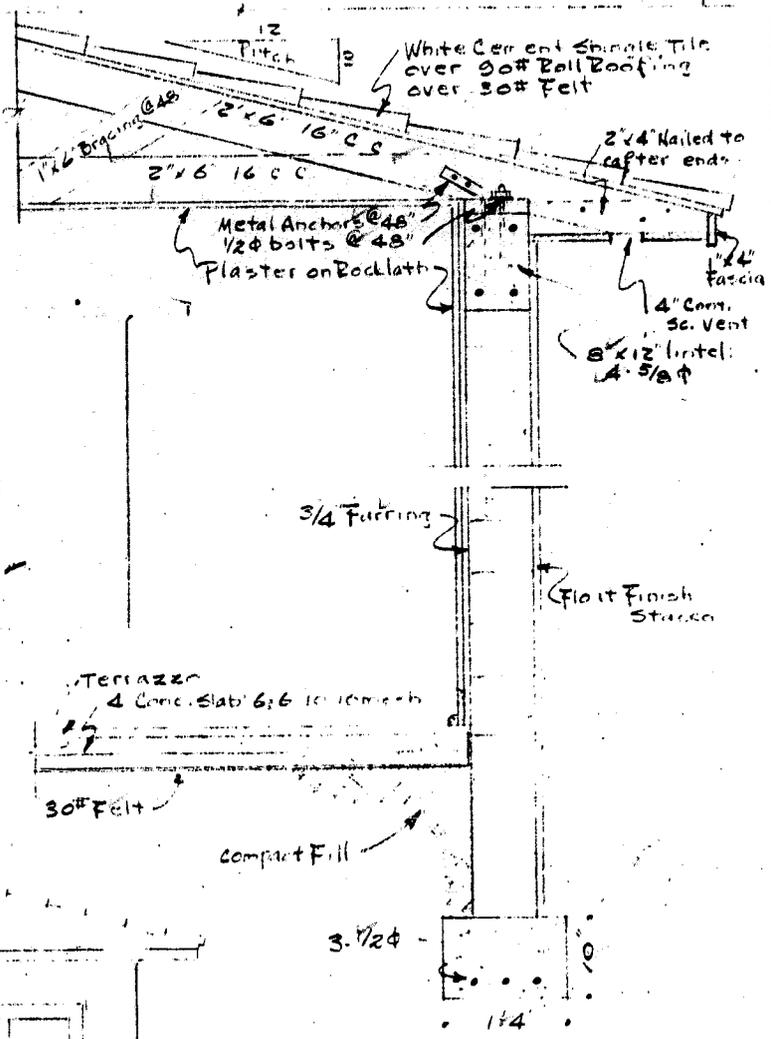


PLOT 1/2 Acre  
 1" = 20.0'

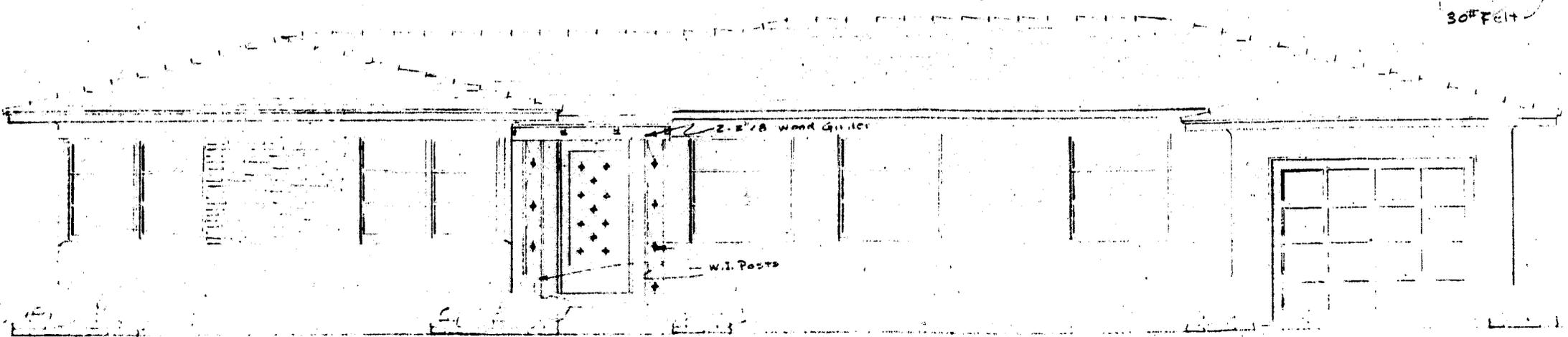


EAST SIDE  
1/4" = 1'0"

WEST SIDE  
1/4" = 1'0"

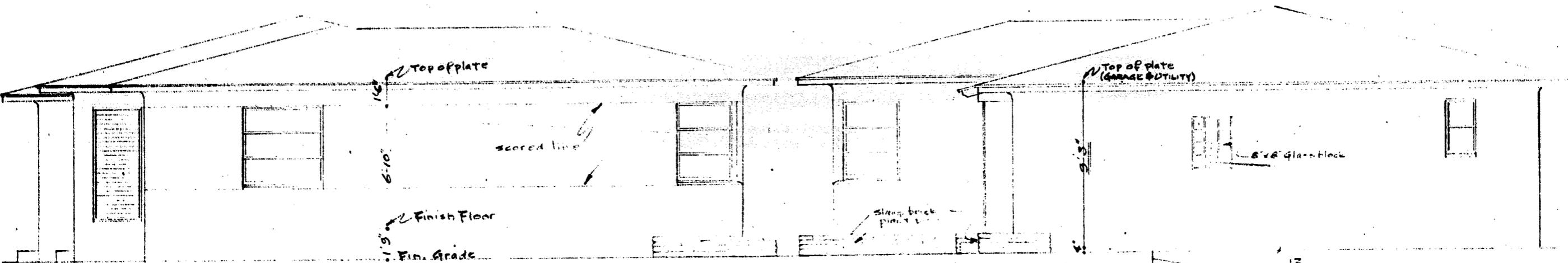


SOUTH ELEVATION  
1/4" = 1'0"



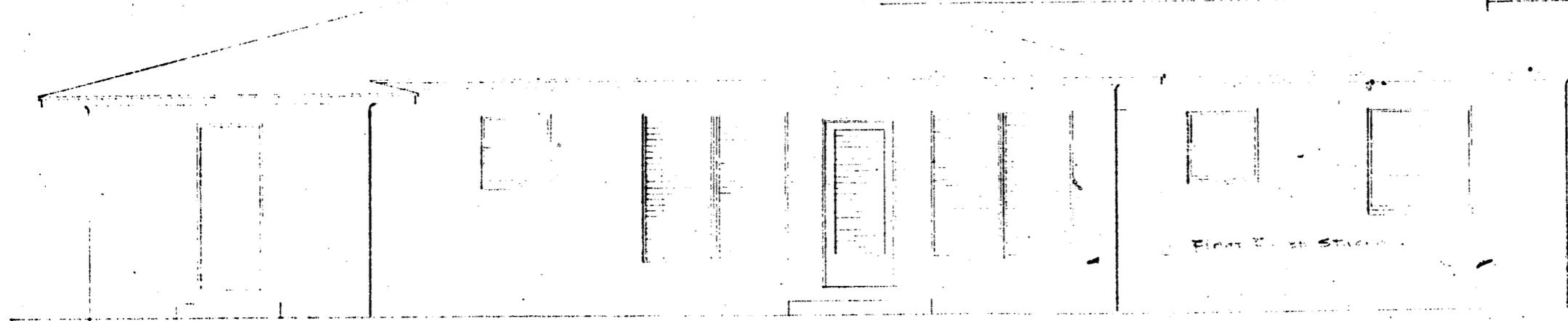
NORTH ELEVATION  
1/4" = 1'0"

SECTION  
3/4" = 1'0"

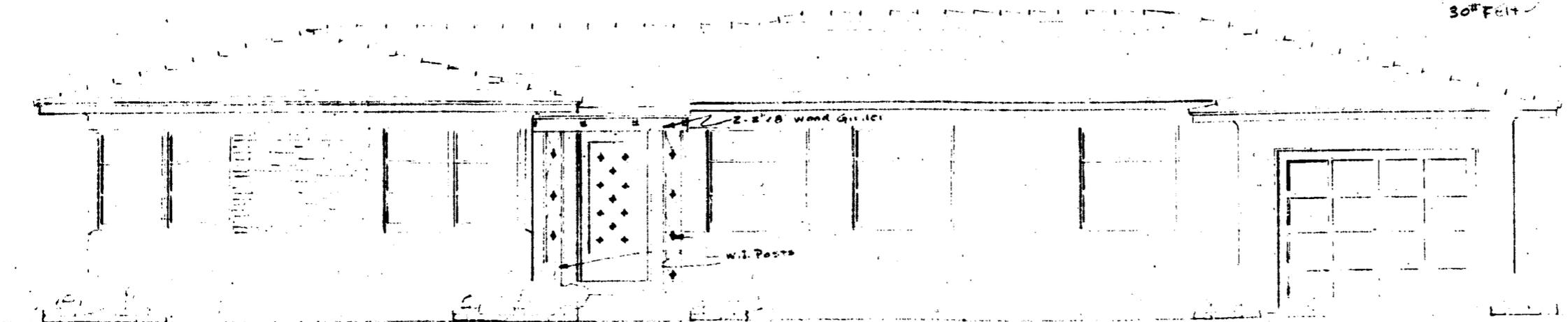


EAST SIDE  
1/4" = 1'0"

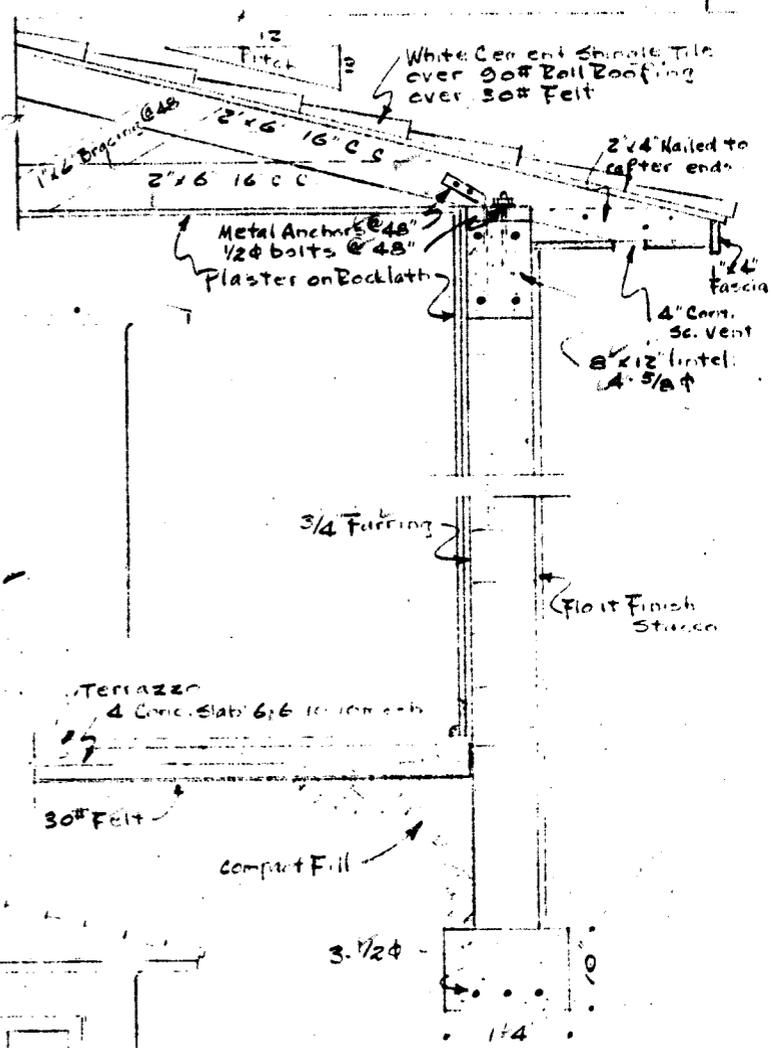
WEST SIDE  
1/4" = 1'0"



SOUTH ELEVATION  
1/4" = 1'0"



NORTH ELEVATION  
1/4" = 1'0"



SECTION  
3/4" = 1'0"

**New  
Search**

**Application/Permit  
Data**

**Plan Review  
Status**

**Inspection  
Results/Scheduling**

[Back to the Previous Page](#)

<b>Process #:</b>	<b>Permit #:</b> B9608439	<b>Master Permit:</b> B9608439
-------------------	---------------------------	--------------------------------

**Status:** Closed

[Show Master Permit](#) | [List All Subpermits](#)

#### Site Information

**Address:** 1434 MONROE ST

**Sub-division:** HOLLYWOOD 1-21 B

**Lot:** 23

**Block:** 88

**Folio#:** 514215026480

**Value:** \$2,200.00

**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

178/27

# CITY OF HOLLYWOOD, FLORIDA PERMIT APPLICATION



ALL OF THE FOLLOWING MUST BE FILLED IN BY APPLICANT, ACCORDING TO FS 713.136

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 REMODEL

\_\_\_\_\_ SQ.FT. 80 ESTIMATED VALUE: \$ ~~3000~~ 2200.00

CONTRACTOR'S NAME HOME OWNER PHONE # 925-8386

CONTRACTOR'S ADDRESS 1434 MONROE ST CITY HIWOD 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  
Richard Callif

Phone # \_\_\_\_\_ LICENSE # \_\_\_\_\_

Sworn before me this \_\_\_\_\_ of \_\_\_\_\_, 19\_\_\_\_ Notary Public

[Signature] Value \$ \_\_\_\_\_  
Notarized Signature of Qualifier

MECHANICAL CONTRACTOR: \_\_\_\_\_

Phone # \_\_\_\_\_ LICENSE # \_\_\_\_\_

Sworn before me this \_\_\_\_\_ of \_\_\_\_\_, 19\_\_\_\_ Notary Public

[Signature] Value \$ \_\_\_\_\_  
Notarized Signature of Qualifier

O.K for Homeowner to pull MECH. PERMIT FOR TOTAL  
EXPANSION, R.G. 11/27/96

PLUMBING CONTRACTOR: \_\_\_\_\_

Phone # \_\_\_\_\_ LICENSE # \_\_\_\_\_

Sworn before me this \_\_\_\_\_ of \_\_\_\_\_, 19 \_\_\_\_\_

Notarized Signature of Qualifier \_\_\_\_\_

Value \$ \_\_\_\_\_ Notary Public

ROOFING CONTRACTOR: \_\_\_\_\_

Phone # \_\_\_\_\_ LICENSE # \_\_\_\_\_

Sworn before me this \_\_\_\_\_ of \_\_\_\_\_, 19 \_\_\_\_\_

Notarized Signature of Qualifier \_\_\_\_\_

Value \$ \_\_\_\_\_ Notary Public

CONTRACTOR: \_\_\_\_\_

Phone # \_\_\_\_\_ LICENSE # \_\_\_\_\_

Sworn before me this \_\_\_\_\_ of \_\_\_\_\_, 19 \_\_\_\_\_

Notarized Signature of Qualifier \_\_\_\_\_

Value \$ \_\_\_\_\_ Notary Public

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 \_\_\_\_\_

Owner or Agent

SIGNATURE \_\_\_\_\_

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

7/24/97 Bill  
recommened  
extension Mike okwmm



# 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

60986003

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.

7/29/97

Dear City of Hollywood:

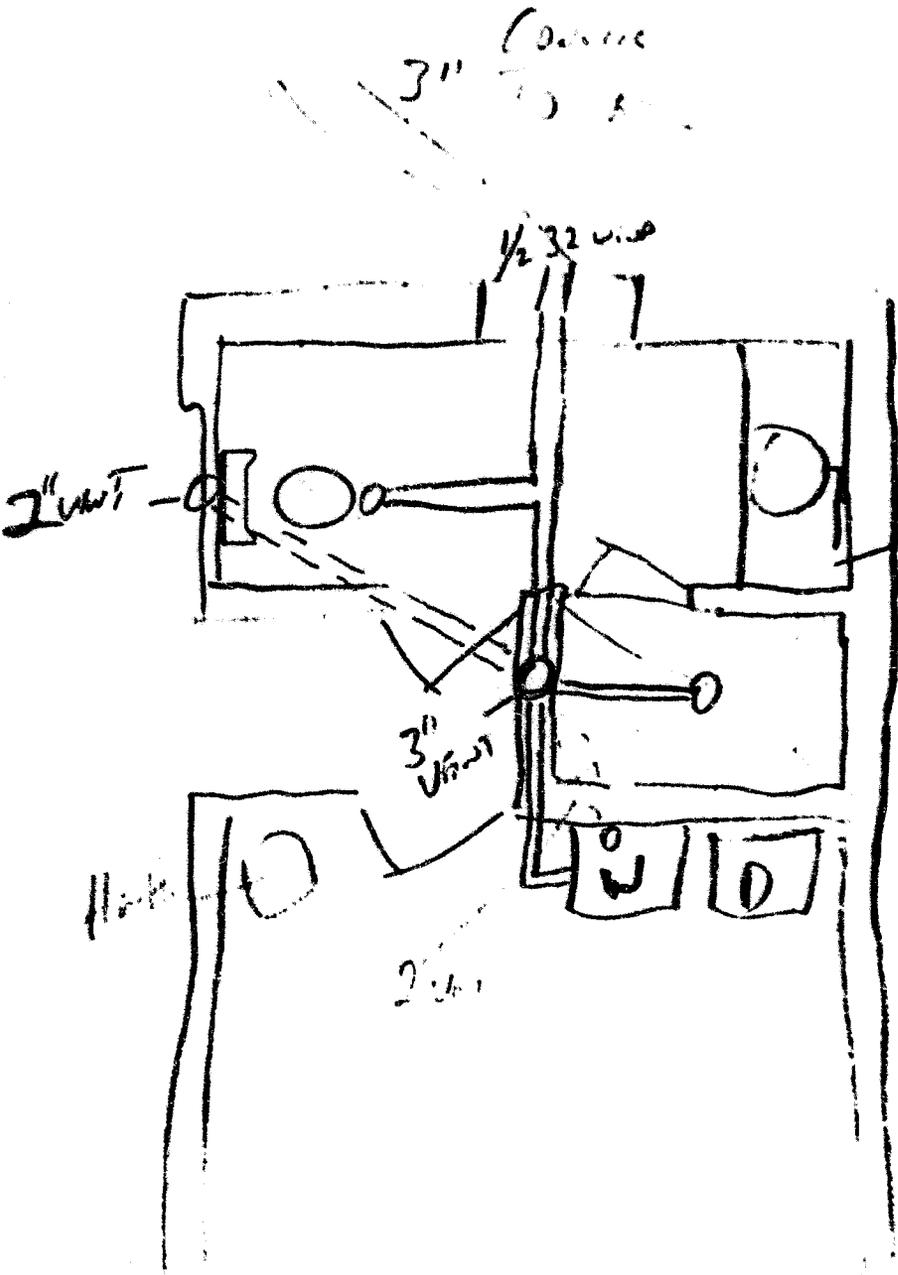
I am writing you to request an ~~extension~~ extension on this permit.

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. Lomb.



**APPROVED**

DEC 10 1968

City of Hollywood, Fla.  
Plumbing

33672

City of Hollywood



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, 8<sup>th</sup> edition and the State of Florida Department of Environmental Protection.

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

Sincerely,



KallerArchitecture

**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](mailto:giovanni@kallerarchitects.com)

w. [kallerarchitects.com](http://kallerarchitects.com)



KallerArchitecture

**Mitchell Fraiman** | NCARB, AIA | Architectural Associate

2417 Hollywood Blvd Hollywood, FL

t. 954 920 5746 e. [mfraiman@kallerarchitects.com](mailto:mfraiman@kallerarchitects.com)

w. [Kallerarchitects.com](http://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

GENERAL 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

A handwritten signature in blue ink, appearing to read "Joseph S. Kaller". The signature is fluid and cursive, written over a light blue horizontal line.

**KallerArchitecture**

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(l)(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

GENERAL 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

A handwritten signature in blue ink, appearing to read "Joseph S. Kaller". The signature is fluid and cursive, written over a light blue horizontal line.

**KallerArchitecture**

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 mlkvah 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



**KallerArchitecture**

## **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

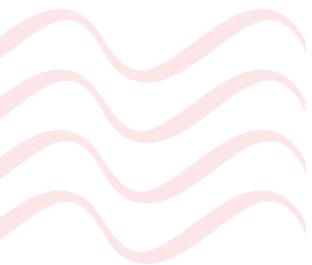
continues to thrive, the need for a  
Mikvah has never been greater.

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

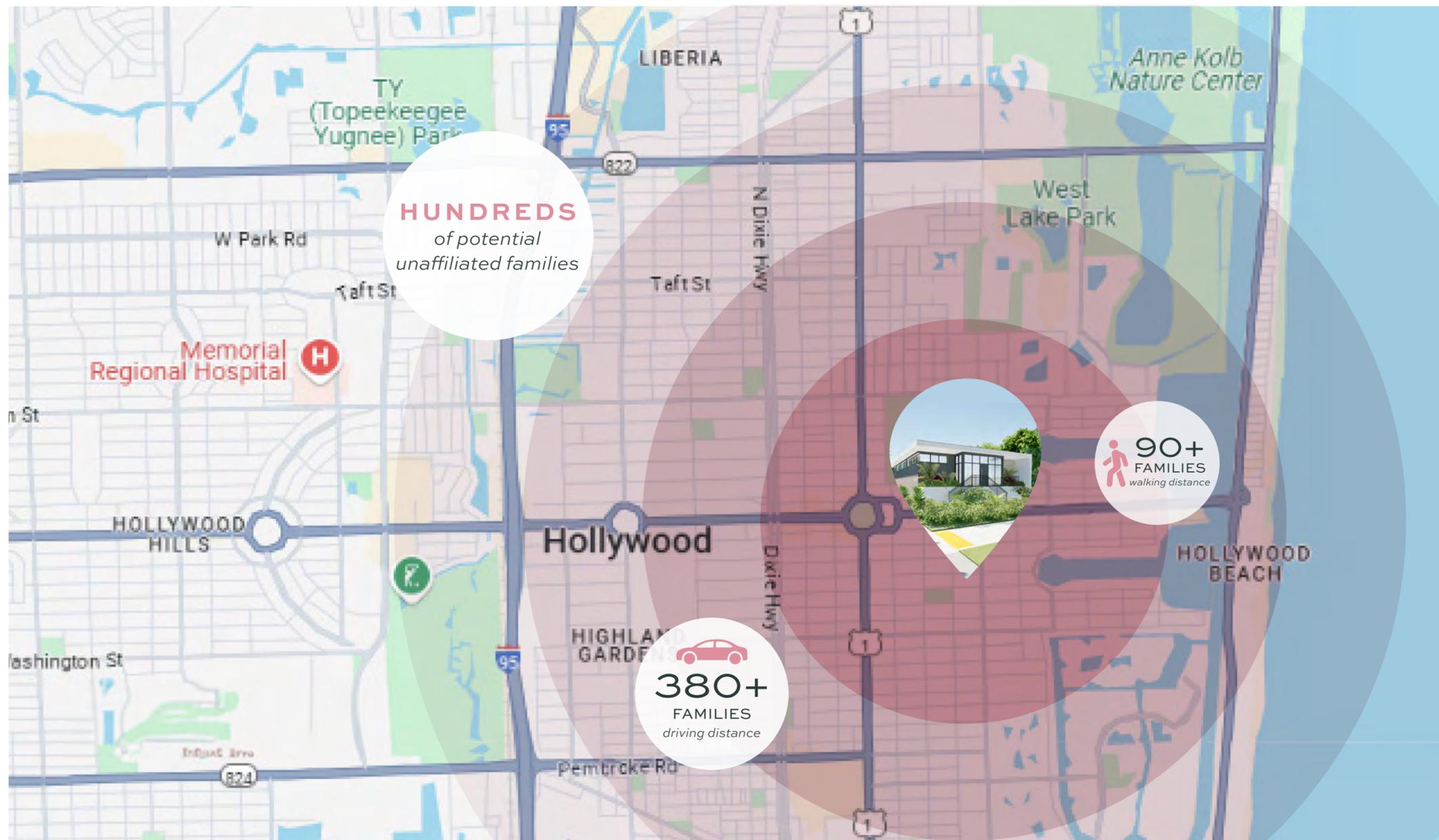
centrally located 

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*

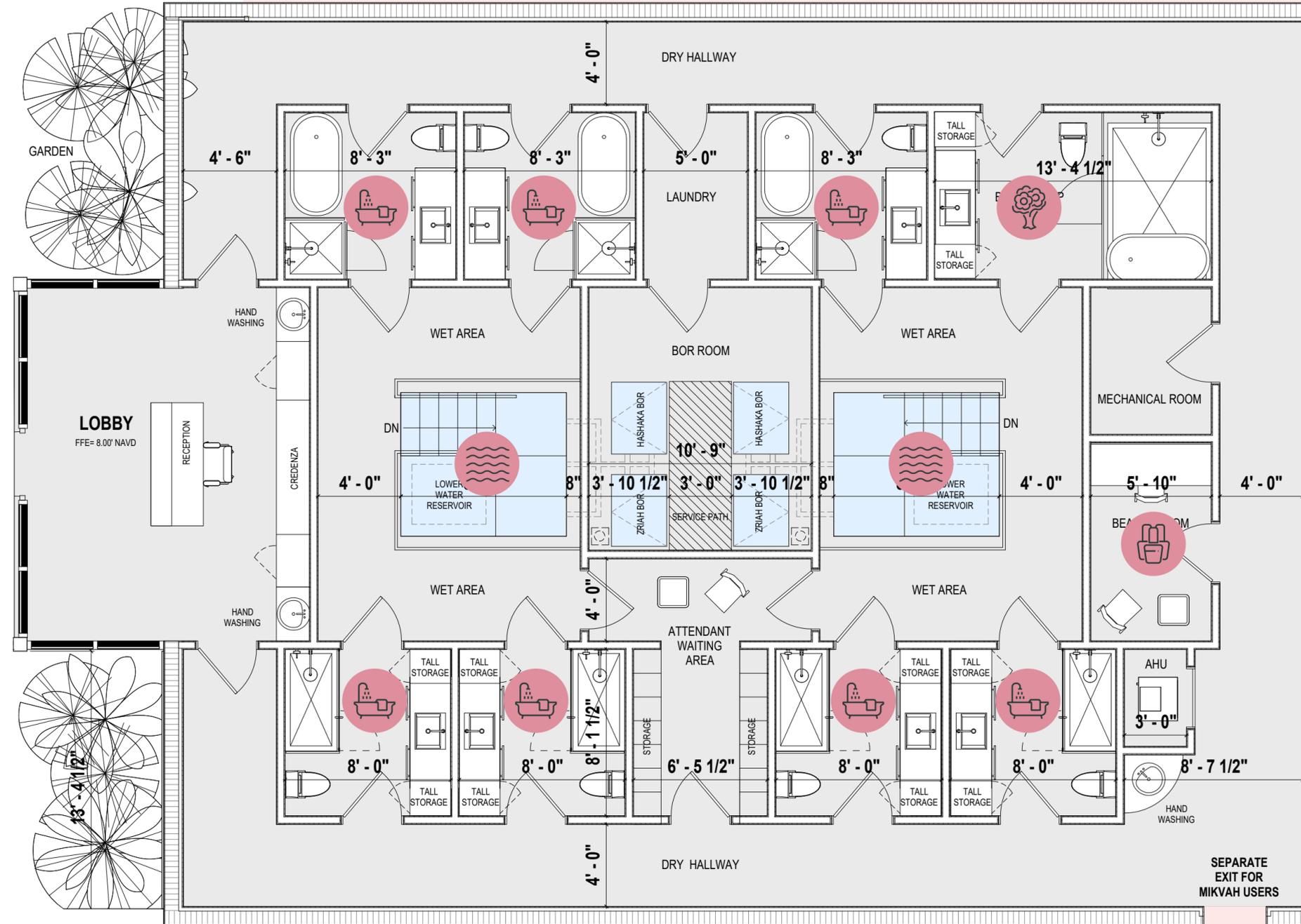


# Welcome

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

PLEGGED 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](http://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

## **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:

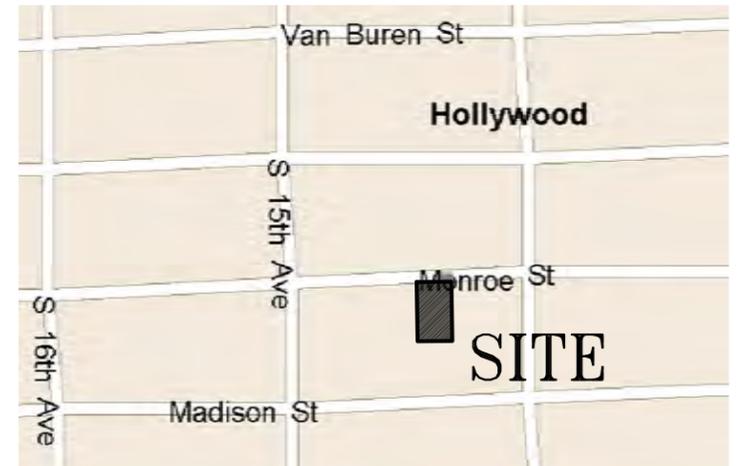
CKD CHECKED BY  
 CONC CONCRETE  
 DWN DRAWN BY  
 FB/PG FIELD BOOK AND PAGE  
 SIR SET 5/8" IRON ROD & CAP #6448  
 SNC SET NAIL & CAP #6448  
 FIR FOUND IRON ROD  
 FIP FOUND IRON PIPE  
 FNC FOUND NAIL & CAP  
 FND FOUND NAIL & DISK  
 PRM PERMANENT REFERENCE MARKER  
 P.B. PLAT BOOK  
 B.C.R. BROWARD 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:

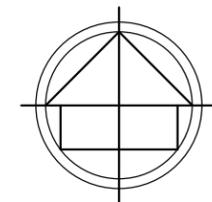
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #1915, ELEVATION=1.76'(NAVD88)
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- 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.
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- ENCROACHMENTS: A CHAIN LINK FENCE ENCLOSES INTO THE 15' ALLEY ON THE SOUTH SIDE OF THE PROPERTY. 0.7' ON THE WEST END AND 0.3' ON THE EAST END.
- 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.
- THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.



LOCATION MAP (NTS)

## LAND DESCRIPTION:

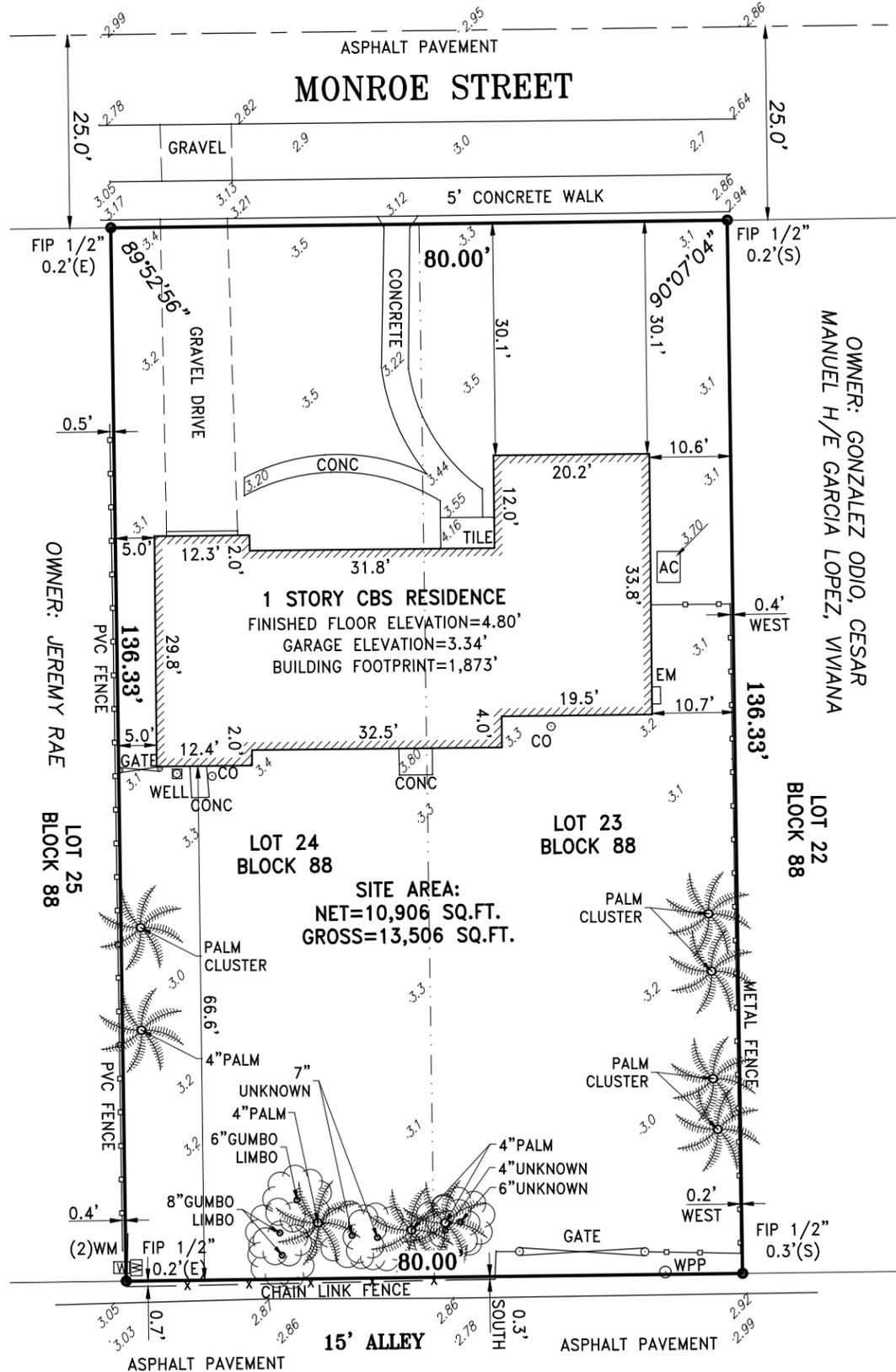
LOTS 23 AND 24, BLOCK 88 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



## 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

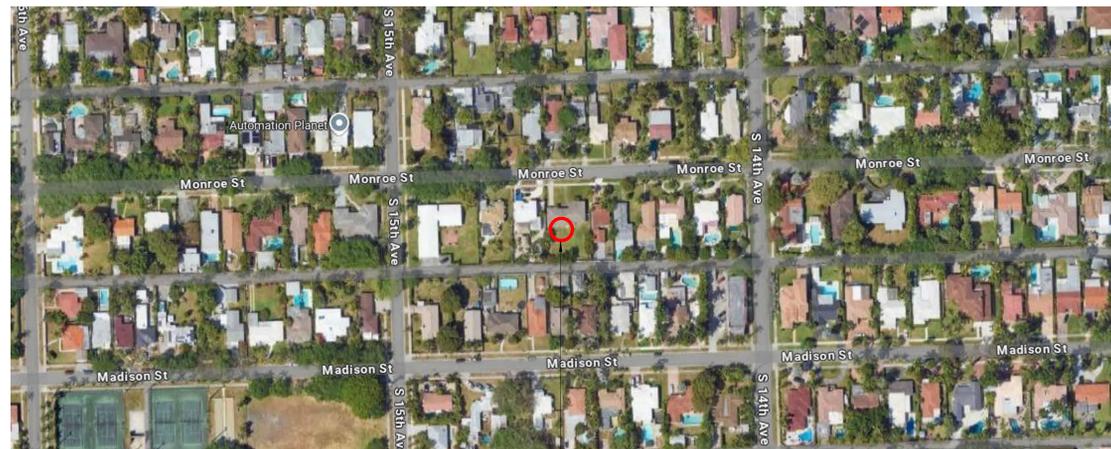


EXISTING



PROPOSED

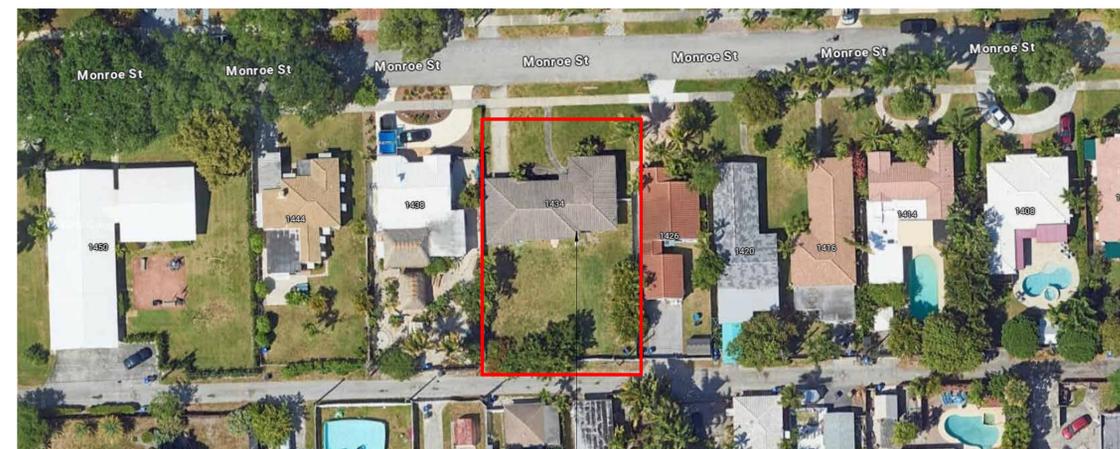
## LOCATION MAP



SITE



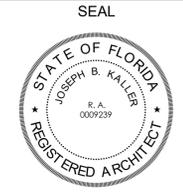
## AERIAL



SITE



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



JOSEPH B. KALLER  
 FLORIDA R.A. #0009239

PROJECT TITLE  
**1434 MONROE MIKVAH**  
 HOLLYWOOD, FL 33020

SHEET TITLE  
**COVER SHEET**

REVISIONS		
No.	Description	Date

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

SHEET  
**T-001**









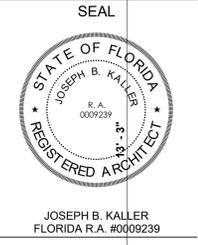








**Kaller Architecture**  
 AA#26001212  
 2417 Hollywood Blvd.  
 Hollywood Florida 33020  
 954.920.5746  
 joseph@kallerarchitects.com  
 www.kallerarchitects.com



PROJECT TITLE  
**1434 MONROE MIKVAH**  
 HOLLYWOOD, FL 33020

SHEET TITLE  
**ROOF PLAN**

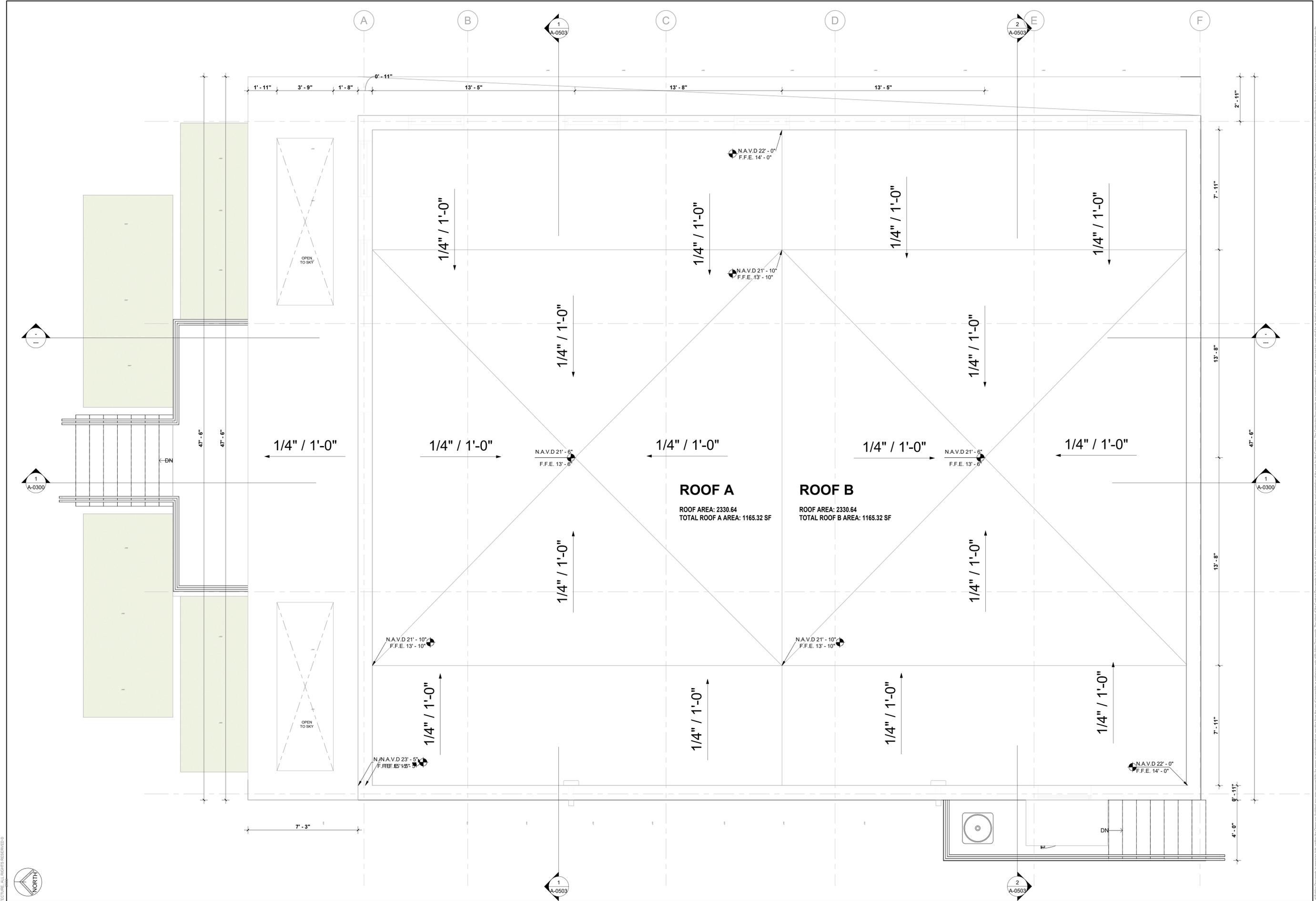
REVISIONS

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  
**A-0101**



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

KALLER ARCHITECTURE. ALL RIGHTS RESERVED.

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.

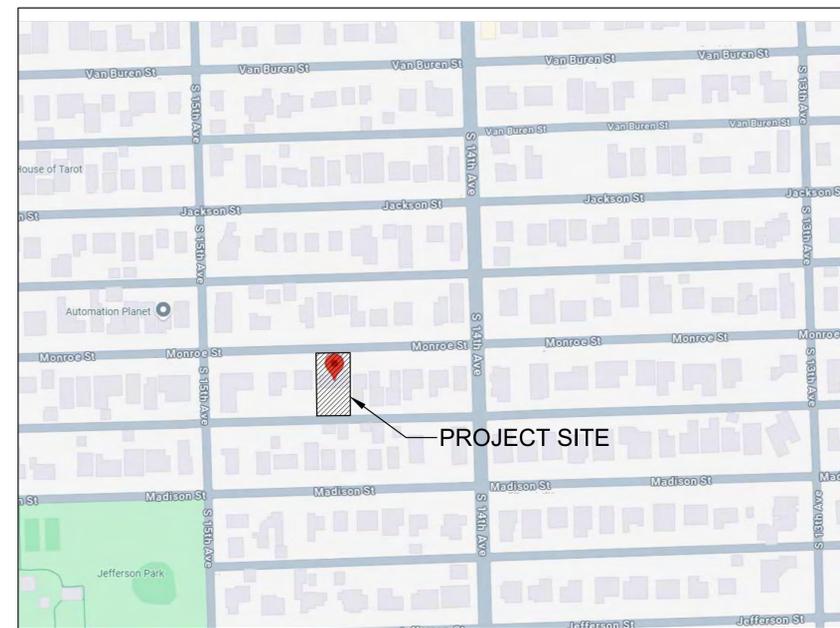
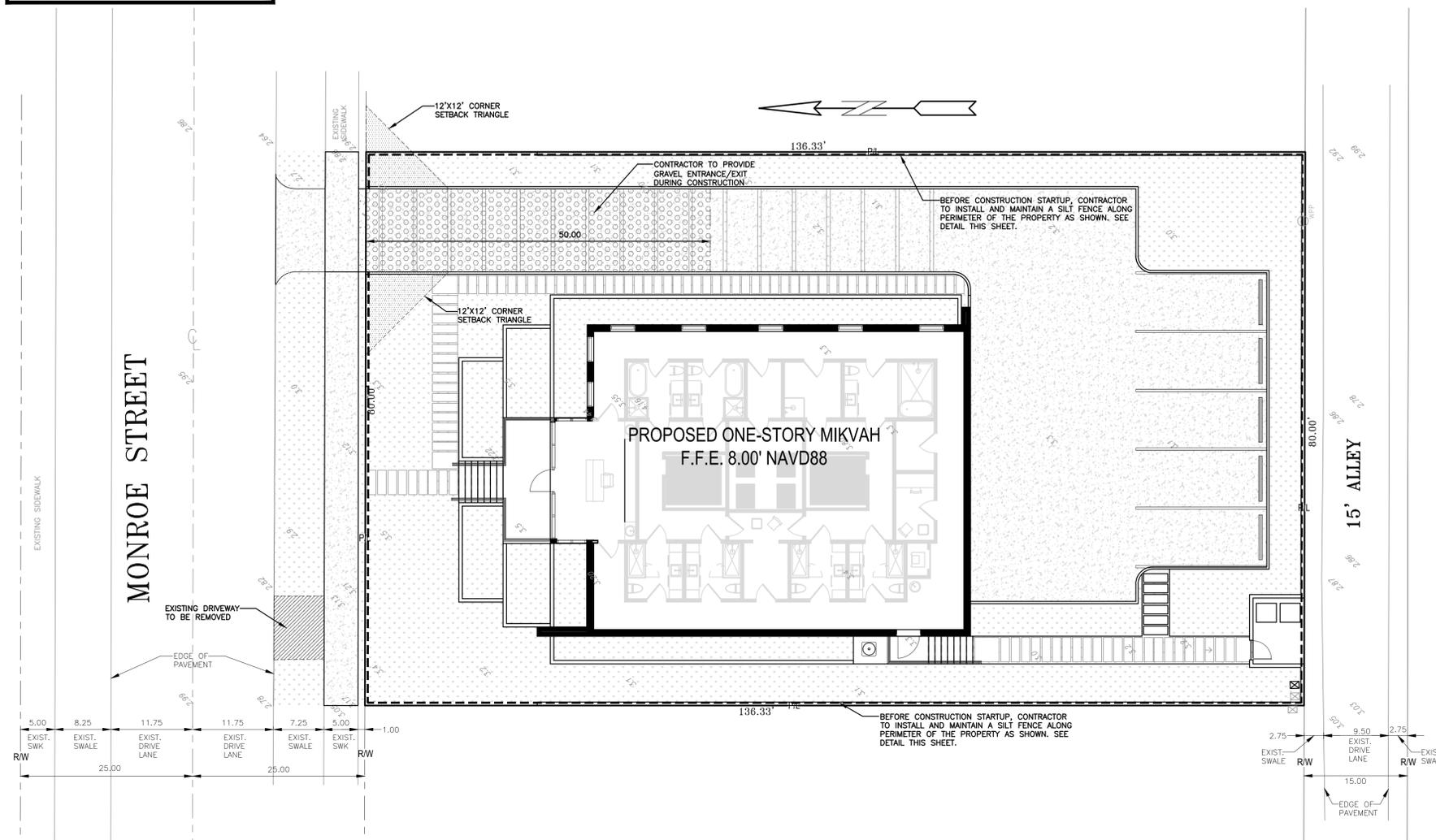






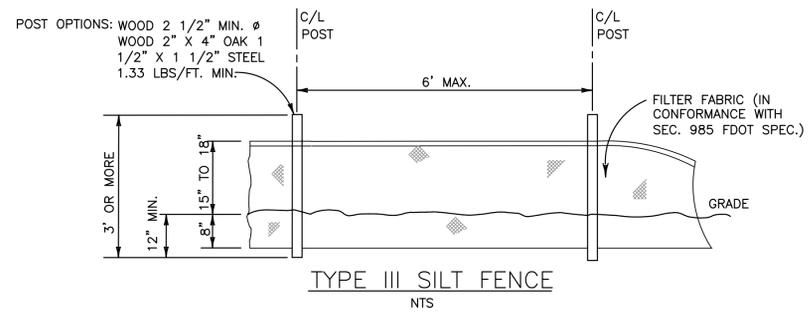


ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



LOCATION MAP  
NOT TO SCALE

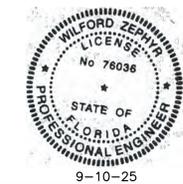
- BMP NOTES:**
1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH 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
  - PROPOSED GRADE
  - EXISTING ELEVATION
  - PROPOSED CATCH BASIN
  - EXISTING CATCH BASIN
  - PROPOSED WATER METER
  - EXISTING WATER METER
  - EXISTING WATER VALVE
  - PROPOSED BFP DEVICE
  - EXISTING SAN. SEWER MH
  - EXISTING FIRE HYDRANT

**EROSION & SEDIMENT CONTROL PLAN**  
SCALE: 1"=10'



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

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

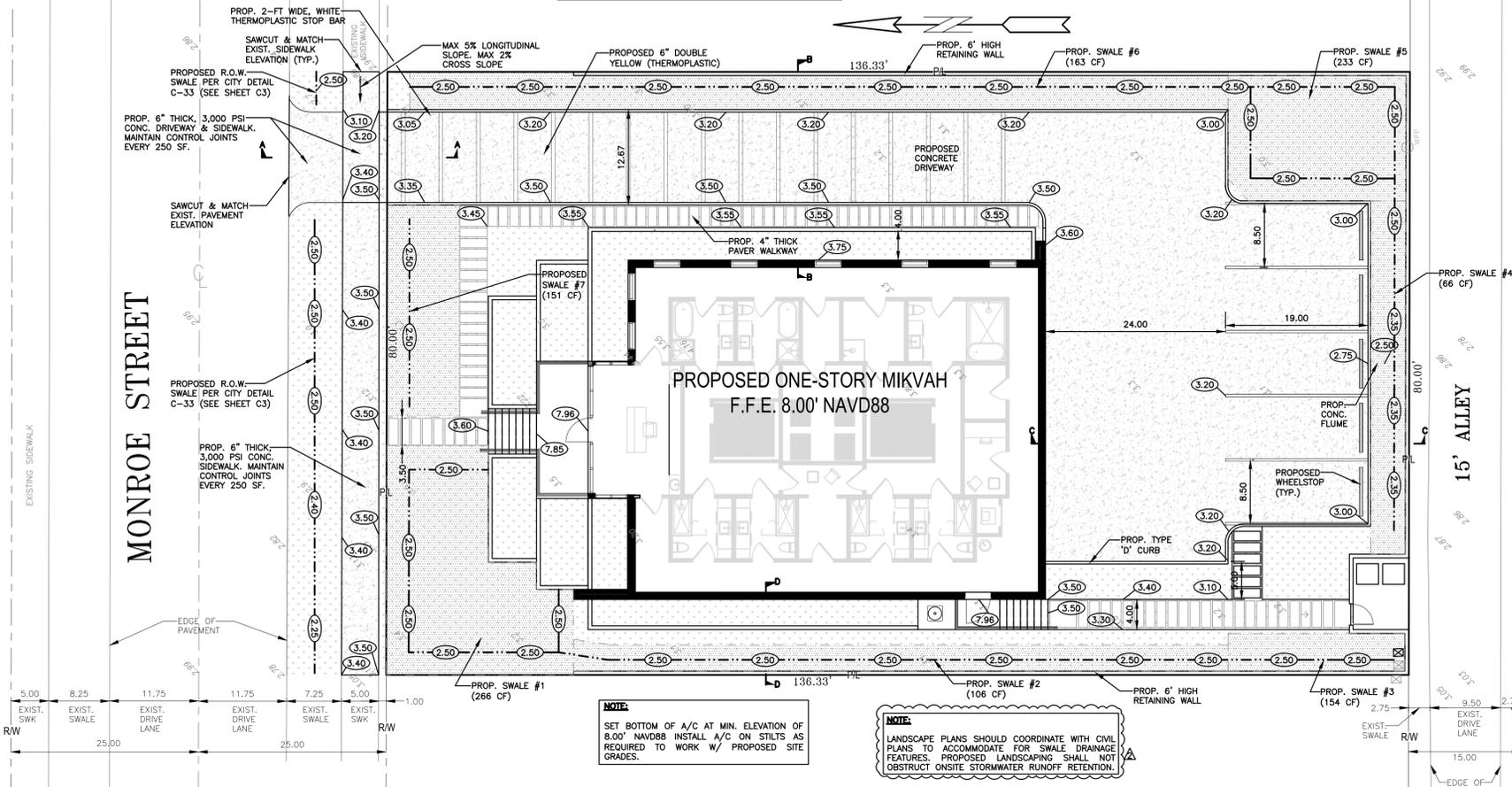


MONROE MIKVAH HOLLYWOOD  
1434 MONROE STREET  
HOLLYWOOD, FL 33020

P.E.#: 78036  
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



**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)  
 = 0.4977 = 49.77%

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

OR

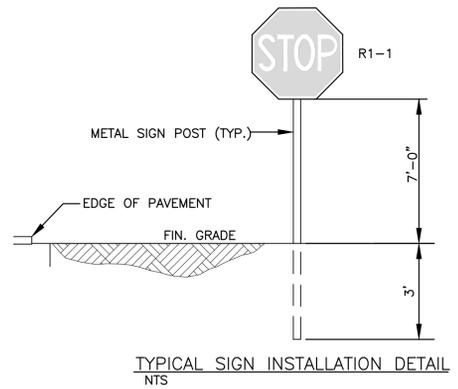
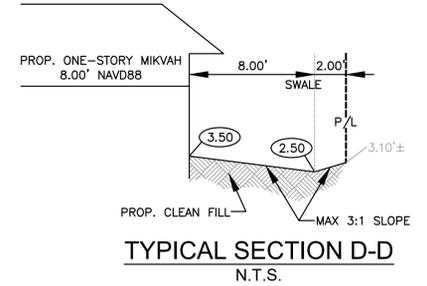
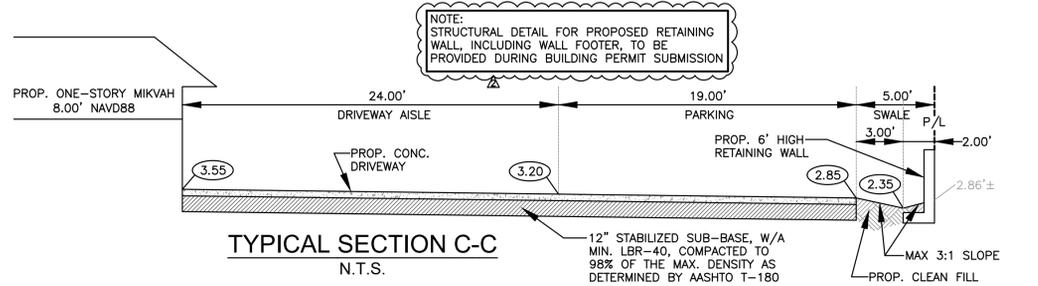
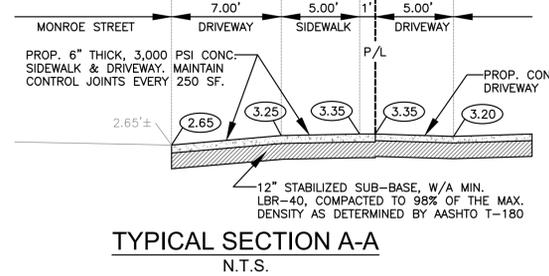
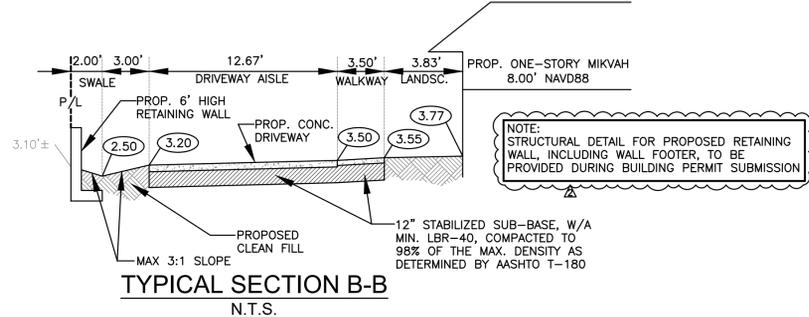
[(1 IN) X 10,893 SF] / (12 IN/FT) = 908 CF

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



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

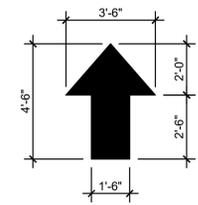
MILL AND RESURFACING SHALL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE FOR FULL WIDTH OF THE ROADWAY.

ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS

**CONCRETE:**  
 CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5-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.



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

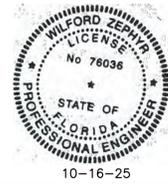
PAINT FOR ARROWS: PROVIDE A MINIMUM OF 2-COATS OF D.O.T. APPROVED PAINT - UTILIZE "YELLOW" COLORED PAINT ON CONCRETE.

TRAFFIC CONTROL ARROWS DETAILS  
N.T.S.

- NOTES:**
- 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.
  - PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
  - 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.
  - 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.
  - ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
  - CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
  - EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S 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
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



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
1	9-10-25	CITY REVIEW COMMENTS
2	10-16-25	CITY REVIEW COMMENTS

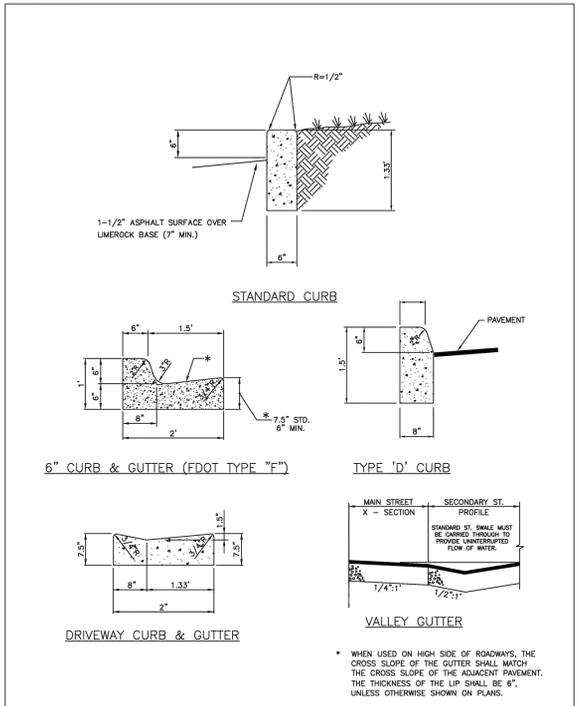
**ZEPHYR ENGINEERING**  
 WILFORD ZEPHYR, P.E.  
 HOLLYWOOD, FL  
 (786) 302-7693  
 wzephyr@gmail.com  
 CA#: 31158

**ZE**

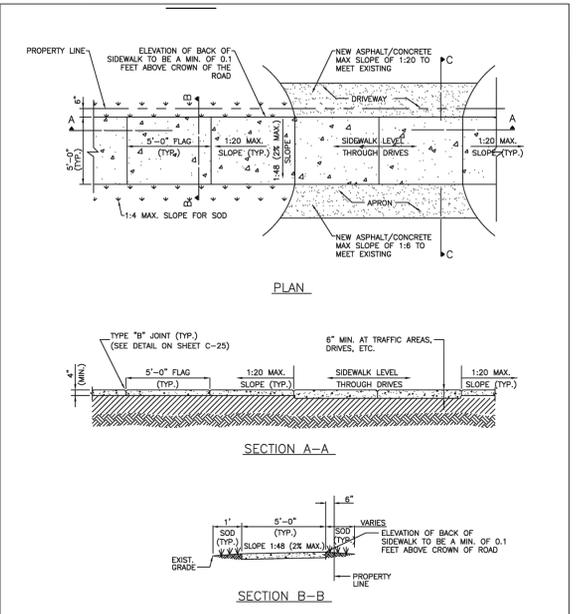
MONROE MIKVAH HOLLYWOOD  
 1434 MONROE STREET  
 HOLLYWOOD, FL 33020

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

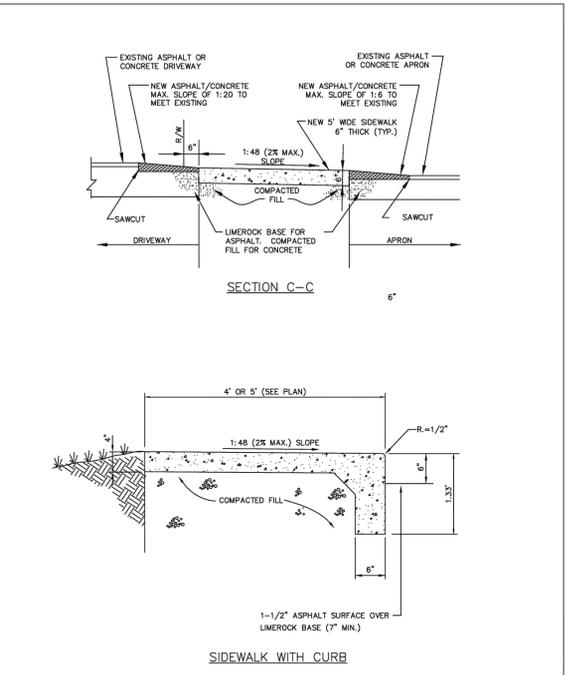
**PAVING, GRADING & DRAINAGE PLAN**  
 SCALE: 1"=30'



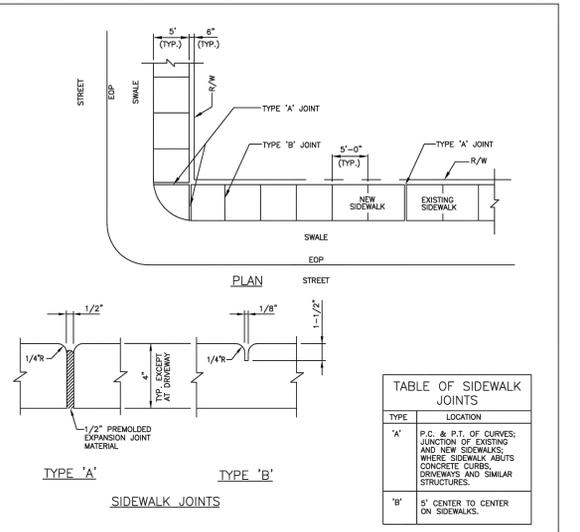
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	CURB AND GUTTER DETAILS	DRAWING NO.: C-26
APPROVED: JG		



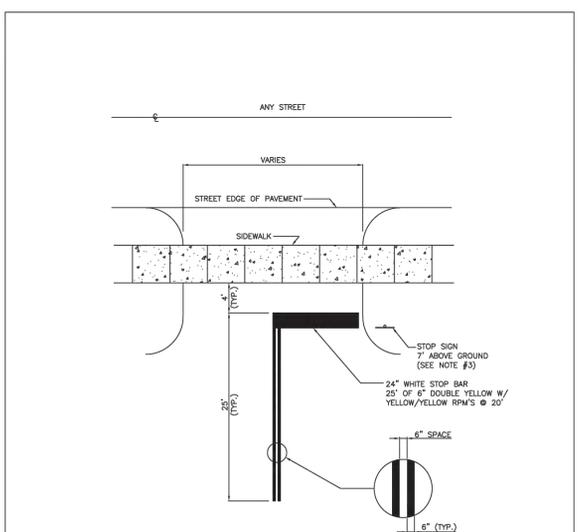
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)	DRAWING NO.: C-23
APPROVED: JG		



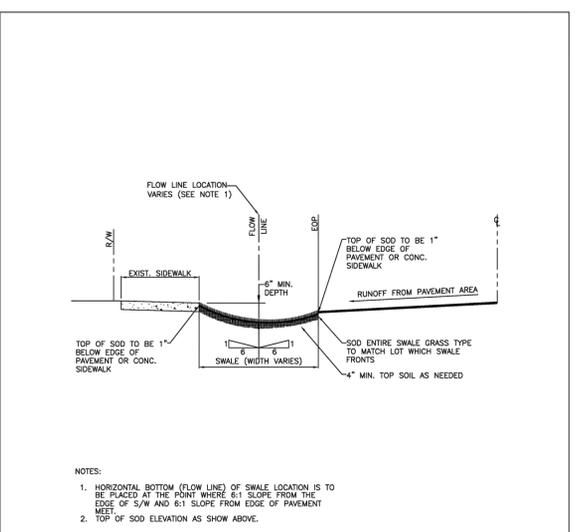
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (2 OF 3)	DRAWING NO.: C-24
APPROVED: JG		



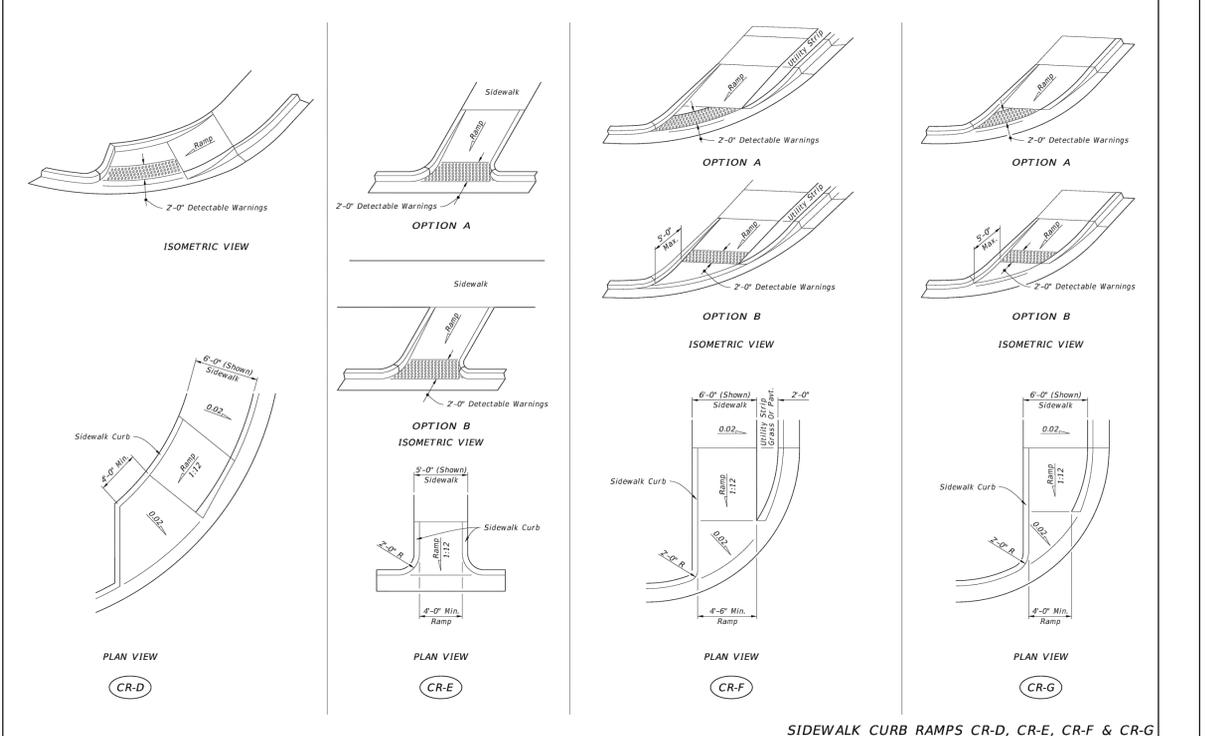
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C-25
APPROVED: JG		



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		



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



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G	DRAWING NO.: INDEX 522-002
APPROVED: JG		SHEET 4 OF 7

NO.	DATE	DESCRIPTION

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



MONROE MIKVAH HOLLYWOOD  
 1434 MONROE STREET  
 HOLLYWOOD, FL 33020

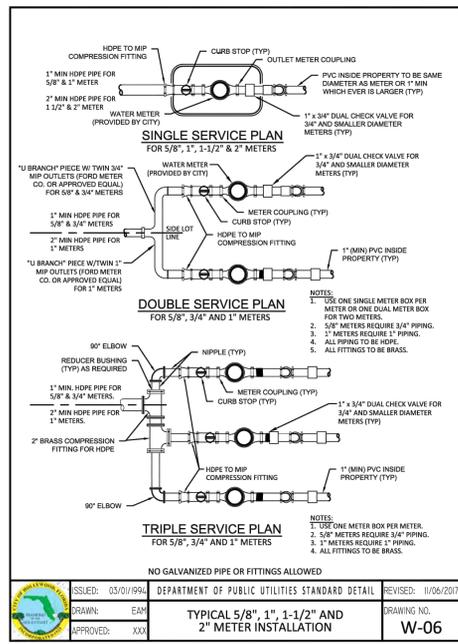
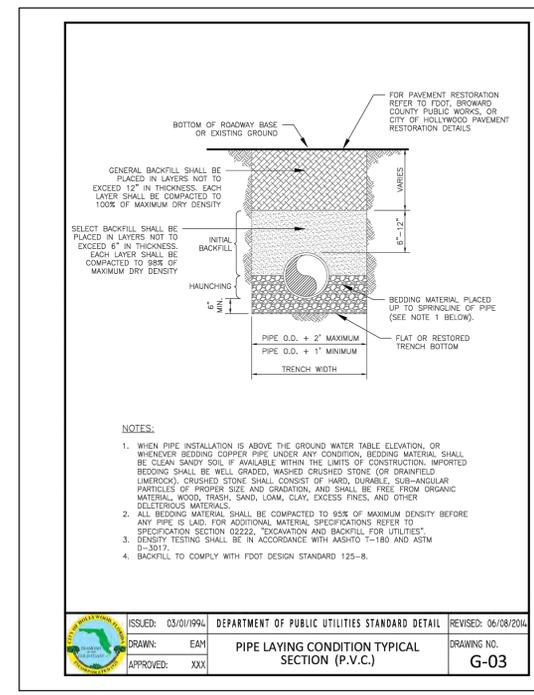
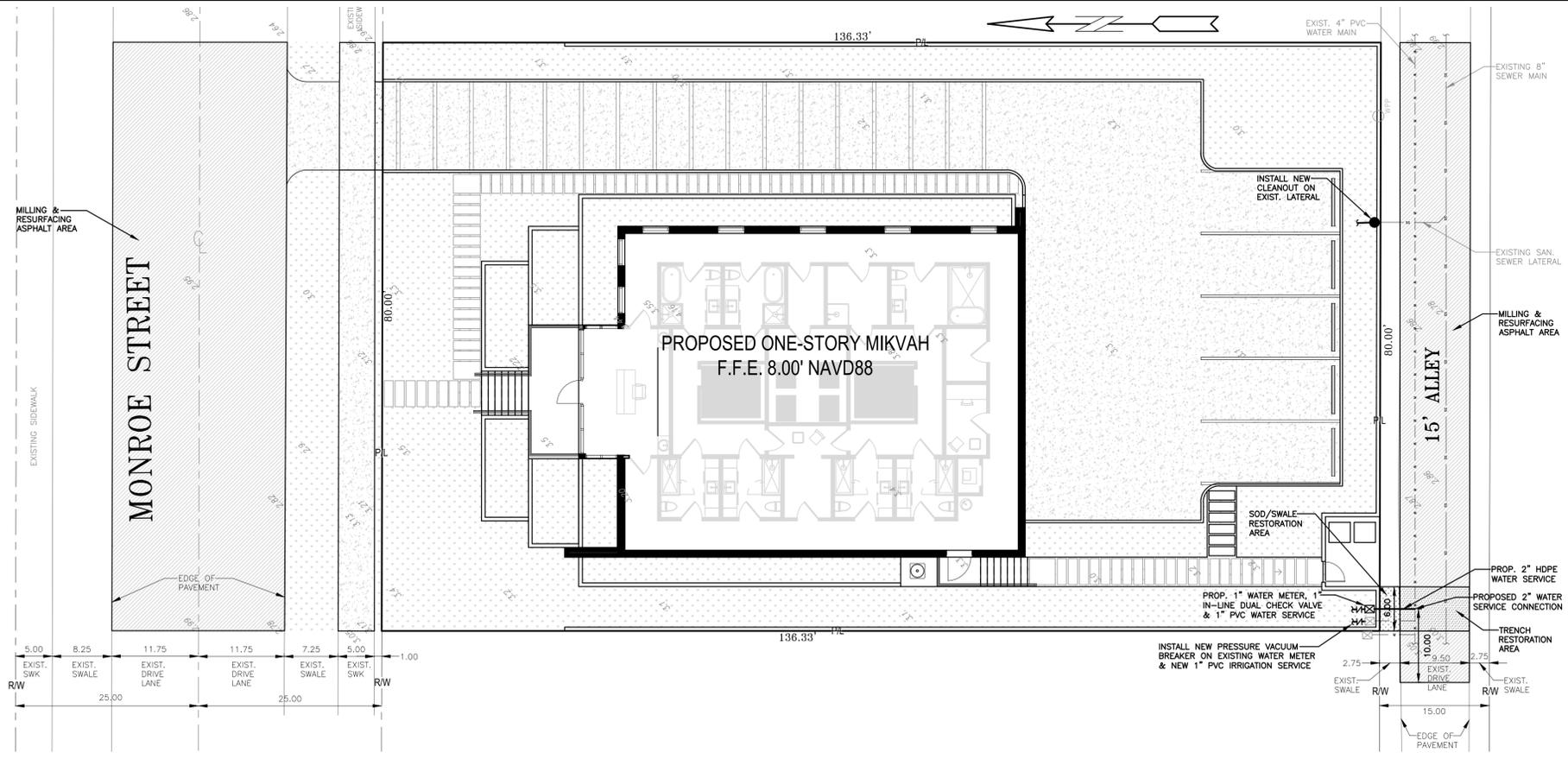
P.E.#: 76036  
 DATE: 5/9/25  
 SCALE: N.T.S.  
 SHEET NO.: C3  
 3 OF 4  
 PROJECT NO.: 25-16



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.

**CIVIL DETAILS**  
 SCALE: N.T.S.

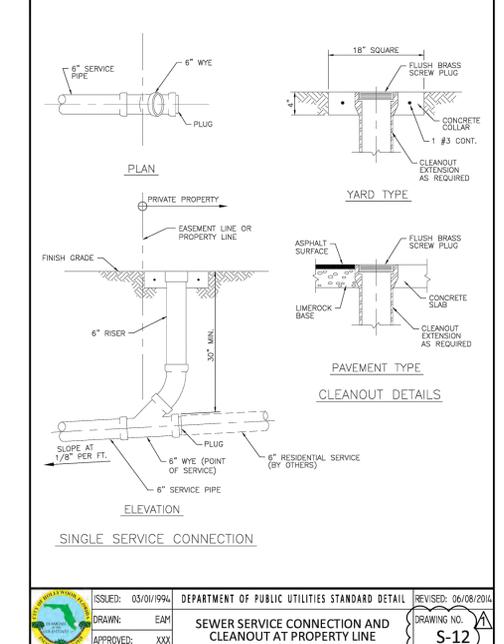
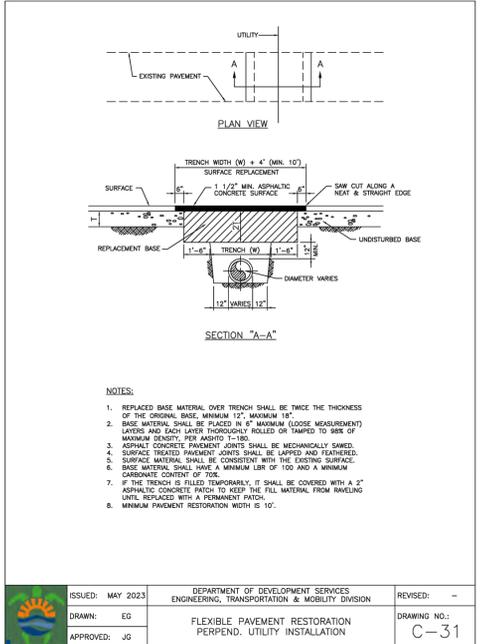
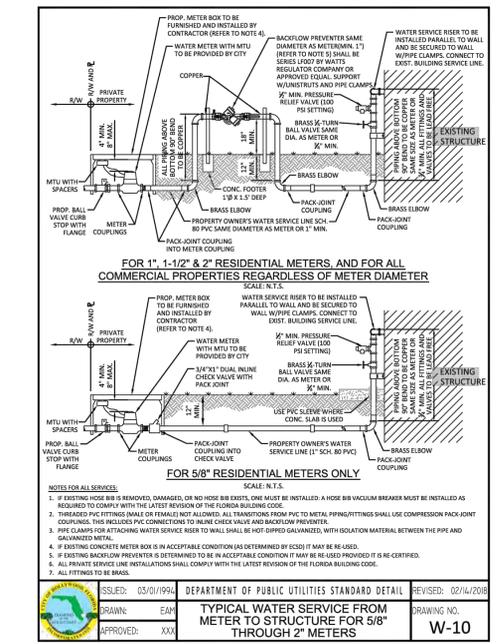
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



**WATER METER SERVICE NOTES:**

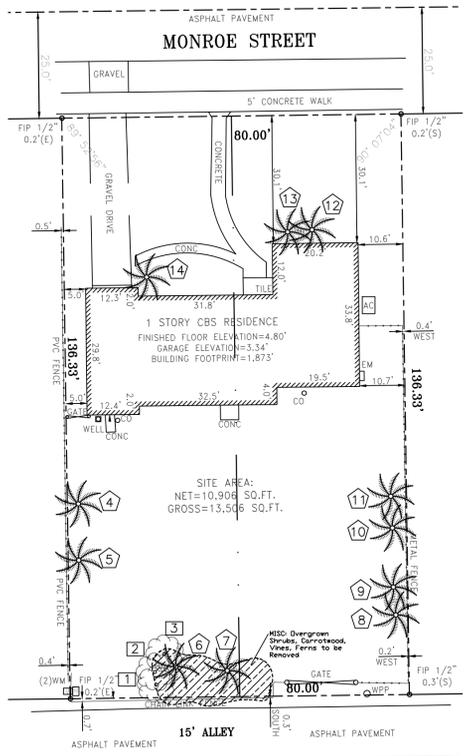
- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
- P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ANWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (3.8mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL 3/4" OR SINGLE 1" DIAMETER METERS.
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-1/2" OR SINGLE 2" DIAMETER METERS.
- FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
- APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
- 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).
- 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.
- FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
  - CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
  - 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.
- THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
- 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.
- FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 11/06/2017  
DRAWN: EAM WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS DRAWING NO. W-07  
APPROVED: XXX

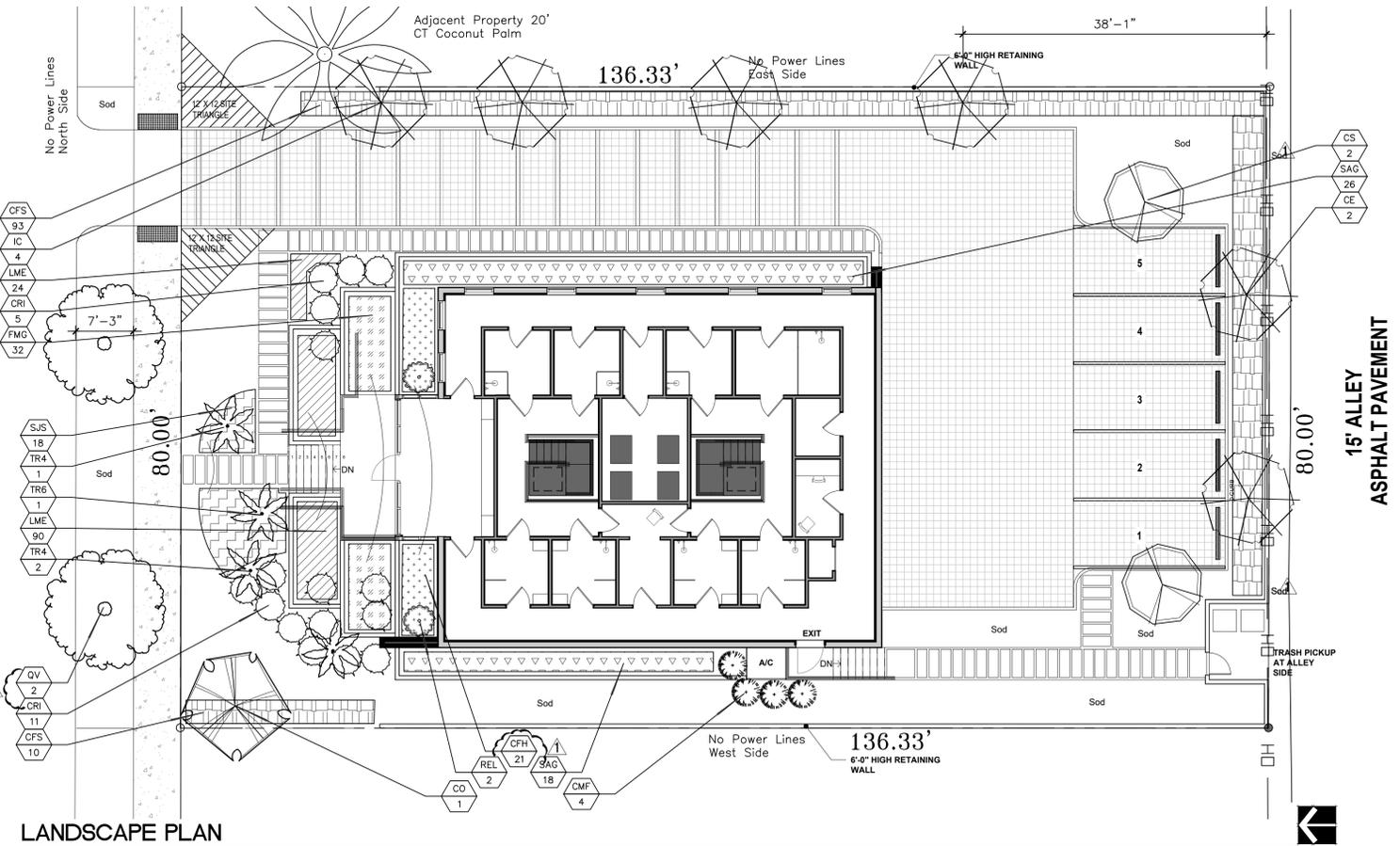


**GENERAL LANDSCAPE NOTES**

- 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 1/2" 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 flare 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'

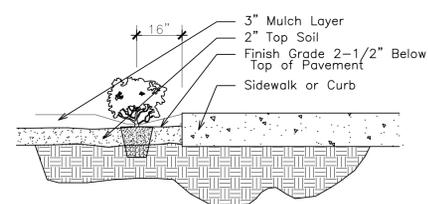
**1434 Monroe Street Existing Tree / Palm List**

Case/Location: 1434 Monroe Street, Hollywood, FL  
Date: 5/2/2025  
Appraiser: Thomas White, ASLA-ISA  
Landscape Architect #FL1100  
ISA Cert. Arborist #FL-S248A

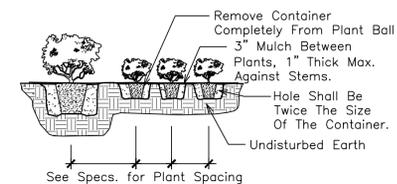
Tree #	Species Botanical Name / Common Name	Ht. Feet	Spr. Feet	DBH Inches	Condition	DBH Removed Inches	Disposition	Note
1	Bursera simarubra / Gumbo Limbo	15	6	4	Very Poor	4	Remove	A
2	Bursera simarubra / Gumbo Limbo	15	6	3	Very Poor	3	Remove	A
3	Bursera simarubra / Gumbo Limbo	12	5	3	Very Poor	3	Remove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

**Existing Palm List**

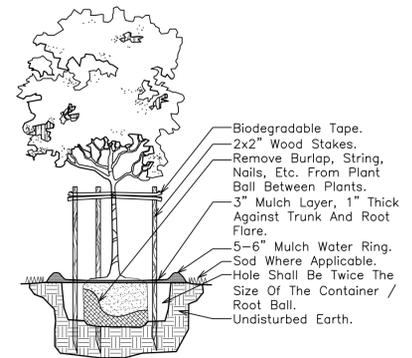
Palm #	Species Botanical Name / Common Name	Ht. Feet	CT Feet	DBH Inches	Condition	Replacement Palms	Disposition
4	Ptychosperma elegans / Solitaire Palm	20	15	3	Good-Fair	1	Remove
5	Ptychosperma elegans / Solitaire Palm, Cluster	18	0-FTB	16	Good-Fair	0	Remove
6	Ptychosperma elegans / Solitaire Palm	8	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
<b>Replacement Palms Required</b>						<b>1</b>	



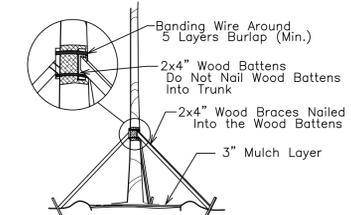
**SHRUB INSTALLATION DETAIL**  
NTS



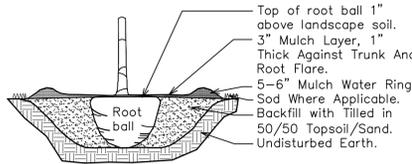
**SHRUB PLANTING DETAIL**  
NTS



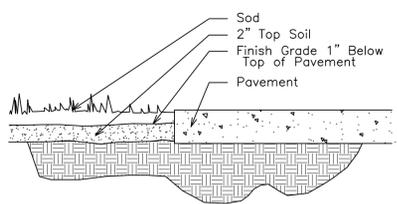
**SMALL TREE PLANTING DETAIL**  
NTS



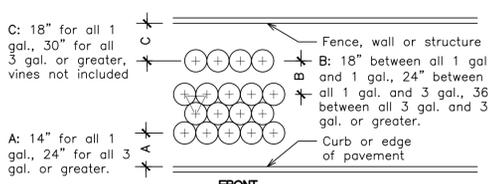
**TREE/PALM BRACING DETAIL**  
NTS



**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.
<b>PROPOSED CODE REQUIRED TREES</b>			
CO (N)	V	1 Chrysophyllum oliviforme / Satin Leaf	10x4-5, 2' DBH
IC (N)	V	3 Ilex cassine / Dahoon Holly	10x4-5, 2' DBH
QV (N)	V	2 Quercus virginiana / Live Oak	12x4-5, 2' DBH
		<b>6 Total Site Trees</b>	
		<b>6 Native Trees</b>	
		<b>100% Native Trees</b>	
<b>PROPOSED MITIGATION TREES</b>			
CE (N)	V	2 Conocarpus erectus sericeus / Silver Buttonwood	10x4-5, 2' DBH
CS (N)	V	2 Cordia sebestena / Orange Geiger	10x4-5, 2' DBH
IC (N)	V	1 Ilex cassine / Dahoon Holly	10x4-5, 2' DBH
		<b>Total DBH Added</b>	<b>10</b>
		<b>Total DBH Removed</b>	<b>10</b>
		<b>DBH Deficiency</b>	<b>0</b>
		<b>Payment Into the Tree Trust Fund @ \$350 per ea. 2" =</b>	<b>\$0</b>
<b>PROPOSED MITIGATION PALMS</b>			
TR6 (N)	V	1 Thrinax radiata / Florida Thatch Palm	6' CW
		<b>Total Palms Added</b>	<b>1</b>
		<b>Total Palms Removed</b>	<b>1</b>
		<b>Palm Deficiency</b>	<b>0</b>
<b>SHRUBS</b>			
CFS (N)	V	103 Clusia flava / Small Leaf Clusia	3 Gal., 24x18-24", 24" OC
CMF (N)	V	4 Caryota mitis / Fishtail Palm	7 OA Ht., Multi
CRI (N)	V	16 Chamaerops humilis / European Fan Palm	3x3
REL (N)	V	2 Rhipis excelsa / Lady Palm	5 OA Ht., Multi
SAG (N)	V	44 Schefflera arboricola / Green Dwarf Schefflera	3 Gal., 24x18-24", 24" OC
SJS (N)	V	18 Serissa japonica / Snowrose	3 Gal., 18" Spr., 30" OC
TR4 (N)	V	3 Thrinax radiata / Florida Thatch Palm	4 CT
		<b>Total Shrubs</b>	<b>190</b>
		<b>Native Shrubs</b>	<b>122</b>
		<b>Native Shrubs</b>	<b>64%</b>
<b>GROUND COVERS / SOD</b>			
CFH (N)	V	21 Cytisium falcatum / Holly Fern	1 Gal., 12" OA, 20-24" OC
FMG (N)	V	32 Ficus microcarpa / Green Island Ficus	3 Gal., 18" Spr., 24" OC
LME (N)	V	114 Cytisium falcatum / Holly Fern	1 Gal., 12" OA, 12" OC
Sod (M)	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.

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

**REVISIONS**

No.	Date	Description
1	9/3/2025	Per City Comments
2	10-15-2020	Front and Side Planters Added

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 - Internatic Electric 4 station controller.
  - ★ Mini Klik automatic rain sensor shutoff switch mounted outside on eave of structure.
  - ⊕ ZONE VALVES - Filco 2 Station Indexing.
  - ⊡ EXISTING WATER METER.
  - ⊙ 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<br>13-21"<br>Radius | MP1000<br>8-15"<br>Radius | MP800<br>6-12"<br>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 |

**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.

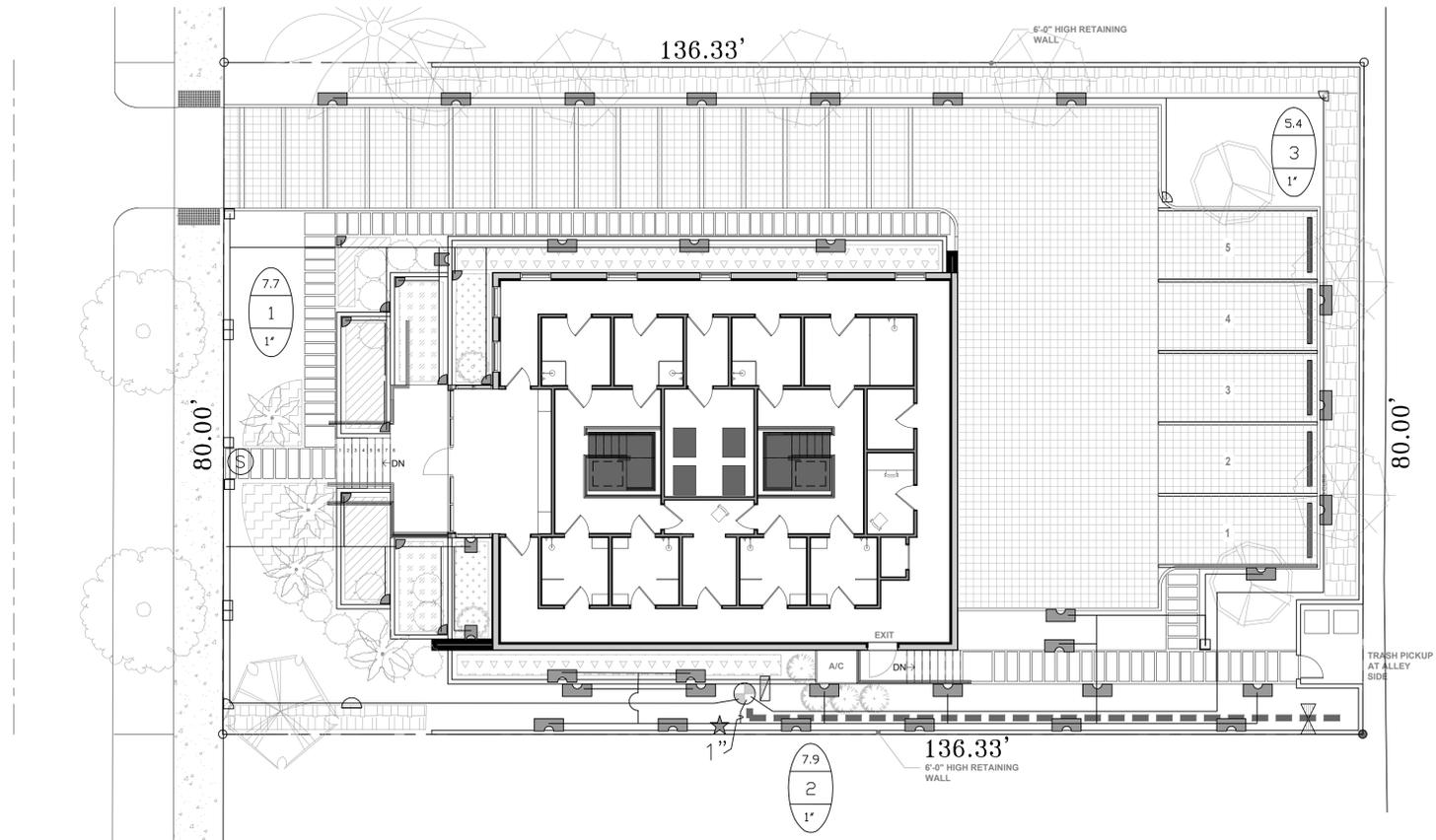
Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractor's 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 contractor's 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.

MONROE STREET  
TOTAL 50' RIGHT OF WAY

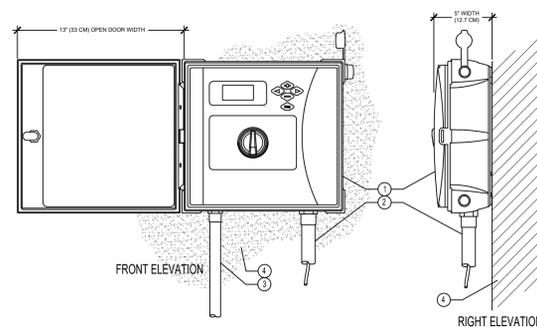


15' ALLEY  
ASPHALT PAVEMENT

**LEGEND:**

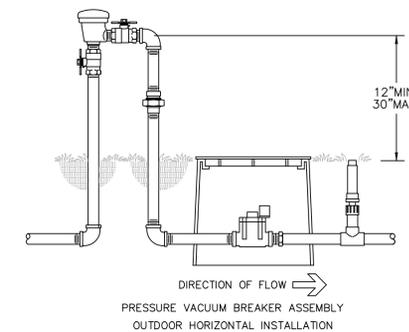
- ① IRRIGATION CONTROLLER
- ② IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
- ③ ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
- ④ ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN
- ⑤ WIRELESS RAIN SENSOR

NOTE: MOUNT CONTROLLER LOG SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD WIRED TO GROUNDING 110 VAC POWER SOURCE



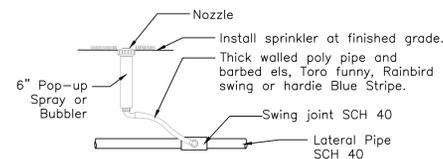
**IRRIGATION CONTROLLER and RAIN CLIK SENSOR**

NTS



**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@ellsouth.net  
954-253-2265

**REVISIONS**

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

Irriation 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**

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

### **ADJACENT LAND USE**

<b>North:</b>	Low Residential (LRES)
<b>South:</b>	Low Residential (LRES)
<b>East:</b>	Low Residential (LRES)
<b>West:</b>	Low Residential (LRES)

### **ADJACENT ZONING**

<b>North:</b>	Single Family Residential (RS-6)
<b>South:</b>	Single Family Residential (RS-6)
<b>East:</b>	Single Family Residential (RS-6)
<b>West:</b>	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.

**FINDING:** 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.

**FINDING:** 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