

ATTACHMENT D
Public Correspondences
received until
1/26/2026 at 6pm

#	Sender Name	Date Received
1	Susan Mercier	1/22/2026
2	Kathleen DiBona	1/23/2026
3	Josh Levy	1/8/2026
4	Karen Duffy	1/20/2026
5	Pete Stimson Part 1	1/24/2026
6	Peter Stimson Part 2	1/24/2026
7	Frank Menschner	1/23/2026
8	Lory Hayes	1/23/2026
9	Christian A. Petersen, Esq. (on behalf of Rachel Mazor)	12/4/2025
10	Rachel Warady Mazor	12/4/2025

From: [Rachel Warady Mazor](#)
To: [Mayor-Commissioners](#); [George R. Keller, JR. CPPT](#); [Raelin Storey](#); [Andria Wingett](#); [Anand Balram](#); [Laura Gomez](#); [Terry Cantrell](#); [Fred Furze](#); [D@sdcollaborative.com](#); [Ari@sklarchitect.com](#); [Kathy DiBona](#); [Dianapitt@yahoo.com](#); [Stephaniebendoym@gmail.com](#)
Subject: [EXT]Move the Mikvah - 3 blocks over - where it is legal per zoning
Date: Thursday, January 8, 2026 3:02:41 PM
Attachments: [2025-12-04 Letter to the Hollywood Historic Preservation Board.pdf](#)

You don't often get email from rwarady@gmail.com. [Learn why this is important](#)

Please incorporate this email and the attached letter into the application package for the item: 1434 Monroe Street

Dear City Managers, Mayor, Commissioners, Hollywood Preservation Board Members, Andria, Anand and Laura,

Happy New Year. I hope this message finds you well.

I am reaching out again, to make sure that you are all in receipt of this letter, from the attorney hired by the neighbors, to investigate the legal aspect of the proposal to replace a home in the RESIDENTIALLY ZONED, HISTORIC DISTRICT of Hollywood Lakes with a non-residential entity.

As your tax paying constituents, almost 1,500 of us have signed a petition asking for this proposal to be denied, and recommended to the applicant that the applicant select a property only a few blocks away, where there is proper zoning for non-residential use. We feel that replacing the house with a non-residential entity will permanently alter the character of the block and destroy the residential zoning.

The attached attorney's letter explains the legal reasons why, based on the city's own zoning and Historic Preservation Guidelines, this proposal should be denied for this location. If the city establishes that they are willing to distort the city's guidelines to allow a broad range of uses, ALL future applications must be approved. The city must be fair to all applicants, and therefore must adhere strictly to its own rules and guidelines to avoid giving special treatment to any specific applications.

We residents are dismayed to the extent of special treatment this application has been given, disregarding city zoning and Historic Preservation Guidelines that the rest of us must follow strictly. During the December 9 HPB hearing, many residents saw city staff - especially Anand Balram - being overly aggressive in their treatment of the HPB, obviously trying to pressure the board to abandon their questions and concerns about the proposed change of use, and lack of due diligence for traffic studies, parking studies and lighting plans, and trying to force the HPB to grant a change of use - all things that will obviously impact neighbors and Hollywood neighborhoods at large. These observations are in line with the neighbor's attorney's experiences with hearings at other cities. She was appalled by staff's behavior. She has never seen a city's staff aggressively support an application, to the extent of raising their voice and pushing back on board members as Anand Balram did during the December 9 hearing.

We implore you to speak with staff concerning their overt and aggressive public support for this application, and remind them that the city's zoning and Historic Preservation Guidelines must be followed for all proposals, including this one. If this proposal is approved, the city

must then approve all future proposals requesting variances and/or changes of use in violation of zoning and Historic Preservation, or risk being sued for unfair treatment.

Thank you.

Sincerely,

Rachel Mazor
Hollywood Resident

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Frank Menschner](#)
To: [Terry Cantrell](#); [Fred Furze](#); [d@sdcollaborative.com](#); [ari@sklarchitect.com](#); [Kathy DiBona](#); [dianapitt@yahoo.com](#); [Stephaniebendoym@gmail.com](#); [Damaris Henlon](#)
Cc: [Andria Wingett](#); [Laura Gomez](#); [Raelin Storey](#); [George R. Keller, JR. CPPT](#); [Mayor-Commissioners](#)
Subject: [EXT]Why the Proposed Mikvah Fails Special Exception Criteria
Date: Friday, January 23, 2026 1:05:37 PM

You don't often get email from frank.menschner@gmail.com. [Learn why this is important](#)

Dear Members of the Historic Preservation Board,

I am writing to outline why the proposed mikvah at 1434 Monroe Street does not satisfy the City's requirements for granting a special exception:

a. Consistency with the Comprehensive Plan

- The Comprehensive Plan aims to preserve the integrity and character of residential neighborhoods.
- The mikvah is a standalone, non-residential facility—not a residence, not accessory to one—and therefore conflicts with these principles.

b. Compatibility with Existing Land Use and Future Designations

- The surrounding area is zoned for single-family homes.
- Introducing a commercial-like facility disrupts the existing land use pattern and designated future uses, undermining neighborhood cohesion.

c. Safe Traffic Movement

- The City has stated it will not conduct a traffic study, yet staff requested a no-fault indemnity clause if someone is injured due to these variances—an alarming acknowledgment of risk.
- Limited parking (only five spaces) for users and staff will lead to overflow parking, congestion, and pedestrian hazards on a quiet residential street and even worse if directed through a one lane alley.

d. Setbacks, Buffering, and Control of Nuisances

- Requested variances drastically reduce setbacks (front: 50 ft → 24 ft; side: 25 ft → 10 ft), eliminating adequate buffering.
- Evening operations and lighting will create adverse effects on neighbors.

e. No Detrimental Impact Requirement

- Eight ritual baths contradict claims of low-intensity use and suggest future expansion.
- Increased traffic, noise, and parking overflow will negatively affect health, safety, and neighborhood appearance.

f. Adequacy of Parcel Size and Shape

- The need for major variances proves the parcel is inadequate for this use.

g. Compliance with Zoning Standards

- The proposed use does not meet the definition of a Special Exception under the zoning code and fails to comply with RS-6 residential zoning standards.

Conclusion:

This proposal violates multiple criteria for special exceptions and sets a dangerous precedent

for non-residential encroachment in historic residential neighborhoods. We respectfully urge the Board to deny this application and encourage relocation to a nearby mixed-use zone where it would comply with city guidelines.

Thank you for your consideration.

Sincerely,
Frank Menschner
Concerned Citizen

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Peter Stimson](#)
To: [Terry Cantrell](#); [Fred Furze](#); [d@sdcollaborative.com](#); [ari@sklarchitect.com](#); [Kathy DiBona](#); [dianapitt@yahoo.com](#); [Stephaniebendoym@gmail.com](#); [Damaris Henlon](#)
Cc: [Andria Wingett](#); [Laura Gomez](#); [Raelin Storey](#); [George R. Keller, JR. CPPT](#); [Mayor-Commissioners](#)
Subject: [EXT]Why the Proposed Mikvah Fails Special Exception Criteria
Date: Friday, January 23, 2026 2:02:43 PM

You don't often get email from peter.stimson@gmail.com. [Learn why this is important](#)

Dear Members of the Historic Preservation Board,

I am writing to outline why the proposed Mikvah at 1434 Monroe Street does not satisfy the City's requirements for granting a special exception:

a. Consistency with the Comprehensive Plan

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Thank you for your consideration.

Sincerely,
Pete Stimson
Concerned Citizen and
Hollywood resident for 25 years

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Lory Hayes](#)
To: [Terry Cantrell](#); [Fred Furze](#); d@sdcollaborative.com; ari@sklarchitect.com; [Kathy DiBona](#); dianapitt@yahoo.com; Stephaniebendoym@gmail.com; [Damaris Henlon](#)
Cc: [Andria Wingett](#); [Laura Gomez](#); [Raelin Storey](#); [George R. Keller, JR. CPPT](#); [Mayor-Commissioners](#); [Kevin Hayes](#)
Subject: [EXT]Why the Proposed Mikvah Fails Special Exception Criteria
Date: Friday, January 23, 2026 6:24:44 PM

Dear Members of the Historic Preservation Board,

We are writing to outline why the proposed mikvah at 1434 Monroe Street does not satisfy the City's requirements for granting a special exception:

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Thank you for your consideration.

Sincerely,

Lory and Kevin Hayes

Concerned Citizens

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From: [Peter Stimson](#)
To: [Terry Cantrell](#); [Fred Furze](#); [d@sdcollaborative.com](#); [ari@sklarchitect.com](#); [Kathy DiBona](#); [dianapitt@yahoo.com](#); [Stephaniebendoym@gmail.com](#); [Damaris Henlon](#)
Cc: [Andria Wingett](#); [Laura Gomez](#); [Raelin Storey](#); [George R. Keller, JR. CPPT](#); [Mayor-Commissioners](#)
Subject: [EXT]Re: Why the Proposed Mikvah Fails Special Exception Criteria
Date: Saturday, January 24, 2026 9:30:19 AM

You don't often get email from peter.stimson@gmail.com. [Learn why this is important](#)

Just to add, I acknowledge that the current HPB and city officials cannot be held responsible for decisions of the past. However, it is now their DUTY to abide by the Comprehensive Plan and prevent **further non-residential sprawl** by denying this Mikvah application and all future non-residential

In my simplistic mind it's a binary decision.

Is the Application residential?

Yes: Proceedings continue

No: Application denied

Thanks again for listening to a very concerned Hollywood resident.

Sincerely,

Pete Stimson

On Fri, Jan 23, 2026 at 14:02 Peter Stimson <peter.stimson@gmail.com> wrote:

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Thank you for your consideration.

Sincerely,

Pete Stimson

Concerned Citizen and

Hollywood resident for 25 years

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All

aspects regarding confidential items of any type, apply.

Begin forwarded message:

From: SV Mercier <mercierrealtor@gmail.com>
Date: January 23, 2026 at 3:43:46 PM EST
To: Terry Cantrell <terry@nstpower.com>, Fred Furze <fred@furzedesign.com>, D@sdcollaborative.com, Ari@sklarchitect.com, Kathy DiBona <dibona@mac.com>, dianapitt@yahoo.com, stephaniebendoym@gmail.com, Damaris Henlon <DHENLON@hollywoodfl.org>
Subject: Fwd: New Business in Hollywood Lakes

----- Forwarded message -----

From: **SV Mercier** <mercierrealtor@gmail.com>
Date: Thu, Jan 22, 2026, 3:53 PM
Subject: New Business in Hollywood Lakes
To: <GKELLER@hollywoodfl.org>

Please review the attached advertisement for a proposed business, distributed to seek customers outside of Hollywood.

Thank you,
Susan Mercier
1449 Monroe St, Hollywood, FL 33020



Hollywood Lakes Mikvah



Highlights

- Centrally Located
- Huge Potential Reach

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Josh Levy](#)
To: [Rachel Warady Mazor](#)
Cc: [George R. Keller, JR. CPPT](#); [Raelin Storey](#); [Andria Wingett](#); [Anand Balram](#); [Laura Gomez](#); [Terry Cantrell](#); [Fred Furze](#); [d@sdcollaborative.com](#); [ari@sklarchitect.com](#); [Kathy DiBona](#); [dianapitt@yahoo.com](#); [Stephaniebendoym@gmail.com](#); [Damaris Henlon](#)
Subject: Re: [EXT]Move the Mikvah - 3 blocks over - where it is legal per zoning
Date: Thursday, January 8, 2026 4:47:09 PM
Attachments: [2025-12-04 Letter to the Hollywood Historic Preservation Board.pdf](#)

Hi Rachel, I appreciate your passion for the Lakes Neighborhood. As a courtesy, sharing the quick AI analysis of the letter you shared from your attorney. Please extend any continuing discussion between to be through the City Attorney's office.

Best. Josh

Below is a straight, no-nonsense RLUIPA analysis of the letter opposing the mikvah at 1434 Monroe Street, focusing on where it is legally vulnerable and where it is defensible under the Religious Land Use and Institutionalized Persons Act (RLUIPA). This is not about tone or politics—it's about litigation risk and correctness.

What RLUIPA Actually Protects (Quick Grounding)

RLUIPA prohibits a local government from:

1. Imposing a substantial burden on religious exercise through land-use regulation
2. Treating religious uses worse than comparable secular uses (equal terms)
3. Discriminating based on religion
4. Unreasonably limiting religious assemblies or institutions

Importantly:

- “Religious exercise” is defined very broadly and includes any use of land for religious purposes, not just congregational worship.
- Courts do not second-guess theology or redefine what “counts” as worship.

Major RLUIPA Problems in the Letter

1.

Redefining Religious Exercise (High Risk)

“While the applicant describes the mikvah as a ‘place of worship,’ the use described does not meet that definition.”

This is the single biggest legal flaw.

Under RLUIPA:

- A mikvah is unquestionably religious exercise
- Courts have repeatedly held that ritual facilities qualify, even if:
 - No sermons occur
 - No congregation gathers
 - Use is by appointment only

•

Government bodies (and advisors) may not narrow or redefine religious exercise.

Doing so invites a strict-scrutiny RLUIPA claim.

Bottom line:

This argument would likely be flatly rejected in federal court.

2.

“Religious Spa” Characterization (Very Dangerous)

“Functionally, it resembles a specialized religious spa rather than a traditional place of worship.”

This language is legally radioactive.

Why?

- It trivializes religious practice
- It implies the Board should judge religious legitimacy
- Courts view this as evidence of religious hostility or bias

Even if unintended, plaintiff’s counsel would quote this sentence verbatim.

Bottom line:

This sentence materially increases RLUIPA exposure.

3.

Ignoring the “Substantial Burden” Framework

The letter never meaningfully addresses:

- Whether denial leaves the religious group with reasonable alternatives
- Whether the burden is self-imposed or regulatory
- Whether denial is the least restrictive means

If denial effectively prevents observant users from accessing a mikvah within reasonable distance, courts often find a substantial burden.

Bottom line:

The letter argues zoning compliance—but RLUIPA overrides zoning when burdens are substantial.

Where the Letter Is on Firmer Ground

4.

Neutral Land-Use Impacts (Legitimate—but Must Be Handled Carefully)

These arguments are potentially valid under RLUIPA if applied neutrally:

- Parking insufficiency
- Traffic congestion
- Staffing impacts
- Setback and massing concerns
- Neighborhood safety impacts

RLUIPA does not immunize religious uses from all regulation.

BUT:

- These concerns must be applied identically to secular comparators
- They cannot be exaggerated or speculative
- They must support a compelling governmental interest if denial results

Safer framing:

“Even assuming religious exercise, the proposal fails neutral, generally applicable standards related to parking, setbacks, and safety.”

5.

Variance Arguments (Moderate Strength)

The variance discussion is the cleanest part of the letter:

“These are not minor adjustments... they indicate that the parcel is inadequate.”

Courts allow denial where:

- Variances are extreme
- The site is objectively unsuitable
- The same standard would apply to any applicant

However:

RLUIPA still requires analysis of whether reasonable conditions or modifications could mitigate impacts rather than outright denial.

Biggest Missing Safeguards (What’s Not There—but Should Be)

The letter does not:

- Compare treatment to similarly situated secular uses (spas, clinics, day-use facilities)
- Explore conditions of approval as a less restrictive alternative
- Acknowledge RLUIPA at all (this omission is notable)

Courts expect decision-makers to show awareness and balancing, not just zoning rigidity.

Overall Assessment (Blunt and Practical)

Legal Risk Level: HIGH if relied upon as written

Area	RLUIPA Exposure
Defining religious exercise	Very High
“Religious spa” language	Very High
Failure to analyze burden	High
Neutral land-use impacts	Medium
Variance analysis	Medium

Straight Advice Going Forward

If this letter is used to justify denial without reframing:

- Expect a credible RLUIPA claim
- Expect discovery into Board intent
- Expect federal court scrutiny—not deference

If the City wants defensibility, the analysis must:

1. Accept the mikvah as religious exercise
2. Focus exclusively on neutral, objective impacts
3. Analyze conditions vs. denial
4. Show equal treatment with secular comparators

Tell it like it is:

The letter overreaches on religion and under-analyzes RLUIPA. That's the problem.

Josh Levy

Mayor

City of Hollywood

2600 Hollywood Boulevard

Hollywood, FL 33020

Office: (954) 921-3321

jlevy@hollywoodfl.org

Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

Josh Levy

Mayor
Office of the Mayor and City Commission
P.O. Box 229045
Hollywood, FL 33022

Email: JLEVY@hollywoodfl.org
Telephone: [954-921-3321](tel:954-921-3321)

www.HollywoodFL.org



Banner



Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

On Jan 8, 2026, at 3:02 PM, Rachel Warady Mazor <rwarady@gmail.com> wrote:

Please incorporate this email and the attached letter into the application package for the item: 1434 Monroe Street

Dear City Managers, Mayor, Commissioners, Hollywood Preservation Board Members, Andria, Anand and Laura,

Happy New Year. I hope this message finds you well.

I am reaching out again, to make sure that you are all in receipt of this letter, from the attorney hired by the neighbors, to investigate the legal aspect of the proposal to replace a home in the RESIDENTIALLY ZONED, HISTORIC DISTRICT of Hollywood Lakes with a non-residential entity.

As your tax paying constituents, almost 1,500 of us have signed a petition asking for this proposal to be denied, and recommended to the applicant that the applicant select a property only a few blocks away, where there is proper zoning for non-residential use. We feel that replacing the house with a non-residential entity will permanently alter the character of the block and destroy the residential zoning.

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Thank you.

Sincerely,

Rachel Mazor
Hollywood Resident

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Karen Duffy](#)
To: [Laura Gomez](#)
Subject: [EXT]Fwd: Mikveh Project on Monroe Street
Date: Tuesday, January 20, 2026 1:46:18 PM

You don't often get email from gatorgirl7814@gmail.com. [Learn why this is important](#)

The wording on the slide causes me great concern as the applicants look to be growing this project like a business and the expense of the neighborhood.

----- Forwarded message -----

From: **Karen Duffy** <gatorgirl7814@gmail.com>
Date: Tue, Jan 20, 2026 at 1:34 PM
Subject: Mikveh Project on Monroe Street
To: <lgomez@hollywoodfl.org>

Good afternoon Laura,

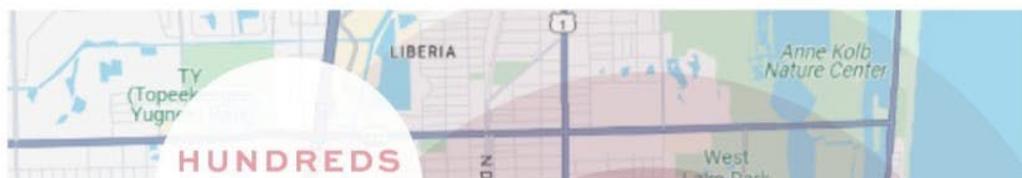
My name is Karen Duffy a Hollywood Lakes resident. We spoke last Thursday night regarding the application of the Mikveh project on Monroe street. Here is the page that talked about solicitation of a large number of families to be a part of this project. If even a quarter of this many families are members/participate the 1400 block will be overwhelmed with traffic. As just residential traffic/parking in the lakes area is now causing parking on both sides of the streets in many blocks including the 1400 block of Monroe leaving drivers with 1 lane while traffic needs to go in both directions.

The Lakes traffic infrastructure will not support additional cars. It will be unsafe for not only drivers but also very unsafe for pedestrians.

Hollywood Lakes Mikvah



*Hollywood
Lakes Mikvah*





Highlights

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