

ATTACHMENT D
Public Correspondences
received until
11/24/2025 at 6pm

Stacey Sequeira

From: Alan Hochman <alan@stoneandwater.com>
Sent: Monday, November 3, 2025 4:15 PM
To: Anand Balram
Subject: [EXT]1434 Monroe Street

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

Mr. Balram - I'm writing as a Hollywood property owner and tax payer to express total opposition to the proposal to demolish the home at 1434 Monroe Street.

To me this is a huge transgression against the neighborhood and the feeling we want for our city and neighborhoods.

Please pass this message on to the appropriate city staff and include it in the application package.

Thank you for your help,

Alan

Alan Hochman
T: 954-416-3506

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

Stacey Sequeira

From: Anthony Falsetta <anthonyfalsetta@gmail.com>
Sent: Thursday, October 30, 2025 3:12 PM
To: Andria Wingett; Anand Balram
Subject: [EXT]1434 Monroe Street Project

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

Dear Ms. Wingett and Mr. Balram,

I am writing as a concerned resident. Please read the email below, and include this in the application package for the 1434 Monroe Street item.

Thank You

Dear Hollywood Historic Preservation Board,

I am writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at 1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:

- Land Use Compatibility: Non-residential use fundamentally conflicts with the established

residential character of our historic district.

- Traffic and Safety: Monroe Street is particularly narrow with limited parking, creating safety concerns for increased institutional traffic.
- Property Values: Local realtors confirm that non-residential buildings within residential areas deter buyers, depress property values, and reduce housing availability for families.
- Dangerous Precedent: Approving this demolition would significantly alter the residential character and zoning intent of our Historic District. How many variances can we allow before the historic integrity of the district is permanently compromised?

Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at 1434 Monroe Street.

Roughly 1,000 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. <https://chnng.it/PsXxc99Sng> Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

We respectfully request that the home at 1434 Monroe Street not be demolished for replacement with a commercial facility.

Thank you.

Sincerely,

Anthony Falsetta

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

From: [Stephanie Rivera](#)
To: [Carmen Diaz](#)
Subject: FW: [EXT]Concerned Hollywood Lakes resident
Date: Wednesday, November 19, 2025 11:45:12 AM

Another one to add to for the Mikvah.

Stephanie Rivera

Development Review Coordinator
Development Services | Planning and Urban Design
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: srivera@HollywoodFL.org
Telephone: [754-329-0637](tel:754-329-0637)

www.HollywoodFL.org



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

From: Andria Wingett <AWingett@hollywoodfl.org>
Sent: Tuesday, November 18, 2025 6:36 PM
To: Vanya Banjac <vanya.banjac@gmail.com>; Anand Balram <ABALRAM@hollywoodfl.org>
Cc: Stephanie Rivera <srivera@HollywoodFL.org>; Cameron Palmer <CPALMER@hollywoodfl.org>
Subject: RE: [EXT]Concerned Hollywood Lakes resident

Thank you for your email. Staff will provide it to the Board.

Andria Wingett

Director, Development Services
Development Services | Administration
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org
Mobile: [954-445-5692](tel:954-445-5692)
Telephone: [954-921-3003](tel:954-921-3003)

www.HollywoodFL.org



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

From: Vanya Banjac <vanya.banjac@gmail.com>
Sent: Friday, November 14, 2025 7:40 PM
To: Andria Wingett <AWingett@hollywoodfl.org>; Anand Balram <ABALRAM@hollywoodfl.org>
Subject: [EXT]Concerned Hollywood Lakes resident

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

Dear Ms. Wingett and Mr. Balram,

I am writing as a concerned resident. Please include this in the application package for the

1434 Monroe Street item.

Thank you,

Vanya

Dear Hollywood Historic Preservation Board,

I am writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for

1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at

1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

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Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at

1434 Monroe Street.

Roughly 1,200 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. <https://chnng.it/PsXxc99Sng> Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

We respectfully request that the home at

1434 Monroe Street not be demolished for replacement with a commercial facility.

Thank you.

Sincerely,

Vanya

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Stacey Sequeira

From: Brenda Habibi <bkhabibi@hotmail.com>
Sent: Tuesday, November 4, 2025 1:57 PM
To: Anand Balram
Subject: [EXT]1434 Mayo Street

[You don't often get email from bkhabibi@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am sending this message to express my concern over the proposed demolition of 1434 Mayo Street to be used as a commercial property. Since there are multiple nearby commercial properties, invading a residential neighborhood to install a business venture is ludicrous. Not only will our property values drop, but the safety of our families will be compromised. I can only assume that this proposal is for financial gain for a few, whereas it is financial loss for many. Please vote no for this project and keep our homes beautiful and safe.

Please use this message at your meeting.

Thank you for your help.

Sincerely

Brenda Habibi

1427 Mayo St.

Sent from my iPhone

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Stacey Sequeira

From: Andria Wingett
Sent: Tuesday, November 4, 2025 12:25 PM
To: Christine Burris
Cc: Anand Balram; Stephanie Rivera; Cameron Palmer
Subject: RE: [EXT]1434 Monroe Street demo

Good morning,

Thank you for your email. Staff will share it with the Board.

Andria Wingett

Director, Development Services

Development Services | Administration

Development Services Hub - Second Floor Library

City Hall Circle

2600 Hollywood Blvd

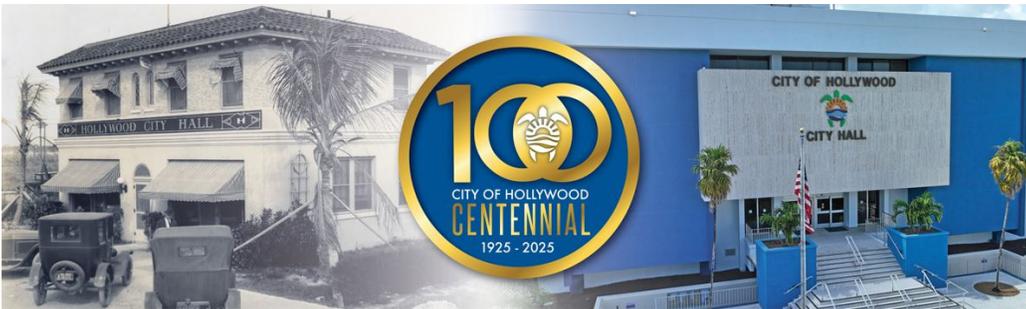
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org

Mobile: [954-445-5692](tel:954-445-5692)

Telephone: [954-921-3003](tel:954-921-3003)

www.HollywoodFL.org



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

From: Christine Burris <christineburris@att.net>
Sent: Tuesday, November 4, 2025 10:55 AM
To: Andria Wingett <AWingett@hollywoodfl.org>
Cc: Anand Balram <ABALRAM@hollywoodfl.org>
Subject: [EXT]1434 Monroe Street demo

You don't often get email from christineburris@att.net. [Learn why this is important](#)

Hi,

I want to say I firmly oppose the demo of the 1434 Monroe Street residential home in a bedroom community to put in Mikveh - which should never be in a residential neighborhood.

1. Men and women go there to cleanse themselves after having sex or after having masturbated
2. Women go there when and after they are menstruating
3. Men and women there just in general to cleanse themselves

This is NOT a spa. This is a place where bodily fluid will be deposited. It is a medical facility.

1. Is there going to be some kind of hazmat clean-up of the area and checking on it from the medical profession?
2. How are they going to deposit the blood fluids?
3. How are these bodily fluids to be disposed of?
4. Who is going to oversee this practice?
5. Is there a service that will be picking up the dirty water after they cleanse themselves or will that go into my sewer system that I pay every month very much?
6. These people want this medical facility in the neighborhood so they can walk there. So how many people will use this medical facility? The entire neighborhood has to change and be rezoned because a handful of men and women have sex and want to walk to the facility so they can wash out the bodily fluid and get cleansed?

The whole thing is ludicrous, and the idea is antiquated.

Regards,

Christine Burris
North Lake
954-614-3295

This whole ideology is before the time of Christ, and I BELIEVE needs to be updated to modern society. It is supposed to be attached to a spring? Is the City of Hollywood water system a "spring?" This east side is one of the wealthiest pockets of the City of Hollywood and these people have their very own nice and adequate facilities to deposit their bodily fluids and cleanse themselves. There is number NO NEED to have this type of facility in a residential neighborhood and 2 there is no NEED to do demolish a private resident to bring in a non-zoned medical facility in a residential neighborhood. This is a racist and biased medical facility to be use by Jewish people only.

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Stacey Sequeira

From: Clare Merlo <clare.merlo@gmail.com>
Sent: Thursday, October 30, 2025 6:20 PM
To: Andria Wingett; Anand Balram
Subject: [EXT]Opposed to 1434 Monroe Street demolition for nonresidential use.

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

Dear Ms. Wingett and Mr. Balram,

We are writing as concerned residents. Please include this in the application package for the 1434 Monroe Street item.

Thank You

Clare Merlo and Tim Curtis
1414 Jackson St, Hollywood, Fl 33020 - 1 block away!

**

Dear Hollywood Historic Preservation Board,

We are writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District. We are also opposed to a commercial building in the midst of our quiet neighborhood that will have signage! Totally wrong and out of place in an historic district.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at 1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:

- **Land Use Compatibility:** Non-residential use fundamentally conflicts with the established residential character of our historic district.
- **Traffic and Safety:** Monroe Street is particularly narrow with limited parking, creating safety concerns for increased institutional traffic.
- **Property Values:** Local realtors confirm that non-residential buildings within residential areas deter buyers, depress property values, and reduce housing availability for families.
- **Dangerous Precedent:** Approving this demolition would significantly alter the residential character and zoning intent of our Historic District. How many variances can we allow before the historic integrity of the district is permanently compromised?

Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at 1434 Monroe Street.

Roughly 1,000 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. <https://chng.it/PsXxc99Sng> Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

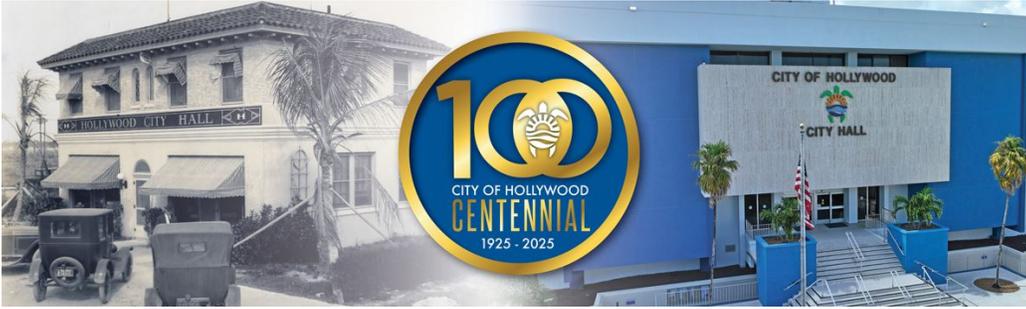
We respectfully request that the home at 1434 Monroe Street **not** be demolished for replacement with a commercial facility.

Thank you.

Sincerely,

Clare Merlo and Tim Curtis
1414 Jackson St, Hollywood, FL 33020 - 1 block away!

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

From: Colette Dennehy <colettedennehy58@gmail.com>
Sent: Monday, November 3, 2025 11:12 PM
To: Andria Wingett <AWingett@hollywoodfl.org>; abalram@hollywood.org <abalram@hollywood.org>
Subject: [EXT]1434 Monroe Street

You don't often get email from colettedennehy58@gmail.com. [Learn why this is important](#)

Hello,

I am a Hollywood resident since April 1, 1990. I own a home in the South lake area of Hollywood. I am opposed to the proposed micvah being built on Monroe Street. This business is an intrusion on the residential area of Southlake.

I call it a business because this is what it will be. Micvahs maybe a part of Jewish worship but they are also used as businesses for parties like engagement, bridal, pregnancy not to mention birthday parties for adults and children. This type of business changes the residential zoning to business zoning. The owners cannot clearly say how many people will be coming and going. With increased persons comes an increase in the need for parking. More people means more noise and more trash. This area cannot sustain a business in such a densely populated residential neighborhood.

Please say no to the proposed micvah on Monroe Street.

Thank you,

Colette Dennehy

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Stacey Sequeira

From: david samter <davidsam1964@yahoo.com>
Sent: Saturday, November 8, 2025 9:06 AM
To: Andria Wingett; Anand Balram
Subject: [EXT]1434 Monroe Street zoning variance

You don't often get email from davidsam1964@yahoo.com. [Learn why this is important](#)

I respectfully oppose the requested zoning variance for the proposed mikvah facility at 1434 Monroe Street. My opposition is based on the principle that zoning laws must be applied neutrally and consistently to preserve the integrity of the residential historic district and uphold the rule of law.

As a licensed architect and resident that will be directly impacted by this proposal, I strongly believe that approval of this variance will open the door for continued erosion of our once quiet neighborhood with more non residential construction.

Please include my message in the application package for the 1434 Monroe Street item.

David Samter
Florida Architectural Registration AR0014892
1415 Monroe St
Hollywood, FL 33020

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Stacey Sequeira

From: Dfurslew <dfurslew@comcast.net>
Sent: Tuesday, November 4, 2025 10:48 AM
To: Anand Balram
Subject: [EXT]1434 Monroe

You don't often get email from dfurslew@comcast.net. [Learn why this is important](#)

Sent from my iPhone

Begin forwarded message:

From: Dfurslew <dfurslew@comcast.net>
Date: November 4, 2025 at 10:46:36 AM EST
To: awingett@hollywoodfl.org
Subject: 1434 Monroe

We are out of town and cannot attend on Nov 10. Please be advised that we as residents at 1222 Harrison Street are completely opposed to the public facility that is trying to come into our neighborhood. NOT the place for this type of activity. Why not on temple property with ample parking and access.

Thank you for including this in any protest on Nov 10.

Robert Furslew

Debra Furslew

Sent from my iPhone

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Stacey Sequeira

From: Andria Wingett
Sent: Tuesday, November 4, 2025 5:34 PM
To: Elizabeth Farmer
Cc: Stephanie Rivera; Cameron Palmer; Anand Balram
Subject: RE: [EXT]1434 Monroe

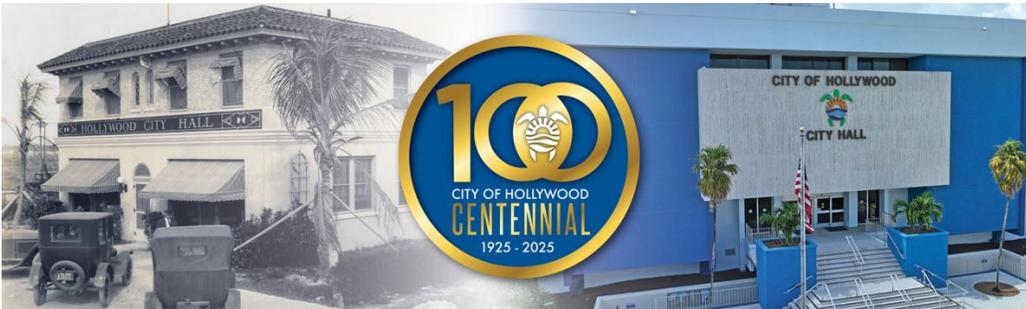
Thank you for your email. Staff will share with the board.

Andria Wingett

Director, Development Services
Development Services | Administration
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org
Mobile: [954-445-5692](tel:954-445-5692)
Telephone: [954-921-3003](tel:954-921-3003)

www.HollywoodFL.org



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-----Original Message-----

From: Elizabeth Farmer <elizabeth.farmer@gmail.com>
Sent: Tuesday, November 4, 2025 12:03 PM
To: Andria Wingett <AWingett@hollywoodfl.org>
Subject: [EXT]1434 Monroe

[You don't often get email from elizabeth.farmer@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

Please do not demolish 1434 Monroe.

Thank you,

Elizabeth Farmer

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From: [Anand Balram](#)
To: [felice.schonfeld](#); [Andria Wingett](#)
Cc: [Carmen Diaz](#); [Cameron Palmer](#)
Subject: RE: [EXT]PLEASE INCLUDE THIS IN THE APPLICATION PACKAGE FOR THE 1434 MONROE STREET ITEM
Date: Tuesday, November 4, 2025 1:38:18 PM

Good afternoon Felice,

Thank you for your email. Your correspondence will be included as part of the package to the Board.

Best regards,

Anand Balram

Assistant Director, Development Services
Development Services | Planning and Urban Design
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: ABALRAM@hollywoodfl.org
Mobile: [954-657-1281](tel:954-657-1281)
Telephone: [754-329-0625](tel:754-329-0625)

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

From: felice.schonfeld <fkslaw@gmail.com>
Sent: Tuesday, November 4, 2025 1:27 PM
To: andreawingett@hollywoodfl.org; Anand Balram <ABALRAM@hollywoodfl.org>; Mayor-Commissioners <Mayor-Commissioners@hollywoodfl.org>
Subject: [EXT]PLEASE INCLUDE THIS IN THE APPLICATION PACKAGE FOR THE 1434 MONROE STREET ITEM

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

I am a long time resident of South Lake. I live close to the house at 1434 Monroe Street. This property is in the Historic District where each property is considered to be contributing to the overall Historic Residential District. Usages that do not pass muster in this fashion have been and should continue to be considered unacceptable.

I strongly OPPOSE the proposal by the owner to demolish the decades old residential home on 14th and Monroe and replace it with a NONRESIDENTIAL BATH HOUSE. THAT IS CLEARLY BOTH A COMMERCIAL USE THAT VIOLATES ZONING AND ONE THAT IS CONTRARY TO THE HISTORIC RESIDENTIAL DISTRICT PROTOCOL.

The owner ADMITS he would be constructing a commercial facility complete with a parking lot, bright lot lighting, and signage - right in the middle of a completely residential block in a completely residential neighborhood. The owner states that **380+ families could reach the site by car**, and another **90+** families on foot. It is abundantly clear that the owner does not care if the proposal sacrifices the peace and tranquility of everyone else near that site by the mass invasion of almost 500 strangers. This peace and tranquility has been the hallmark of this historic district neighborhood and the reason I and so many others moved here and have lived here for decades. We have already endured mass intrusions due to the airbnb fiasco. Enough is enough.

The proposed site is **ZONED RESIDENTIAL**. It is a small lot on a narrow street that barely accommodates the current residential traffic much less the amount of traffic the owner admits it would generate. IT IS COMPLETELY SURROUNDED BY RESIDENTIAL HOMES ON SMALL LOTS THAT WOULD BE SUBJECTED TO ON-GOING UNACCEPTABLE INTRUSION AND CHAOS OF CARS, PEOPLE, LIGHTING ETC. THIS IS ESSENTIALLY ASKING TO BUILD A COMMERCIAL SPA IN THE MIDDLE OF A QUIET RESIDENTIAL NEIGHBORHOOD. Would you buy a house nearby? Would you want to live nearby? Those homeowners bought their houses relying upon the city following the residential zoning for that area. Has the city also considered the financial devaluation to nearby properties this would cause?

THERE IS ABSOLUTELY NO REASON WHATSOEVER FOR THIS PROPOSAL TO BE GRANTED WHEN THE OWNER HAS THE ENTIRE DOWNTOWN AREA OF COMMERCIAL PROPERTIES A STONE'S THROW AWAY THAT CAN BE LEGALLY CONVERTED TO THE PROPOSED USE. INDEED, A SPA HAS JUST OPENED A FEW BLOCKS AWAY ON FEDERAL HIGHWAY.

PLEASE DO NOT SET FURTHER DANGEROUS PRECEDENT BY IGNORING AND VIOLATING THE RESIDENTIAL ZONING AND HISTORIC NATURE OF OUR NEIGHBORHOOD. HOLLYWOOD'S PEACEFUL CHARACTER NEEDS TO BE PRESERVED, NOT DESTROYED.

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

From: [Flavia Mecozzi](#)
To: [Carmen Diaz](#)
Subject: [EXT]Re: Concern Regarding Change of Use Application 25-CSV-58 at 1434 Monroe Street
Date: Wednesday, October 22, 2025 8:50:34 AM

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

Good evening Mrs. Diaz,

I am writing as a nearby resident regarding the proposed change of use for the property located at **1434 Monroe Street**, which is being considered for conversion into a **Jewish ritual bath (mikvah)**.

I would like to express my concern and strong opposition to this proposed change. This is a quiet residential neighborhood, and such a facility does not seem appropriate for this area. There are other locations that would be better suited for this type of establishment. Many of the neighbors I have spoken with share the same concerns and feel that this proposal would negatively impact the character of our community.

In addition, we are concerned about the potential increase in traffic and parking issues that this change could bring. This area is strictly residential, not commercial, and we believe allowing this change of use would set an undesirable precedent.

Please let me know what steps I can take to formally oppose this application. We believe this project would be detrimental to the neighborhood and ask that the City deny the request.

Thank you for your time and attention to this matter.

Sincerely,

Flavia Mecozzi
1447 Madison St
Hollywood, FL 33020
954-294-3269

PS your email address is incorrect on the posted sign on the property; therefore, you are not receiving our emails.

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

Stacey Sequeira

From: Frank Menschner <frank.menschner@gmail.com>
Sent: Friday, October 31, 2025 1:40 PM
To: Andria Wingett; Anand Balram
Subject: [EXT]1434 Monroe Street

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

Dear Hollywood Historic Preservation Board,

I am writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at 1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:

- **Land Use Compatibility:** Non-residential use fundamentally conflicts with the established residential character of our historic district.
- **Traffic and Safety:** Monroe Street is particularly narrow with limited parking, creating safety concerns for increased institutional traffic.
- **Property Values:** Local realtors confirm that non-residential buildings within residential areas deter buyers, depress property values, and reduce housing availability for families.
- **Dangerous Precedent:** Approving this demolition would significantly alter the residential character and zoning intent of our Historic District. How many variances can we allow before the historic integrity of the district is permanently compromised?

Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at 1434 Monroe Street.

Roughly 1,000 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. <https://chng.it/PsXxc99Sng>) Concerned residents are displaying lawn signs opposing

this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

We respectfully request that the home at 1434 Monroe Street not be demolished for replacement with a commercial facility.

Thank you,
Frank Menschner
918 N 13th Terrace,
Hollywood 33019

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

Stacey Sequeira

From: Andria Wingett
Sent: Monday, November 3, 2025 12:58 PM
To: Anand Balram; Cameron Palmer; Stephanie Rivera
Subject: FW: [EXT]Non-Residential Item on HPB Agenda Nov 10th

Andria Wingett

Director, Development Services

Development Services | Administration

Development Services Hub - Second Floor Library

City Hall Circle

2600 Hollywood Blvd

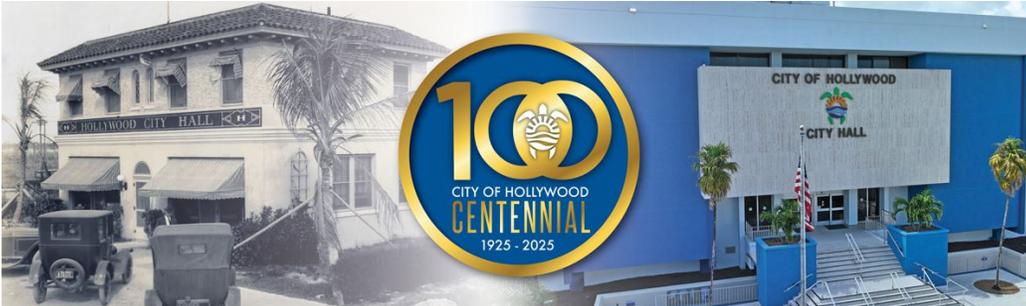
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org

Mobile: [954-445-5692](tel:954-445-5692)

Telephone: [954-921-3003](tel:954-921-3003)

www.HollywoodFL.org



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From: Hollywood Lakes Civic Assn. <info@hollywoodlakes.ccsend.com>

Sent: Monday, November 3, 2025 11:11 AM

To: Andria Wingett <AWingett@hollywoodfl.org>

Subject: [EXT]Non-Residential Item on HPB Agenda Nov 10th



Lakes Residents,

It has come to our attention that the proposal to demolish 1434 Monroe Street will be heard by the Historic Preservation Board (HPB). Many of you have expressed your concern about this proposal and disagreement with the demolition.

We encourage any concerned residents to:

1. Come to the hearing about 1434 Monroe Street on Monday, November 10 at 3:00pm. City Hall Commission Chambers

-Wear Red

-City Call, Room 219

2. Email City Staff - Andria Wingett & Anand Balram from Planning & Development, expressing your opinion.

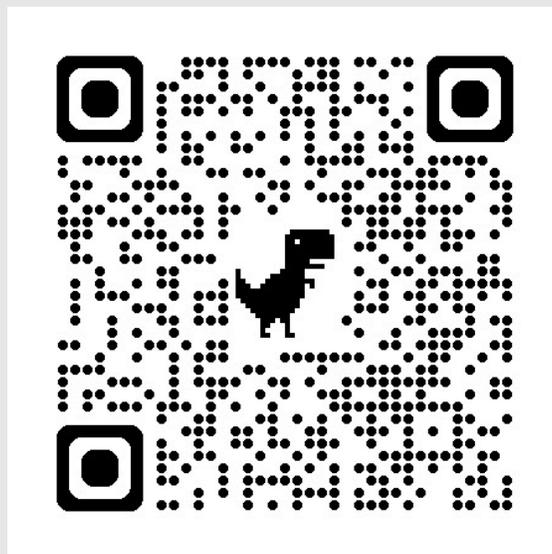
Make sure that your email asks staff to include your message in the application package for the 1434 Monroe Street item

Email:

awingett@hollywoodfl.org; abalram@hollywoodfl.org

HLCA

<https://www.hollywoodlakes.com/membership>



Hollywood Lakes Civic Association

Hollywood Lakes Civic Assn. | P.O. Box 223922 | Hollywood, FL 33022 US

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Stacey Sequeira

From: Stephen Welsch <hccanow@gmail.com>
Sent: Thursday, November 6, 2025 1:34 PM
To: Andria Wingett; Anand Balram
Subject: [EXT]File No 25-CSV-58

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

Dear Historical Preservation Board Members,

On July 21, 2025, the Hollywood Council of Civic Associations was provided with a presentation on property located at 1434 Monroe Street, within the heart of Hollywood Lakes historic district. Two association members recused themselves from the presentation and discussion because of potential conflicts of interest, the remaining neighborhood associations represented at that meeting were concerned over a non-residential building within a residential area, expressing fears that approval of a non-residential use in a residential neighborhood could set significant precedent throughout the city.

In response to those concerns, please include the following points as a part of your evaluation and decision process.

Preservation ordinances are designed to protect the character of historic neighborhoods. Disruption in scale, character, use and open space overwhelms and negates the purpose of a neighborhood's historic designation, contrary to the city's and citizens' carefully thought out long term vision for the Lakes neighborhood.

The city is currently in the process of developing an updated Historic Preservation Plan, carefully developed with Lakes stakeholders, city staff and Board input. Ignoring the precepts contained within this plan would be inappropriate, and deny the majority stakeholders interests in their community.

The following Goals, objectives and proposed policies reflect hours of hard work and thought. It's important to note that mixed-use is not a part of the overall vision.

GOAL X.B: CONSERVE AND ENHANCE HOLLYWOOD'S HISTORIC AND CULTURAL

RESOURCES Hollywood will protect and elevate its historic and cultural assets through proactive planning, targeted investments, and the enforcement of preservation regulations. This goal focuses on strengthening local codes, offering clear guidance for restoration, and ensuring that historic and archaeological resources are integrated into the City's evolving urban fabric. By prioritizing both public and private assets and addressing emerging challenges such as climate change, Hollywood will ensure its cultural heritage remains vibrant, resilient, and reflective of the community's shared history.

Objective X.B.2: Provide clear, actionable guidelines to support the rehabilitation, restoration, and enhancement of historic properties while respecting their character-defining elements.

The current structure has not been evaluated for rehabilitation and re-use as a facility to satisfy both the adjacent community and the developer. A comprehensive, independent evaluation should occur.

Policy X.B.2.4: Encourage the adaptive reuse and rehabilitation of structures eligible for historic designation as a preferred alternative to demolition and redevelopment

No extensive review of an adaptive re-use has been commissioned, and should be considered to maintain the very special fabric of this neighborhood.

Policy X.B.1.6: Assess the feasibility of implementing a Transfer of Development Rights (TDR) program to incentivize the preservation of historic properties.

HLCA representatives have identified parcels within a short distance of the proposed development. The city's "draft" historic preservation plan, drafted upon the city's comprehensive plan's goals for the district, provides for a compromise to satisfy the goals of the primary stakeholders, the current vested community.

GOAL X.E: DEVELOP A STRATEGIC PRESERVATION MASTER PLAN Hollywood will protect, conserve, and enhance its historic and cultural resources through the development of a comprehensive Preservation Master Plan. This goal focuses on proactive planning, regulatory alignment, and strategic prioritization of preservation efforts. By reviewing existing practices and ensuring compliance with local, state, and federal standards, the City will create a clear framework to guide future preservation, support decision-making, and strengthen community stewardship of its historic legacy.

In addition to the historical nature of this specific portion of the Lakes, consideration for parking amenities must be considered. According to posted material of an online campaign to fund this project, the promotional piece includes copy of "a huge potential reach", and at one point anticipated over 350 drivable users, which leads to the question of five parking spaces, and the additional parking burdens that will deny actual residential users access to on-street parking.

Thank you for this opportunity to provide input on this important element of respecting identity, in a historical context, ensuring the long term value of this very special neighborhood, and neighborhoods throughout the City of Hollywood.

Respectfully submitted,
Hollywood Council of Civic Associations, Inc

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Stacey Sequeira

From: lfritschi@aol.com
Sent: Saturday, November 8, 2025 9:17 AM
To: Anand Balram; Anand Balram
Cc: Caryl Shuham; Josh Levy; Kevin Biederman; tcallari@hollywood.fl.org; Adam Gruber; Peter Hernandez; Luis Quintana
Subject: [EXT]1434 Monroe Street

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

How would you like living next to this ?
How would you like your residential, family home situated next to this ?
No one bought on this block thinking this would happen.
Completely and totally unacceptable.

DENY, DENY !!

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Stacey Sequeira

From: jeanniejk <jjkobert@gmail.com>
Sent: Thursday, November 13, 2025 11:37 AM
To: Andria Wingett; Anand Balram; jeanniejk
Subject: [EXT]Mikvah

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

Dear Ms. Wingett and Mr. Balram,

I am writing as a concerned resident, I have lived in and loved the Lakes for 27 years. Please do not destroy our peaceful neighborhood in lieu of needless business interests. There is plenty of space in commercial areas for commercial property. Please include this in the application package for the 1434 Monroe Street item.

Thank You,

Jeannie Johnstone Kobert

Dear Hollywood Historic Preservation Board,

I am writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at 1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:

- Land Use Compatibility: Non-residential use fundamentally conflicts with the established residential character of our historic district.
- Traffic and Safety: Monroe Street is particularly narrow with limited parking, creating safety concerns for increased institutional traffic.
- Property Values: Local realtors confirm that non-residential buildings within residential areas deter buyers, depress property values, and reduce housing availability for families.
- Dangerous Precedent: Approving this demolition would significantly alter the residential character and zoning intent of our Historic District. How many variances can we allow before the historic integrity of the district is permanently compromised?

Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at 1434 Monroe Street.

Roughly 1,000 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. <https://chnq.it/PsXxc99Sng> Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

We respectfully request that the home at 1434 Monroe Street not be demolished for replacement with a commercial facility.

Sincerely,

Jeannie Johnstone Kobert

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

From: [Anand Balram](#)
To: [Kevin Hayes](#); [Andria Wingett](#)
Cc: [Cameron Palmer](#); [Carmen Diaz](#); [Kim Phan](#)
Subject: RE: [EXT]1434 Monroe Street - Change of Use - Upcoming Meeting
Date: Thursday, October 30, 2025 3:44:04 PM

Good afternoon Mr. Hayes,

Thank you for your email, and your engagement on the file. Be rest assured that your email has been received. Please be advised that while the agenda has already been published, the correspondence and petition will be provided to the Board as they make their deliberation.

Anand Balram

Assistant Director, Development Services
Development Services | Planning and Urban Design
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: ABALRAM@hollywoodfl.org
Mobile: [954-657-1281](tel:954-657-1281)
Telephone: [754-329-0625](tel:754-329-0625)

www.HollywoodFL.org



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

From: Kevin Hayes <kevin.hayes@primetest.com>
Sent: Thursday, October 30, 2025 3:13 PM
To: Andria Wingett <AWingett@hollywoodfl.org>; Anand Balram <ABALRAM@hollywoodfl.org>
Subject: [EXT]1434 Monroe Street - Change of Use - Upcoming Meeting

Some people who received this message don't often get email from kevin.hayes@primetest.com. [Learn why this is important](#)

Dear Ms. Wingett and Mr. Balram,

I am writing as a concerned resident. Please include this in the application package for the 1434 Monroe Street item.

Thank You

Dear Hollywood Historic Preservation Board,

I am writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at 1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:

- Land Use Compatibility: Non-residential use fundamentally conflicts with the established residential character of our historic district.
- Traffic and Safety: Monroe Street is particularly narrow with limited parking, creating safety concerns for increased institutional traffic.
- Property Values: Local realtors confirm that non-residential buildings within residential areas deter buyers, depress property values, and reduce housing availability for families.
- Dangerous Precedent: Approving this demolition would significantly alter the

residential character and zoning intent of our Historic District. How many variances can we allow before the historic integrity of the district is permanently compromised?

Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at 1434 Monroe Street. Roughly 1,000 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. <https://chnng.it/PsXxc99Sng> Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

We respectfully request that the home at 1434 Monroe Street not be demolished for replacement with a commercial facility.

Thank you.

Sincerely,

Kevin Hayes

1414 Monroe Street

Hollywood, FL 33020

561-859-7540

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From: [Lesley Johnson](#)
To: [Carmen Diaz](#)
Subject: [EXT]1434 Monroe Street - File No. 25-CSV-58
Date: Monday, November 3, 2025 2:31:05 PM

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

Dear Ms. Diaz,

I am not able to attend the public hearing regarding the rezoning of the above property.

However, I would like to let you know that I live on Monroe Street and I believe that it IS NOT APPROPRIATE to change the zoning of the subject property to non-residential, in the middle of a quiet neighborhood of historic homes! I love my home and I have lived in my house for over twenty years. It is bad enough that the rentals are flourishing and degrading the properties around my home but this is going too far! PLEASE DO NOT ALLOW THIS TO HAPPEN.

A residential neighborhood should be just that, RESIDENTIAL, without fear of non-residential buildings that bring additional traffic, hard fluorescent lighting, litter, and a host of related problems. Such a building does not belong in my neighborhood, it will bring down my property value and fill the streets with vehicles and people who do not live there and do not belong there. **There should be no buildings allowed in my neighborhood other than RESIDENTIAL homes.** Please do not start down a slippery slope that will ultimately destroy my precious neighborhood, the value of my property and force me to move!

Thank you for your consideration of my feelings about this most important issue!

--

Lesley J. Johnson, CPA
1535 Monroe Street
Hollywood, FL 33020
Direct (954) 494-2121
Fax (954) 921-8873

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Stacey Sequeira

From: Lorelei Coutts <loreleicoutts@aol.com>
Sent: Monday, November 10, 2025 7:22 AM
To: Anand Balram
Subject: [EXT]1434 Monroe Street

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

Dear Mr. Balram,

I wish to vehemently oppose the demolition and construction proposed for 1434 Monroe Street. Hollywood Lakes is a quiet, residential neighborhood and the insertion of a business (yes, it is a business) in the middle of the block is intrusive and disturbing to the homes on the block as well as the general Lakes area. The impact it would have on traffic (which is already a nightmare during school pickup hours) and the disruption to neighbors should immediately cancel any discussion of this project. With the many, many commercial properties available on U.S. 1 or Federal Highway and the available parking they would allow, the building of this project should absolutely be voted down.

In addition, it would set a precedent for future businesses to commandeer neighborhood homes for commercial use, which is completely unacceptable to homeowners.

Please consider the residents of Hollywood Lakes over the requests of a private, commercial project. I am available for any further communication and thank you for your time and consideration.

Yours truly,

Lorelei Coutts

1415 Jefferson Street, Hollywood

917-670-1300

loreleicoutts@aol.com

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Stacey Sequeira

From: Lory Hayes <loryhayes@hotmail.com>
Sent: Thursday, November 6, 2025 9:20 AM
To: Andria Wingett; Anand Balram
Subject: [EXT]Opposition to the demolition of a house at 1434 Monroe St

Some people who received this message don't often get email from loryhayes@hotmail.com. [Learn why this is important](#)

****Kindly confirm receipt and ensure that my email is included in the package to the Board.****

Dear Hollywood Historic Preservation Board,

I am writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at 1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:

- **Land Use Compatibility:** Non-residential use fundamentally conflicts with the established residential character of our historic district.
- **Traffic and Safety:** Monroe Street is particularly narrow with limited parking, creating safety concerns for increased institutional traffic.
- **Property Values:** Local realtors confirm that non-residential buildings within residential areas deter buyers, depress property values, and reduce housing availability for families.
- **Dangerous Precedent:** Approving this demolition would significantly alter the residential character and zoning intent of our Historic District. How many variances can we allow before the historic integrity of the district is permanently compromised?

Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for the demolition of the home at 1434 Monroe Street.

Currently, 1,064 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. (<https://chng.it/PsXxc99Sng>) Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

We respectfully request that the home at 1434 Monroe Street not be demolished for replacement with a commercial facility.

Thank you,
Dr. Lory Hayes

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From: [Stephanie Rivera](#)
To: [Stacey Sequeira](#)
Cc: [Carmen Diaz](#)
Subject: FW: [EXT]Opposition to the demolition of a house at 1434 Monroe St
Date: Thursday, November 6, 2025 9:39:38 AM

Stephanie Rivera

Development Review Coordinator
Development Services | Planning and Urban Design
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: srivera@HollywoodFL.org
Telephone: [754-329-0637](tel:754-329-0637)

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From: Andria Wingett <AWingett@hollywoodfl.org>
Sent: Thursday, November 6, 2025 9:39 AM
To: Lory Hayes <loryhayes@hotmail.com>; Anand Balram <ABALRAM@hollywoodfl.org>
Cc: Stephanie Rivera <srivera@HollywoodFL.org>; Cameron Palmer <CPALMER@hollywoodfl.org>
Subject: Re: [EXT]Opposition to the demolition of a house at 1434 Monroe St

Good morning -

Than you for your email. It will be provided to the Board.

Andria Wingett

Director, Development Services
Development Services | Administration

Development Services Hub - Second Floor Library
City Hall Circle

2600 Hollywood Blvd
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org

Mobile: [954-445-5692](tel:954-445-5692)

Telephone: [954-921-3003](tel:954-921-3003)

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

From: Lory Hayes <loryhayes@hotmail.com>

Sent: Thursday, November 6, 2025 9:19 AM

To: Andria Wingett <AWingett@hollywoodfl.org>; Anand Balram <ABALRAM@hollywoodfl.org>

Subject: [EXT]Opposition to the demolition of a house at 1434 Monroe St

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****Kindly confirm receipt and ensure that my email is included in the package to the Board.****

Dear Hollywood Historic Preservation Board,

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Thank you,
Dr. Lory Hayes

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Stacey Sequeira

From: Andria Wingett
Sent: Monday, November 10, 2025 7:23 AM
To: Mary Jo O'Hara
Cc: Anand Balram; Cameron Palmer; Stephanie Rivera
Subject: RE: [EXT]Opposition to the demolition of 1430 Monroe St.

Good morning,

Thank you for your email. Staff will share it with the Board.

Andria Wingett

Director, Development Services

Development Services | Administration

Development Services Hub - Second Floor Library

City Hall Circle

2600 Hollywood Blvd

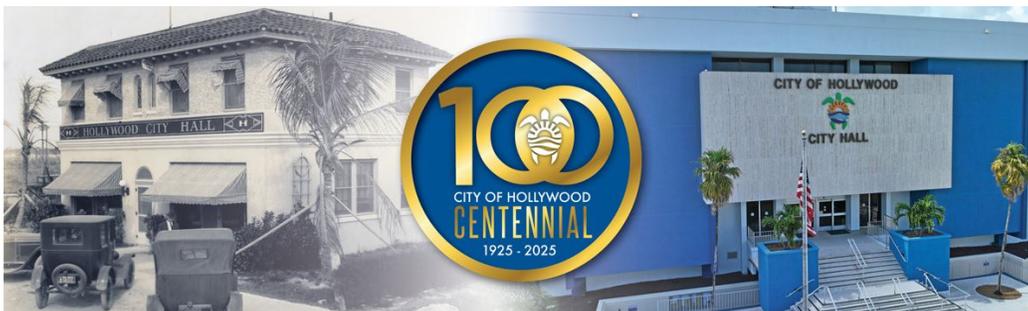
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org

Mobile: [954-445-5692](tel:954-445-5692)

Telephone: [954-921-3003](tel:954-921-3003)

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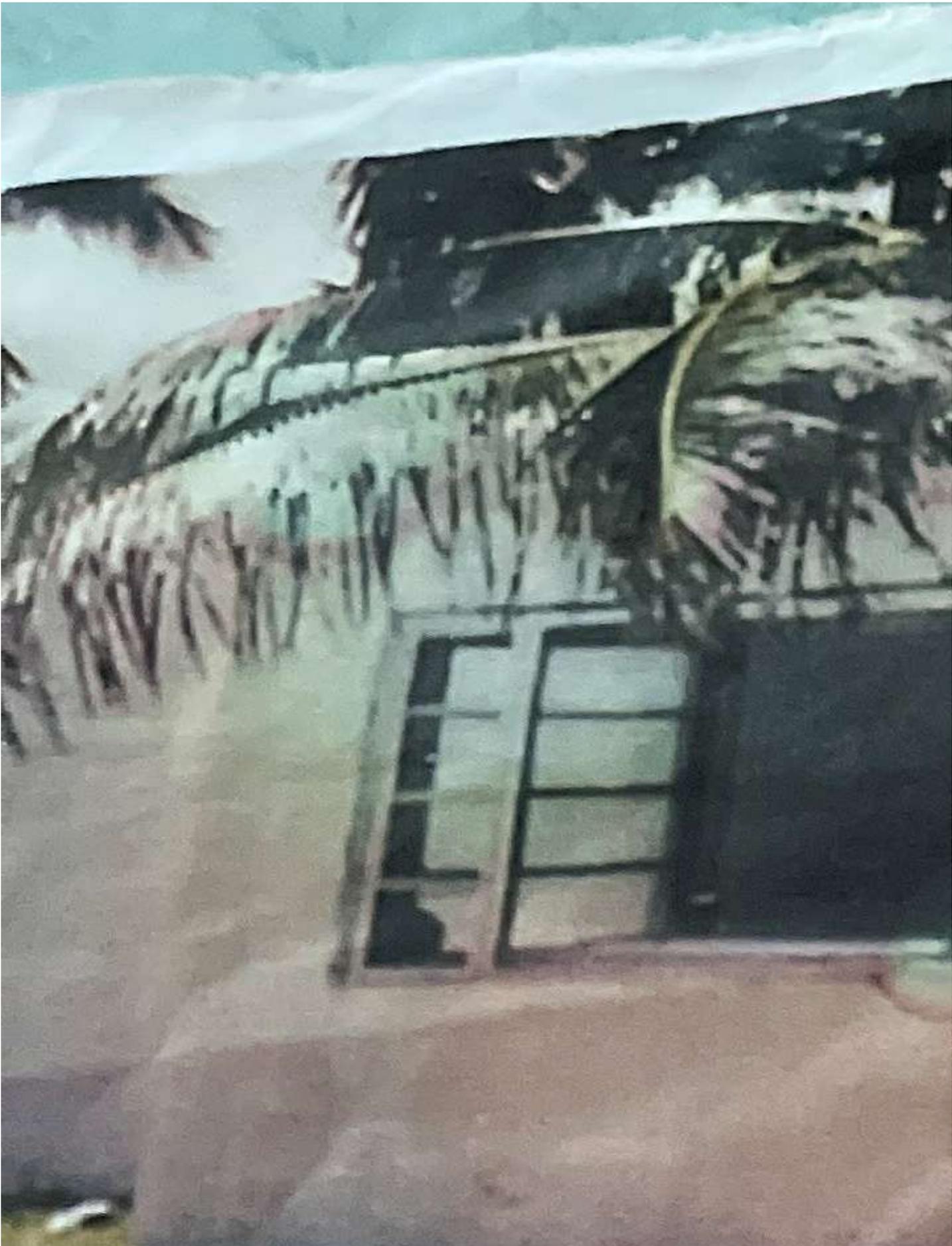
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From: Mary Jo O'Hara <maryjo.ohara@gmail.com>
Sent: Sunday, November 9, 2025 5:26 PM
To: Andria Wingett <AWingett@hollywoodfl.org>
Subject: [EXT]Opposition to the demolition of 1430 Monroe St.

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

To the Hollywood planning commission

Please add my name to the very concerned citizens opposing the demolition 1430 Monroe St. Our town has a distinctive character. We seem to be losing by the minute barely 100 years old. What made Hollywood unique – amazing beaches little boys rise Broadwalk, the housing stock of the 30s 40s and 50s is disappearing. We seem to do this in the moment and then 20 years later regret set in my house is a perfect example. The first house is built on the Hollywood Broadway in 1928 they were the perfect example of Artco Florida housing. Belt with careful attention to detail, the planning commission allowed this amazing structures to be altered in ways that can never be recovered. Please don't do it again.





What we have now.
Please add my email and
Pictures to the presentation before the commission.
Thank you

Mary Jo O'Hara
maryjo.ohara@gmail.com

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Stacey Sequeira

From: Andria Wingett
Sent: Thursday, November 6, 2025 12:15 PM
To: hrms@bellsouth.net
Cc: Cameron Palmer; Anand Balram; Stephanie Rivera
Subject: Re: [EXT]Opposition to Non-residential intrusion in our residential neighborhood

Will do

Andria Wingett

Director, Development Services
Development Services | Administration

Email: AWingett@hollywoodfl.org
Mobile: [954-445-5692](tel:954-445-5692)
Telephone: [954-921-3003](tel:954-921-3003)

From: hrms@bellsouth.net <hrms@bellsouth.net>
Sent: Thursday, November 6, 2025 11:44 AM
To: Andria Wingett <AWingett@hollywoodfl.org>
Cc: Cameron Palmer <CPALMER@hollywoodfl.org>; Anand Balram <ABALRAM@hollywoodfl.org>; Stephanie Rivera <sriviera@HollywoodFL.org>
Subject: Re: [EXT]Opposition to Non-residential intrusion in our residential neighborhood

You don't often get email from hrms@bellsouth.net. [Learn why this is important](#)

Thank you. Please include my message in the application package for the 1434 Monroe St. item.

Kind regards,
Meg

From: Andria Wingett <AWingett@hollywoodfl.org>
Date: Thursday, November 6, 2025 at 11:39 AM
To: hrms@bellsouth.net <hrms@bellsouth.net>
Cc: Cameron Palmer <cpalmer@hollywoodfl.org>, Anand Balram <abalram@hollywoodfl.org>, Stephanie Rivera <sriviera@hollywoodfl.org>
Subject: Re: [EXT]Opposition to Non-residential intrusion in our residential neighborhood

Thank you for your email. Staff will share it with the Board.

Andria Wingett

Director, Development Services

Development Services | Administration

Development Services Hub - Second Floor Library

City Hall Circle

2600 Hollywood Blvd

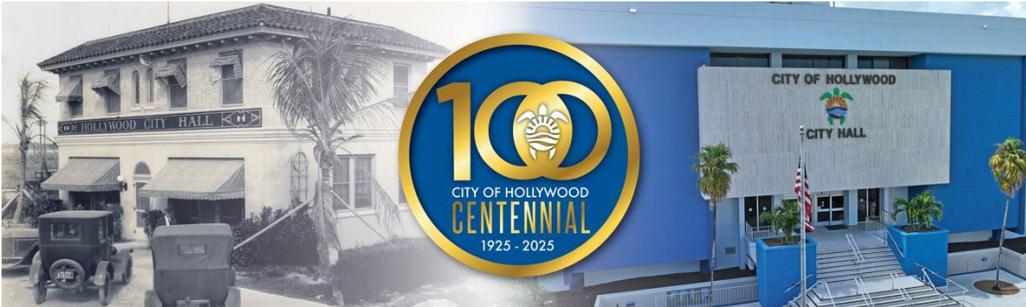
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org

Mobile: [954-445-5692](tel:954-445-5692)

Telephone: [954-921-3003](tel:954-921-3003)

www.HollywoodFL.org



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From: hrms@bellsouth.net <hrms@bellsouth.net>

Sent: Thursday, November 6, 2025 11:34 AM

To: Andria Wingett <AWingett@hollywoodfl.org>

Subject: [EXT]Opposition to Non-residential intrusion in our residential neighborhood

You don't often get email from hrms@bellsouth.net. [Learn why this is important](#)

Good Morning

I am writing to express my strong agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at 1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning

variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:

- **Land Use Compatibility:** Non-residential use fundamentally conflicts with the established residential character of our historic district.
- **Traffic and Safety:** Monroe Street is particularly narrow with limited parking, creating safety concerns for increased institutional traffic.
- **Property Values:** Local realtors confirm that non-residential buildings within residential areas deter buyers, depress property values, and reduce housing availability for families.
- **Dangerous Precedent:** Approving this demolition would significantly alter the residential character and zoning intent of our Historic District. How many variances can we allow before the historic integrity of the district is permanently compromised?

Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at 1434 Monroe Street.

Roughly 1,000 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. <https://chng.it/PsXxc99Sng>) Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

I respectfully request that the home at 1434 Monroe Street not be demolished for replacement with a commercial facility.

Thank you,
Meg Finnegan

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

Stacey Sequeira

From: Naomi Montague <naomi.montagu@gmail.com>
Sent: Monday, November 3, 2025 11:32 AM
To: Andria Wingett; Anand Balram
Subject: [EXT]1434 Monroe Street

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

We, Sam Montague, Naomi Montague and Hiroko Samter, respectfully oppose the requested zoning variance for the proposed mikvah facility at 1434 Monroe Street. Our opposition is based on the principle that zoning laws must be applied neutrally and consistently to preserve the integrity of the residential historic district and uphold the rule of law.

Please include my message in the application package for the 1434 Monroe Street item.

--

Naomi Montague
1207 N Southlake Drive

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

From: [Patricia Antrican](#)
To: [Andria Wingett](#); [Anand Balram](#)
Subject: [EXT]Email from the Hollywood Council of Civic Associations
Date: Friday, November 14, 2025 2:59:12 PM

Andria and Anand, The North Central Hollywood Civic Association does not support the letter sent about the property at 1434 Monroe Street. Please add this to the package to the board.

Patricia Antrican
President NCHCA

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

Stacey Sequeira

From: Peter Stimson <peter.stimson@gmail.com>
Sent: Monday, November 3, 2025 12:18 PM
To: Andria Wingett; Anand Balram
Subject: [EXT]Proposed demolition & redevelopment at 1434 Monroe Street.

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

Dear Members of the Hollywood Historic Preservation Board,

I am writing to express strong opposition to the proposed demolition and redevelopment at 1434 Monroe Street within the Hollywood Lakes Historic District. This project would replace an existing single-family home with a non-residential, institutional facility—a use that conflicts with the area's residential zoning, historic integrity, and community character.

Residents are deeply concerned about:

- Loss of historic fabric and contradiction of the HPB's preservation mission
- Traffic and safety issues on Monroe Street's narrow, parking-limited roadway
- Negative impact on property values and neighborhood desirability
- The **dangerous precedent** of allowing non-residential intrusion into a protected residential district

Over 1,000 residents have signed a petition opposing this proposal, with civic associations and homeowners displaying widespread support for preserving the neighborhood's residential character.

We respectfully urge the Hollywood Historic Preservation Board to deny demolition approval and prevent non-residential development at 1434 Monroe Street, in keeping with the district's zoning and historic purpose.

Sincerely,

Peter Stimson

Hollywood Lakes Resident

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Stacey Sequeira

From: Andria Wingett
Sent: Wednesday, November 12, 2025 10:05 AM
To: Peter Pazer
Cc: Anand Balram; Cameron Palmer; Stephanie Rivera
Subject: Re: [EXT]1434 Monroe Street

Good morning,

Thank you for your email. Staff will share it with the Board.

Andria Wingett

Director, Development Services

Development Services | Administration

Development Services Hub - Second Floor Library

City Hall Circle

2600 Hollywood Blvd

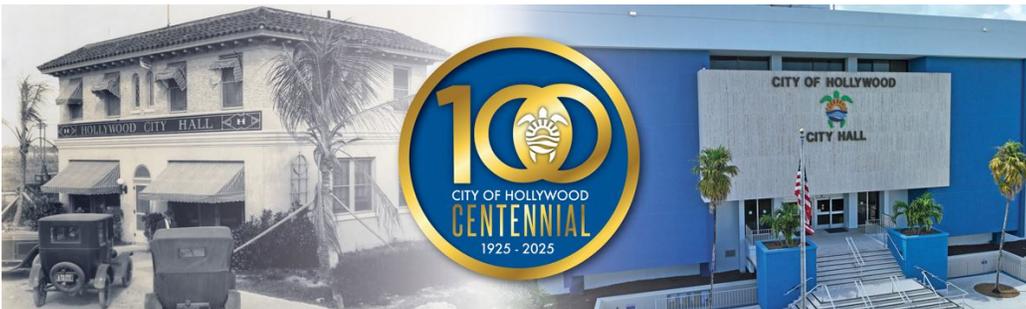
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org

Mobile: [954-445-5692](tel:954-445-5692)

Telephone: [954-921-3003](tel:954-921-3003)

www.HollywoodFL.org



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

From: Peter Pazer <hrpazerfarm@icloud.com>
Sent: Monday, November 10, 2025 9:07 PM
To: Andria Wingett <AWingett@hollywoodfl.org>
Subject: [EXT]1434 Monroe Street

[You don't often get email from hrpazerfarm@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

As a life long resident of Hollywood now 73 yo I am gravely concerned what is happening to my South Lakes

neighborhood. Not only will this catastrophic construction create more traffic and people into our neighborhood it will also lower our real estate values. Will our taxes be reduced due to this facility encroaching in our neighborhood?

Why can't they proposed unit be on Federal Highway which is zoned business and only a short walk away?

Please reconsider

Peter Pazer

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Stacey Sequeira

From: Rachel Warady Mazor <rwarady@gmail.com>
Sent: Wednesday, October 29, 2025 12:33 PM
To: Andria Wingett; Anand Balram
Subject: [EXT]For Application Package - 1434 Monroe Street

Dear Andria and Anand,

On behalf of the HLCA Board of Directors,

Please include this in the application package for the 1434 Monroe Street item.

Thank you.

Sincerely,
Rachel Mazor
Secretary, HLCA

Dear Hollywood Historic Preservation Board,

I hope this message finds you well.

I am writing to you not only on behalf of our Board, but also on behalf of Civic leaders across the city, who are sounding the alarm about residential properties being taken over for non-residential uses. On November 10 you will hear the proposal to demolish 1434 Monroe Street in order to replace it with a large structure, that will no longer be a house, and is also intended to be built beyond usual limits (variance request in place).

First we had to deal with vacation rentals, then, in 2021, state law forced cities to allow home-based businesses of any sort. The saving grace for neighbors was that the residential use of these properties still had to be the main use, and zoning laws still played a role. Now this proposal would seek to destroy the last remaining protections we have left. The structure will be the first of its kind in the neighborhood, dwarfing the immediate surrounding homes, and ushering in a new age of non-residential uses into our formerly residentially zoned properties. The specific use is not as important as the domino effect it will have in allowing more properties to be rezoned, eroding at the fabric of the community, irreparably damaging the design of our neighborhood zoning.

Even more alarming in this case, is that this residential property is nestled deep within our residential Historic District, where we have always taken care to protect the historic nature and feel of the neighborhood, and there are non-residentially zoned properties a few blocks away - which could accommodate this request without harming the residential nature of our Historic District. There is a sentiment among residents city wide that if this proposal can be allowed to go through on this property, then no property zoning or preservation of any kind is safe.

At the time of writing this email, the petition started against this demolition by neighbors has garnered almost 1,000 signatures.

<https://www.change.org/p/opposition-to-non-residential-development-in-our-neighborhoods>

Neighbors have also started a Facebook page, put out yard signs signaling their concern, and raised money to hire an attorney to look into the matter.

<https://www.facebook.com/profile.php?id=61577000080692>

We are counting on you as the protectors of our Historic District to please protect the historic nature of our neighborhood and deny this demolition.

Thank you.

Sincerely,

Rachel Mazor
Secretary, Hollywood Lakes Civic Association
On behalf of our Board of Directors

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From: [Anand Balram](#)
To: [Dfurslew](#)
Cc: [Carmen Diaz](#); [Stacey Sequeira](#); [Cameron Palmer](#); [Andria Wingett](#)
Subject: RE: [EXT]1434 Monroe
Date: Tuesday, November 4, 2025 10:50:36 AM

Good morning,

Thank you for your email. Your correspondence will be included in the package to the Board.

Anand Balram

Assistant Director, Development Services
Development Services | Planning and Urban Design
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: ABALRAM@hollywoodfl.org
Mobile: [954-657-1281](tel:954-657-1281)
Telephone: [754-329-0625](tel:754-329-0625)

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

From: Dfurslew <dfurslew@comcast.net>
Sent: Tuesday, November 4, 2025 10:48 AM
To: Anand Balram <ABALRAM@hollywoodfl.org>
Subject: [EXT]1434 Monroe

You don't often get email from dfurslew@comcast.net. [Learn why this is important](#)

Begin forwarded message:

From: Dfurslew <dfurslew@comcast.net>

Date: November 4, 2025 at 10:46:36 AM EST

To: awingett@hollywoodfl.org

Subject: 1434 Monroe

We are out of town and cannot attend on Nov 10. Please be advised that we as residents at 1222 Harrison Street are completely opposed to the public facility that is trying to come into our neighborhood. NOT the place for this type of activity.

Why not on temple property with ample parking and access.

Thank you for including this in any protest on Nov 10.

Robert Furslew

Debra Furslew

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

Introduction

The proposed redevelopment of **1434 Monroe Street** represents a fundamental departure from the long-established residential character and zoning intent of the Hollywood Lakes Historic District. The property, currently a single-family home constructed in 1949, lies within one of the city's oldest, most distinctive, and cohesive residential neighborhoods. The request to replace this residence with a non-residential, institutional facility is incompatible with its surroundings in both form and function and would introduce uses, activity levels, and traffic patterns never contemplated for this location. Approval of such a project would not only erode the neighborhood's historic and architectural integrity, but would also undermine the public trust in the zoning protections that have long preserved the stability, safety, and livability of Hollywood Lakes.

Design

Constructed in 1949, the existing residence has been appropriately maintained and improved over time, including a recent window replacement that enhanced its structural presence and visual cohesion with adjacent properties. The home remains entirely consistent with the established residential character of the neighborhood, both in scale and architectural expression. In contrast, the proposed structure represents a substantial departure from the prevailing development pattern. Its excessive massing, institutional/office-building design, and encroaching placement on the lot are incompatible with the surrounding residential context and would materially alter the established historic character of the street and neighborhood. The proposed 12-foot driveway along the eastern boundary leading to a rear parking lot introduces a commercial-style configuration that is entirely inconsistent with properties within the Lakes community. Approval of such a design would not only conflict with the intent of the underlying zoning and historic preservation standards but would also set a concerning precedent for future non-residential encroachment into Hollywood's oldest neighborhood and elsewhere.



Existing home since late 2023.

Note: the applicant submitted a photo in its application package that does not reflect the actual property's appearance.

12 permits were found for
1434 MONROE ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		B23-102005	WINDOW &/OR DOOR REPLACEMENT	4/6/2023	7/31/2023
Details		M10-101509	A/C CENTRAL (REPLACEMENT)	11/24/2010	11/24/2010
Details	54493	P0501434	HOT WATER HEATER	10/10/2005	10/18/2005
Details	98391	B0504897	RE-ROOF (METAL,TILE,WOOD,SHINGLE,SHAKE)	7/28/2005	8/8/2005
Details		M9602214	A/C - CENTRAL - NEW		12/11/1996
Details		E9604918	ELECTRICAL WORK		12/11/1996
Details		P9602256	PLUMBING WORK		12/2/1996
Details		M9602158	A/C - CENTRAL - NEW		12/2/1996
Details		E9604804	ELECTRICAL WORK		12/2/1996
Details		B9608439	ALTERATIONS-INTERIOR		12/2/1996
Details		E9604375	SERVICE CHANGE-SINGLE FAMILY RESIDENCE		11/7/1996
Details		B9405661	STORM SHUTTERS		9/9/1994

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

While some homes on the street have a 25-foot setback, the 50-foot setback requirement was established for a reason. The applicant’s statement that adhering to the 50-foot front setback would “substantially reduce buildable area” underscores that the proposed institutional facility is fundamentally incompatible (and inconsistent) with the site and that its construction would significantly alter the character of the street and the neighborhood's interior. Its imposing scale and institutional character would starkly contrast with neighboring residences, undermining the tranquility and character of surrounding homes and the community, aspects zoning and the preservation board are meant to protect.

The applicant could resize the facility to meet the long-established residential and historic district requirements, or find a nearby property where the facility could be constructed without the requested variances, properties that are readily available.

**Note:* Renderings differ from one another, particularly in terms of where windows will be located. There are no window elevation plans in the submitted package.

Compatibility

Compatibility extends beyond architectural design and structural scale; it necessarily includes the compatibility of use and the resulting impact on existing neighborhood infrastructure. In this instance, the proposed use is demonstrably incompatible with the established residential character, pattern, and function of the surrounding area. The introduction of a facility that attracts transient, non-resident users and unusual traffic patterns would materially alter the neighborhood's residential character. The narrow, local roads were not designed to accommodate commercial-like vehicle trips generated by non-resident visitors to the proposed facility.

The applicant characterizes the project as a “dedicated community mikvah.” However, the applicant’s own request for variances concedes that approximately eighty percent (80%) of projected users could arrive by automobile from outside the immediate community. While the applicant attempts to justify the location based on the convenience of pedestrian access for local residents, the accompanying documentation—specifically its reference to the facility’s “huge potential reach”—directly contradicts that claim. This inconsistency underscores that the proposed facility is not primarily intended to serve the immediate neighborhood but rather a broader regional population. (See page 43 of the applicant’s submission.) Notably, the web page previously promoting the facility’s expansive reach has since been removed, an action that appears to acknowledge the inconsistency between the applicant’s representation to the City, neighbors, and concerned citizens and its true intentions, reach, and impact.

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

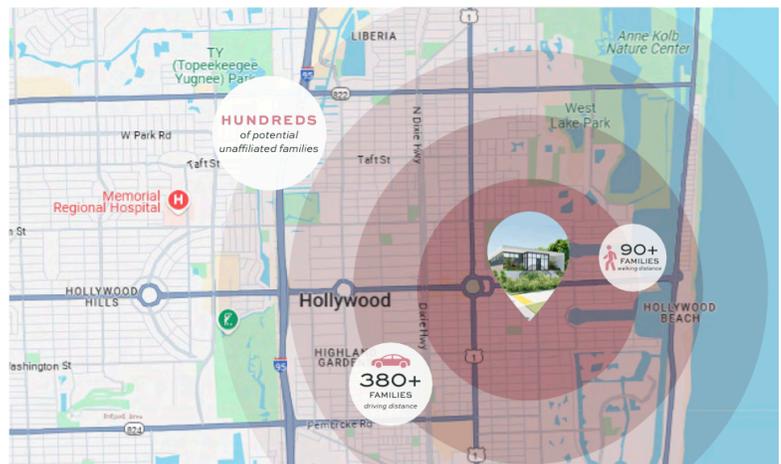
PRIVATE & SECURE

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



Special Exception

The proposed use requires approval of a Special Exception, as religious facilities are not permitted by right within single-family residential zoning districts. The Hollywood Lakes neighborhood is distinctly residential in character, with the sole exception of Harrison Street, which features wider rights-of-way and on-street parking and can accommodate limited mixed-use activity. No comparable non-residential or institutional facility exists within the interior of the Lakes community. While a special exception may be appropriate in rare cases where a proposed use demonstrably serves the broader community (such as those on Harrison St.), that is not the case here. The applicant represents just a reach of 90 families within the community, though over 380 outside the Lakes community. Accordingly, granting a Special Exception in this instance would be inconsistent with both the intent and the purpose of the Special Exception.

Provisions for safe traffic, movement, both vehicular and pedestrian.

While the City's Zoning and Land Development Regulations establish parking requirements based on the largest interior assembly area, that standard is inapplicable to this proposal. By the applicant's own statements during the Sunshine-required meeting, this facility is not intended to serve as a place of assembly or gathering. Accordingly, the parking formula designed for assembly uses does not accurately reflect the operational needs of this proposed facility. The building is designed to accommodate up to eight patrons at one time, in addition to support staff necessary for its operation. Therefore, the provision of only five parking spaces is plainly inadequate and inconsistent with anticipated site use and activity, especially at night.

Conclusion

The proposed redevelopment of 1434 Monroe Street stands in clear conflict with the purpose and spirit of the zoning, preservation, and planning standards that have long protected the Hollywood Lakes Historic District and other areas. The project's institutional design, inadequate setbacks, and incompatible use collectively represent an intrusion into one of the city's most stable and historic residential districts.

The existing 1949 residence contributes to the neighborhood's scale, rhythm, and architectural continuity. It could easily be renovated into a beautiful single-family home that honors the neighborhood's character. By contrast, the applicant's proposed conversion would permanently alter the property in a way that would be extremely difficult, if not impossible, to return to residential use.

Hollywood Lakes is not opposed to progress or faith-based development—it simply must occur in the appropriate place. There are nearby parcels, including those along Harrison Street, suited for this type of institutional use and capable of accommodating the project without variances, adverse community impacts, or real financial implications for surrounding neighbors.

Approving this request would not only erode the neighborhood's historic and residential integrity but also set a dangerous precedent for future non-residential encroachment into protected residential districts. The zoning and preservation ordinances exist to prevent precisely this type of incremental intrusion.

For these reasons, I respectfully urge the Board to deny the Special Exception and Request for Variances and protect both the intent of the zoning code and the trust of the residents who have relied upon it. Preserving Hollywood Lakes is not just a matter of policy—it is a matter of safeguarding community, stability, and the quality of life that defines this historic neighborhood.

Cordially,

Robyn L. Motley
Hollywood Lakes
November 6, 2025

From: [Stephanie Rivera](#)
To: [Carmen Diaz](#)
Subject: FW: [EXT]1434 Monroe Street - Concerned Hollywood Lakes Resident
Date: Tuesday, November 18, 2025 8:44:18 AM

FYI

Stephanie Rivera

Development Review Coordinator
Development Services | Planning and Urban Design
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: srivera@HollywoodFL.org
Telephone: [754-329-0637](tel:754-329-0637)

www.HollywoodFL.org



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

From: Andria Wingett <AWingett@hollywoodfl.org>
Sent: Monday, November 17, 2025 7:36 PM
To: scott watters <scottwatters@hotmail.com>
Cc: Anand Balram <ABALRAM@hollywoodfl.org>; Cameron Palmer <CPALMER@hollywoodfl.org>; Stephanie Rivera <srivera@HollywoodFL.org>
Subject: RE: [EXT]1434 Monroe Street - Concerned Hollywood Lakes Resident

Good evening,

Thank you for your email. Staff will share it with the Board.

Andria Wingett

Director, Development Services
Development Services | Administration
Development Services Hub - Second Floor Library

City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org
Mobile: [954-445-5692](tel:954-445-5692)
Telephone: [954-921-3003](tel:954-921-3003)

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

From: scott watters <scottwatters@hotmail.com>
Sent: Monday, November 17, 2025 8:00 AM
To: Andria Wingett <AWingett@hollywoodfl.org>; Anand Balram <ABALRAM@hollywoodfl.org>
Subject: [EXT]1434 Monroe Street - Concerned Hollywood Lakes Resident

Some people who received this message don't often get email from scottwatters@hotmail.com. [Learn why this is important](#)

Dear Ms. Wingett and Mr. Balram,

I am writing as a concerned resident. Please include this in the application package for the 1434 Monroe Street item.

Thank You

Scott Watters

Harrison Street Neighbor

Dear Hollywood Historic Preservation Board,

I am writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at 1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:

- Land Use Compatibility: Non-residential use fundamentally conflicts with the established residential character of our historic district.
- Traffic and Safety: Monroe Street is particularly narrow with limited parking, creating safety concerns for increased institutional traffic.
- Property Values: Local realtors confirm that non-residential buildings within residential areas deter buyers, depress property values, and reduce housing availability for families.
- Dangerous Precedent: Approving this demolition would significantly alter the residential character and zoning intent of our Historic District. How many variances can we allow before the historic integrity of the district is permanently compromised?

Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at 1434 Monroe

Street.

Roughly 1,000 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. <https://chnng.it/PsXxc99Sng> Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

We respectfully request that the home at 1434 Monroe Street not be demolished for replacement with a commercial facility.

Thank you.

Sincerely,

Scott Watters

Harrison Street Neighbor

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

Stacey Sequeira

From: Shannon Alfele <shannon.alfele@yahoo.com>
Sent: Tuesday, November 4, 2025 2:59 PM
To: Mayor-Commissioners; Anand Balram
Cc: andreawingett@hollywoodfl.org
Subject: [EXT]Opposition to 1434

[You don't often get email from shannon.alfele@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Please include this email in the application for zoning change to 1434 Monroe St.

I am a long time resident of South Lake. The proposal to convert 1434 Monroe into a members-only non residential bathhouse is unacceptable and completely disregards the residential neighborhood.

I strongly OPPOSE the proposal by the owner the demolish a residential home and replace it with a NON-RESIDENTIAL bathhouse!

This property is surrounded by HOMES with neighbors! The owner states that 380+ families could reach the site by car, and another 90+ families on foot. The owner does not care if the proposal sacrifices the peace and tranquility of everyone else nearby! Scott and I moved to South Lake in 1998 because of the peace and tranquility offered in Hollywood's historic district. We invested our life savings into building a home in a residentially zoned neighborhood only to be encroached upon by STVRs. What families will now choose to live on a block with a business like a bathhouse? Isn't this the reason we have residential and non residential zoning in the first place?

There are plenty of places near US1 that are driving and walking distance and a more appropriate location for a commercial use.

Please protect our neighborhood from non residential intrusion!! We are counting on you!

Shannon Alfele
1045 N Southlake Dr.
954.655.1856

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

Stacey Sequeira

From: SHERRY GRYDER <slgryder@aol.com>
Sent: Friday, October 31, 2025 11:05 AM
To: Andria Wingett; Anand Balram
Subject: [EXT]1434 Monroe Street Item - November 10 Meeting

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

Dear Mr. Balram and Ms. Wingett,

As a concerned resident of The Lakes, I respectfully request that this email be included in the application package for the 1434 Monroe Street item.

Thank you.

Dear Members of the Hollywood Historic Preservation Board,

I am writing in support of fellow Hollywood residents who strongly oppose the introduction of non-residential development into our residential neighborhood. Specifically, I am deeply concerned about the proposal at 1434 Monroe Street, which calls for demolishing an existing 1949 single-family home to build a non-residential facility in the very heart of the Hollywood Lakes Historic District.

The Historic Preservation Board's purpose is to safeguard the architectural integrity and residential heritage of Hollywood Lakes. Allowing this project to proceed would undermine that mission and jeopardize the very character this board is charged with protecting.

Hollywood Lakes has long been recognized as a peaceful and cohesive neighborhood of single-family homes—a place chosen by residents for its tranquility, charm, and residential character. Granting a variance that permits an institutional facility in this setting would erode those qualities and set a dangerous precedent that would permanently alter our community's historic residential fabric.

My opposition is based on several key concerns:

- **Incompatible Use:** Non-residential development conflicts directly with the single-family purpose of this historic district and local zoning regulations.
- **Traffic and Safety Risks:** Monroe and surrounding streets are narrow, residential roadways. Increased traffic from the proposed 380+ families outside our community (see screenshot from the facility's fundraising website), who are targeted to use the facility, and others poses safety hazards to pedestrians, cyclists, and nearby residents.

It also undermines the informal safety network of neighbor looking after neighbor, a network that helps make our neighborhood and neighbors safe.

- **Impact on Property Values:** Institutional buildings in residential zones discourage homebuyers, reduce property values, and decrease available housing. Those living nearby experience the most significant negative financial effects.
- **Precedent and Preservation:** Once one non-residential structure is allowed, where does it stop? Each exception weakens the zoning intent and endangers the district's historic authenticity.

There is no shortage of properly zoned, mixed-use properties nearby that can accommodate such a facility without dismantling a residential home, impacting homeowners' investments, or disturbing the character of our historic neighborhood. In addition, the Harrison property within the group's portfolio could also be reimagined to accommodate the proposed use. Harrison offers much wider streets, easier access, and street parking. The proposed demolition is unnecessary and counterproductive to our community's preservation goals.

I therefore urge the Board to deny the demolition and variance request for 1434 Monroe Street and to reaffirm your commitment to preserving Hollywood Lakes as a residential historic district.

More than 1,000 Hollywood residents have already signed a petition opposing this project. Yard signs, neighborhood meetings, and civic association discussions all reflect the same message: residents want to protect the integrity and value of their homes and neighborhood.

I respectfully ask that you protect the home at 1434 Monroe Street and prevent its replacement with a non-residential facility.

Thank you for your attention and continued dedication to preserving The Lakes neighborhood.

Sincerely,
Sherry L. Gryder
Madison Street

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



HUNDREDS
of potential
unaffiliated families

90+
FAMILIES
walking distance

380+
FAMILIES
driving distance

Stacey Sequeira

From: siobhan <siobhan7715@aol.com>
Sent: Thursday, October 30, 2025 4:51 PM
To: Andria Wingett; Anand Balram
Cc: Damaris Henlon; George R. Keller, JR. CPPT
Subject: [EXT]Demolition in the Historic Hollywood Lakes

You don't often get email from siobhan7715@aol.com. [Learn why this is important](#)

To Ms Wingett and Mr Balram: Would you be so kind as to forward this email to HPB members, if appropriate, and include it in any information/packet shared officially to the Board as part of the public record?

If additional steps are needed to make sure this is done correctly, please let me know and I will follow through as required. Thank you for your assistance in this critical matter.

Sincerely,
Siobhan McLaughlin,
1409 Rodman Street, Hollywood

Dear Hollywood Historic Preservation Board,

We hope this message finds you well.

Now that the proposal to demolish 1434 Monroe Street and replace it with a non-residential facility is officially on the HPB agenda for November 10th, we are circling back to you.

Since we last wrote with our concerns, almost 1,000 people have signed our petition against this proposal. Neighbors across Hollywood are appalled at the idea of this single family house being replaced by a building. If this proposal is allowed, we are certain it will be the first of many. Furthermore, there will be no point in trying to uphold any type of historic guidelines, as it will be hypocritical to hold homeowners to a high standard, while allowing others to purchase homes in our residentially zoned, historic district for the purpose of finding cheaper land on which to build non-residential structures.

The most horrifying part is the request is being made, despite there being non-residentially zoned properties available only a few blocks away, not out of hardship or need. It is simply a preference. One that will redefine the zoning and character of our historic district, permanently.

If you have not yet passed by the property in question, we implore you to do so prior to considering this proposal. . We are sure you will see how completely incompatible this is in its zoning, variances, size and scale with the homes around it. This block is narrow and neighbors struggle to park as it is.

We are counting on you to stand steadfast to protect and preserve the nature and scale of our historic district - which on this block is purely residential. This house at 1434 Monroe is a contributing home to the overall character of the historical district.

Thank you.

Sincerely,

Siobhan McLaughlin, Rachel Mazor, Michelle Lopate, Lory Hayes, Kim Ottaviani, and Clover Ryan
(on behalf of the petition signers)

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

Stacey Sequeira

From: siobhan <siobhan7715@aol.com>
Sent: Thursday, October 30, 2025 5:17 PM
To: Anand Balram
Subject: [EXT]Fw: letter to HPB

nt: Thursday, October 30, 2025 at 05:10:37 PM EDT
Subject: letter to HPB

To Members of Hollywood Historic Preservation Board via City Staff,
Andria Wingett and Anand Balram requesting inclusion in packet

Board Members: I write as a resident of Hollywood for 60 years, as homeowner in the Lakes for 41 years and a concerned neighbor. I respectfully urge DENIAL of the demolition application for 1434 Monroe Street, a single-family home, being replaced by a nonresidential facility. This demolition approval would mean the betrayal of homeowners on the block, in the neighborhood and across our city by allowing **spot rezoning** in this one location.

It endangers the trust residents placed in city zoning codes to establish homes and roots in our community. Zoning rules and regulations protect not only our families and their homes, but business and industry citywide so they can plan accordingly for future needs and guarantee stability.

At the first public outreach meeting regarding 1434 Monroe Street, the architect of record, Joseph Kaller, said this project is NOT A HOUSE OF WORSHIP, an assertion not challenged or disavowed by the applicants, owners or supporters. This statement should subsequently make this request for demolition in a historic district, or the outrageous variances sought, moot.

For the more than 950 people who signed the petition, this project does not fit in scope, scale, or size to the surrounding homes. Lighting and signage needed to support this facility are not compatible with a residential neighborhood. The traffic impact study requested has not been done, posing danger on this narrow street. The real-life consequences of this **spot rezoning** are dire and irrevocable.

I respectfully ask that the Historic Preservation Board DENY this application. Thank you not only on my behalf but also the many neighbors, homeowners and residents who stand opposing this facility.

Sincerely,

Siobhan McLaughlin

1409 Rodman Street

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Stacey Sequeira

From: Andria Wingett
Sent: Monday, November 3, 2025 12:28 PM
To: Stephanie Gilderman
Cc: Stephanie Rivera; Cameron Palmer; Anand Balram
Subject: RE: [EXT]1434 Monroe

Good afternoon,

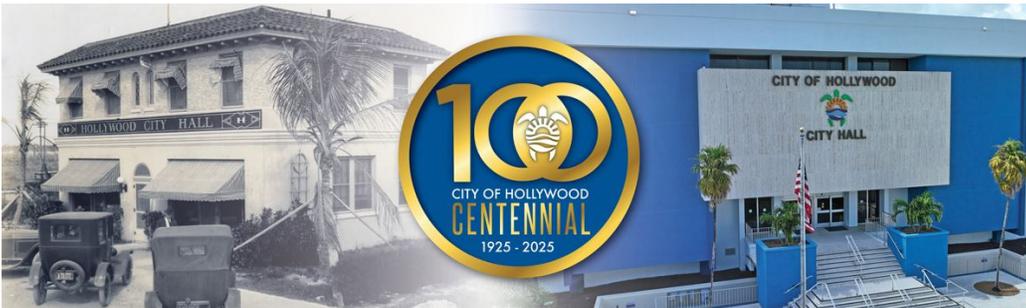
We are in receipt of your email and will share it with the Board.

Andria Wingett

Director, Development Services
Development Services | Administration
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org
Mobile: [954-445-5692](tel:954-445-5692)
Telephone: [954-921-3003](tel:954-921-3003)

www.HollywoodFL.org



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

-----Original Message-----

From: Stephanie Gilderman <stephanie.gilderman@gmail.com>
Sent: Monday, November 3, 2025 11:36 AM
To: Andria Wingett <AWingett@hollywoodfl.org>
Subject: [EXT]1434 Monroe

I am very against changing 1434 Monroe from strictly residential to a service business. If you go ahead and do this what is there to stop other businesses of all types, ie garage mechanics, etc. to open next to residential homes.

Too much traffic on a quiet street.

Stephanie and Larry Gilderman

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Stacey Sequeira

From: stephanie burns <stephanie_burns@yahoo.com>
Sent: Monday, November 3, 2025 2:03 PM
To: Andria Wingett; Anand Balram
Subject: [EXT]Monroe St. Variance

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

We live in the Lakes; pay an obscene amount of property taxes & yet the local govt. seems to be ignoring those funding them. This project; which looks like an office building drawing out of the neighborhood users obviously has no place here and has no basis for approval. Why must we be in the position to pay lawyers to fight city govt thwarting of our codes (Ocean high rise as well)?

We pay your salaries, and these new projects don't as evidenced by our property taxes going up by 20% in a down market. Please do the right thing and listen to us.

Stephanie Burns
Southlake Drive
Hollywood

[Sent from Yahoo Mail for iPhone](#)

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Stacey Sequeira

From: Stephen Welsch <hccanow@gmail.com>
Sent: Thursday, November 6, 2025 1:34 PM
To: Andria Wingett; Anand Balram
Subject: [EXT]File No 25-CSV-58

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

Dear Historical Preservation Board Members,

On July 21, 2025, the Hollywood Council of Civic Associations was provided with a presentation on property located at 1434 Monroe Street, within the heart of Hollywood Lakes historic district. Two association members recused themselves from the presentation and discussion because of potential conflicts of interest, the remaining neighborhood associations represented at that meeting were concerned over a non-residential building within a residential area, expressing fears that approval of a non-residential use in a residential neighborhood could set significant precedent throughout the city.

In response to those concerns, please include the following points as a part of your evaluation and decision process.

Preservation ordinances are designed to protect the character of historic neighborhoods. Disruption in scale, character, use and open space overwhelms and negates the purpose of a neighborhood's historic designation, contrary to the city's and citizens' carefully thought out long term vision for the Lakes neighborhood.

The city is currently in the process of developing an updated Historic Preservation Plan, carefully developed with Lakes stakeholders, city staff and Board input. Ignoring the precepts contained within this plan would be inappropriate, and deny the majority stakeholders interests in their community.

The following Goals, objectives and proposed policies reflect hours of hard work and thought. It's important to note that mixed-use is not a part of the overall vision.

GOAL X.B: CONSERVE AND ENHANCE HOLLYWOOD'S HISTORIC AND CULTURAL

RESOURCES Hollywood will protect and elevate its historic and cultural assets through proactive planning, targeted investments, and the enforcement of preservation regulations. This goal focuses on strengthening local codes, offering clear guidance for restoration, and ensuring that historic and archaeological resources are integrated into the City's evolving urban fabric. By prioritizing both public and private assets and addressing emerging challenges such as climate change, Hollywood will ensure its cultural heritage remains vibrant, resilient, and reflective of the community's shared history.

Objective X.B.2: Provide clear, actionable guidelines to support the rehabilitation, restoration, and enhancement of historic properties while respecting their character-defining elements.

The current structure has not been evaluated for rehabilitation and re-use as a facility to satisfy both the adjacent community and the developer. A comprehensive, independent evaluation should occur.

Policy X.B.2.4: Encourage the adaptive reuse and rehabilitation of structures eligible for historic designation as a preferred alternative to demolition and redevelopment

No extensive review of an adaptive re-use has been commissioned, and should be considered to maintain the very special fabric of this neighborhood.

Policy X.B.1.6: Assess the feasibility of implementing a Transfer of Development Rights (TDR) program to incentivize the preservation of historic properties.

HLCA representatives have identified parcels within a short distance of the proposed development. The city's "draft" historic preservation plan, drafted upon the city's comprehensive plan's goals for the district, provides for a compromise to satisfy the goals of the primary stakeholders, the current vested community.

GOAL X.E: DEVELOP A STRATEGIC PRESERVATION MASTER PLAN Hollywood will protect, conserve, and enhance its historic and cultural resources through the development of a comprehensive Preservation Master Plan. This goal focuses on proactive planning, regulatory alignment, and strategic prioritization of preservation efforts. By reviewing existing practices and ensuring compliance with local, state, and federal standards, the City will create a clear framework to guide future preservation, support decision-making, and strengthen community stewardship of its historic legacy.

In addition to the historical nature of this specific portion of the Lakes, consideration for parking amenities must be considered. According to posted material of an online campaign to fund this project, the promotional piece includes copy of "a huge potential reach", and at one point anticipated over 350 drivable users, which leads to the question of five parking spaces, and the additional parking burdens that will deny actual residential users access to on-street parking.

Thank you for this opportunity to provide input on this important element of respecting identity, in a historical context, ensuring the long term value of this very special neighborhood, and neighborhoods throughout the City of Hollywood.

Respectfully submitted,
Hollywood Council of Civic Associations, Inc

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

Stacey Sequeira

From: Susan Y Mercier <symercier100@gmail.com>
Sent: Monday, November 3, 2025 4:02 PM
To: Anand Balram
Subject: [EXT]PLEASE stop demolition South Lake Neighborhood

You don't often get email from symercier100@gmail.com. [Learn why this is important](#)

Dear Anand,

I am writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at [1434 Monroe Street](#) directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:

- **Land Use Compatibility:** Non-residential use fundamentally conflicts with the established residential character of our historic district.
- **Traffic and Safety:** Monroe Street is particularly narrow with limited parking, creating safety concerns for increased institutional traffic.
- **Property Values:** Local realtors confirm that non-residential buildings within residential areas deter buyers, depress property values, and reduce housing availability for families.
- **Dangerous Precedent:** Approving this demolition would significantly alter the residential character and zoning intent of our Historic District. How many variances can we allow before the historic integrity of the district is permanently compromised?

Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at [1434 Monroe Street](#).

Roughly 1,000 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. <https://chng.it/PsXxc99Sng>) Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

We respectfully request that the home at [1434 Monroe Street](#) not be demolished for replacement with a commercial facility.

Thank you.

Susan Mercier

[1449 Monroe St, Hollywood, FL 33020](#)

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Stacey Sequeira

From: Andria Wingett
Sent: Monday, November 3, 2025 12:26 PM
To: Therese Costa
Cc: Anand Balram; Cameron Palmer; Stephanie Rivera
Subject: RE: [EXT]STOP!!!!

Good afternoon,

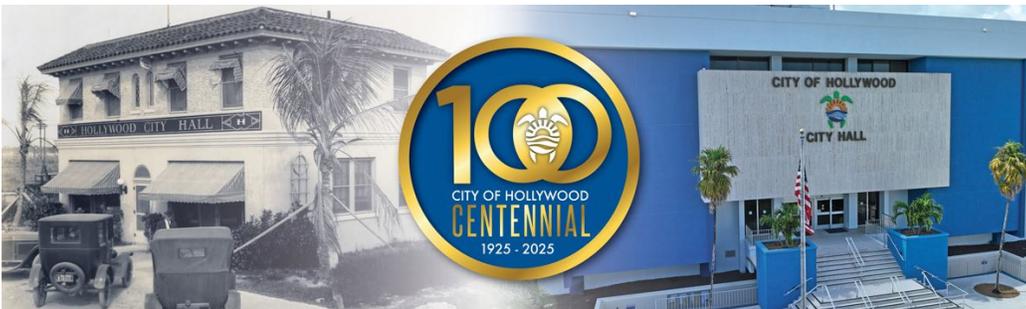
We are in receipt of your email and will share it with the Board.

Andria Wingett

Director, Development Services
Development Services | Administration
Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org
Mobile: [954-445-5692](tel:954-445-5692)
Telephone: [954-921-3003](tel:954-921-3003)

www.HollywoodFL.org



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-----Original Message-----

From: Therese Costa <buzy2boyz@yahoo.com>
Sent: Monday, November 3, 2025 11:50 AM
To: Andria Wingett <AWingett@hollywoodfl.org>
Subject: [EXT]STOP!!!!

[You don't often get email from buzy2boyz@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Destroying our residential homes and neighbors!! What the heck is going on in this city? A million section 8 apartments and now the utter decimation of our once-beautiful lakes neighborhood.
STOP the demolition of the 1400-block Monroe house!

Therese Costa
954.547.6236 voice & text

Buzy2boyz@yahoo.com

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Stacey Sequeira

From: david samter <davidsam1964@yahoo.com>
Sent: Saturday, November 8, 2025 9:06 AM
To: Andria Wingett; Anand Balram
Subject: [EXT]1434 Monroe Street zoning variance

You don't often get email from davidsam1964@yahoo.com. [Learn why this is important](#)

I respectfully oppose the requested zoning variance for the proposed mikvah facility at 1434 Monroe Street. My opposition is based on the principle that zoning laws must be applied neutrally and consistently to preserve the integrity of the residential historic district and uphold the rule of law.

As a licensed architect and resident that will be directly impacted by this proposal, I strongly believe that approval of this variance will open the door for continued erosion of our once quiet neighborhood with more non residential construction.

Please include my message in the application package for the 1434 Monroe Street item.

David Samter
Florida Architectural Registration AR0014892
1415 Monroe St
Hollywood, FL 33020

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

Stacey Sequeira

From: Stephen Welsch <hccanow@gmail.com>
Sent: Thursday, November 6, 2025 1:34 PM
To: Andria Wingett; Anand Balram
Subject: [EXT]File No 25-CSV-58

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

Dear Historical Preservation Board Members,

On July 21, 2025, the Hollywood Council of Civic Associations was provided with a presentation on property located at 1434 Monroe Street, within the heart of Hollywood Lakes historic district. Two association members recused themselves from the presentation and discussion because of potential conflicts of interest, the remaining neighborhood associations represented at that meeting were concerned over a non-residential building within a residential area, expressing fears that approval of a non-residential use in a residential neighborhood could set significant precedent throughout the city.

In response to those concerns, please include the following points as a part of your evaluation and decision process.

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The city is currently in the process of developing an updated Historic Preservation Plan, carefully developed with Lakes stakeholders, city staff and Board input. Ignoring the precepts contained within this plan would be inappropriate, and deny the majority stakeholders interests in their community.

The following Goals, objectives and proposed policies reflect hours of hard work and thought. It's important to note that mixed-use is not a part of the overall vision.

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Objective X.B.2: Provide clear, actionable guidelines to support the rehabilitation, restoration, and enhancement of historic properties while respecting their character-defining elements.

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HLCA representatives have identified parcels within a short distance of the proposed development. The city's "draft" historic preservation plan, drafted upon the city's comprehensive plan's goals for the district, provides for a compromise to satisfy the goals of the primary stakeholders, the current vested community.

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In addition to the historical nature of this specific portion of the Lakes, consideration for parking amenities must be considered. According to posted material of an online campaign to fund this project, the promotional piece includes copy of "a huge potential reach", and at one point anticipated over 350 drivable users, which leads to the question of five parking spaces, and the additional parking burdens that will deny actual residential users access to on-street parking.

Thank you for this opportunity to provide input on this important element of respecting identity, in a historical context, ensuring the long term value of this very special neighborhood, and neighborhoods throughout the City of Hollywood.

Respectfully submitted,
Hollywood Council of Civic Associations, Inc

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Stacey Sequeira

From: jeanniejk <jjkobert@gmail.com>
Sent: Thursday, November 13, 2025 11:37 AM
To: Andria Wingett; Anand Balram; jeanniejk
Subject: [EXT]Mikvah

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

Dear Ms. Wingett and Mr. Balram,

I am writing as a concerned resident, I have lived in and loved the Lakes for 27 years. Please do not destroy our peaceful neighborhood in lieu of needless business interests. There is plenty of space in commercial areas for commercial property. Please include this in the application package for the 1434 Monroe Street item.

Thank You,

Jeannie Johnstone Kobert

Dear Hollywood Historic Preservation Board,

I am writing in agreement with other Hollywood residents who oppose non-residential intrusion into our residential neighborhoods. We understand that a facility proposed for 1434 Monroe Street would require demolition of the existing single-family home for construction of a non-residential facility in the heart of our Hollywood Lakes Historic District.

We recognize that the HPB's core mission is to protect and encourage the revitalization of historic districts such as Hollywood Lakes. The proposed demolition and construction at 1434 Monroe Street directly contradicts this mission.

Hollywood Lakes is a peaceful, well-established enclave of single-family homes valued for its tranquility, stability, and residential character. Many residents chose this neighborhood specifically for its purely residential and historic nature. We are deeply concerned about the precedent of granting a zoning variance that would permit a non-residential, institutional facility in our historic residential neighborhood—one that is not zoned for mixed-use development.

We oppose this project for several critical reasons:

- Land Use Compatibility: Non-residential use fundamentally conflicts with the established residential character of our historic district.
- Traffic and Safety: Monroe Street is particularly narrow with limited parking, creating safety concerns for increased institutional traffic.
- Property Values: Local realtors confirm that non-residential buildings within residential areas deter buyers, depress property values, and reduce housing availability for families.
- Dangerous Precedent: Approving this demolition would significantly alter the residential character and zoning intent of our Historic District. How many variances can we allow before the historic integrity of the district is permanently compromised?

Our primary concern is the destruction of a home within our historic district and the impact of any non-residential use in a neighborhood zoned and developed exclusively for residential living. Appropriately zoned mixed-use buildings are available for sale just blocks away, making this variance unnecessary.

We urge you to protect the residential and historic character of Hollywood Lakes by denying approval for demolition of the home at 1434 Monroe Street.

Roughly 1,000 Hollywood residents, and counting, have signed the petition against this demolition and zoning change. <https://chnq.it/PsXxc99Sng> Concerned residents are displaying lawn signs opposing this project, and multiple civic associations are exploring how to support our efforts and protect their own residential neighborhoods from similar intrusion.

We respectfully request that the home at 1434 Monroe Street not be demolished for replacement with a commercial facility.

Sincerely,

Jeannie Johnstone Kobert

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

Stacey Sequeira

From: lfritschi@aol.com
Sent: Saturday, November 8, 2025 9:17 AM
To: Anand Balram; Anand Balram
Cc: Caryl Shuham; Josh Levy; Kevin Biederman; tcallari@hollywood.fl.org; Adam Gruber; Peter Hernandez; Luis Quintana
Subject: [EXT]1434 Monroe Street

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

How would you like living next to this ?
How would you like your residential, family home situated next to this ?
No one bought on this block thinking this would happen.
Completely and totally unacceptable.

DENY, DENY !!

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Stacey Sequeira

From: Lorelei Coutts <loreleicoutts@aol.com>
Sent: Monday, November 10, 2025 7:22 AM
To: Anand Balram
Subject: [EXT]1434 Monroe Street

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

Dear Mr. Balram,

I wish to vehemently oppose the demolition and construction proposed for 1434 Monroe Street. Hollywood Lakes is a quiet, residential neighborhood and the insertion of a business (yes, it is a business) in the middle of the block is intrusive and disturbing to the homes on the block as well as the general Lakes area. The impact it would have on traffic (which is already a nightmare during school pickup hours) and the disruption to neighbors should immediately cancel any discussion of this project. With the many, many commercial properties available on U.S. 1 or Federal Highway and the available parking they would allow, the building of this project should absolutely be voted down.

In addition, it would set a precedent for future businesses to commandeer neighborhood homes for commercial use, which is completely unacceptable to homeowners.

Please consider the residents of Hollywood Lakes over the requests of a private, commercial project. I am available for any further communication and thank you for your time and consideration.

Yours truly,

Lorelei Coutts

1415 Jefferson Street, Hollywood

917-670-1300

loreleicoutts@aol.com

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Stacey Sequeira

From: Andria Wingett
Sent: Monday, November 10, 2025 7:23 AM
To: Mary Jo O'Hara
Cc: Anand Balram; Cameron Palmer; Stephanie Rivera
Subject: RE: [EXT]Opposition to the demolition of 1430 Monroe St.

Good morning,

Thank you for your email. Staff will share it with the Board.

Andria Wingett

Director, Development Services

Development Services | Administration

Development Services Hub - Second Floor Library

City Hall Circle

2600 Hollywood Blvd

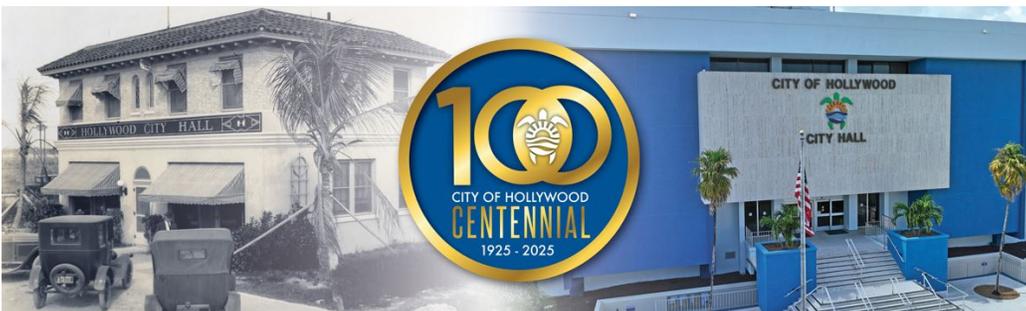
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org

Mobile: [954-445-5692](tel:954-445-5692)

Telephone: [954-921-3003](tel:954-921-3003)

www.HollywoodFL.org



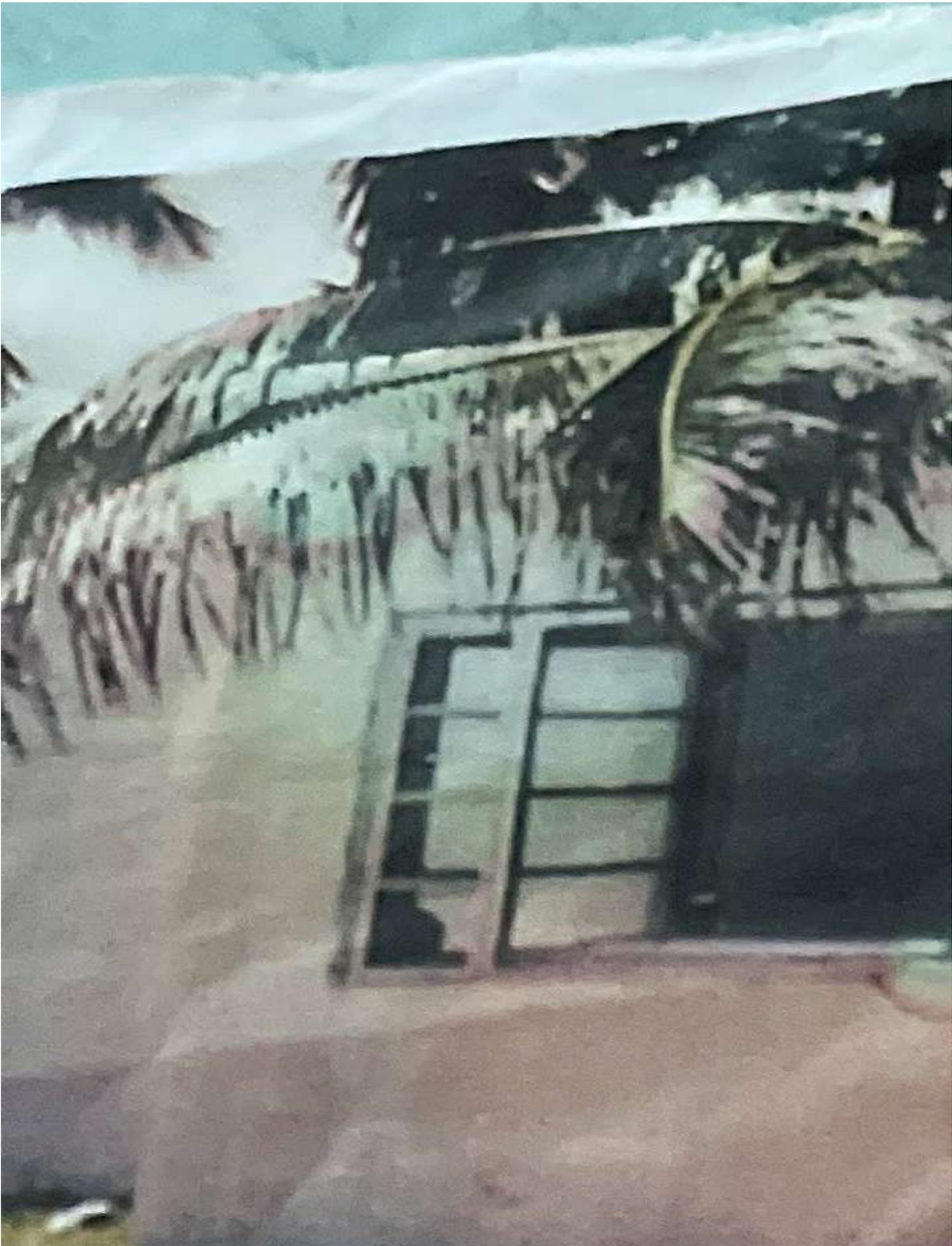
Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

From: Mary Jo O'Hara <maryjo.ohara@gmail.com>
Sent: Sunday, November 9, 2025 5:26 PM
To: Andria Wingett <AWingett@hollywoodfl.org>
Subject: [EXT]Opposition to the demolition of 1430 Monroe St.

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

To the Hollywood planning commission

Please add my name to the very concerned citizens opposing the demolition 1430 Monroe St. Our town has a distinctive character. We seem to be losing by the minute barely 100 years old. What made Hollywood unique – amazing beaches little boys rise Broadwalk, the housing stock of the 30s 40s and 50s is disappearing. We seem to do this in the moment and then 20 years later regret set in my house is a perfect example. The first house is built on the Hollywood Broadway in 1928 they were the perfect example of Artco Florida housing. Belt with careful attention to detail, the planning commission allowed this amazing structures to be altered in ways that can never be recovered. Please don't do it again.



Hat we had



What we have now.
Please add my email and
Pictures to the presentation before the commission.
Thank you

Mary Jo O'Hara
maryjo.ohara@gmail.com

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From: [Patricia Antrican](#)
To: [Andria Wingett](#); [Anand Balram](#)
Subject: [EXT]Email from the Hollywood Council of Civic Associations
Date: Friday, November 14, 2025 2:59:12 PM

Andria and Anand, The North Central Hollywood Civic Association does not support the letter sent about the property at 1434 Monroe Street. Please add this to the package to the board.

Patricia Antrican
President NCHCA

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

Stacey Sequeira

From: Andria Wingett
Sent: Wednesday, November 12, 2025 10:05 AM
To: Peter Pazer
Cc: Anand Balram; Cameron Palmer; Stephanie Rivera
Subject: Re: [EXT]1434 Monroe Street

Good morning,

Thank you for your email. Staff will share it with the Board.

Andria Wingett

Director, Development Services

Development Services | Administration

Development Services Hub - Second Floor Library

City Hall Circle

2600 Hollywood Blvd

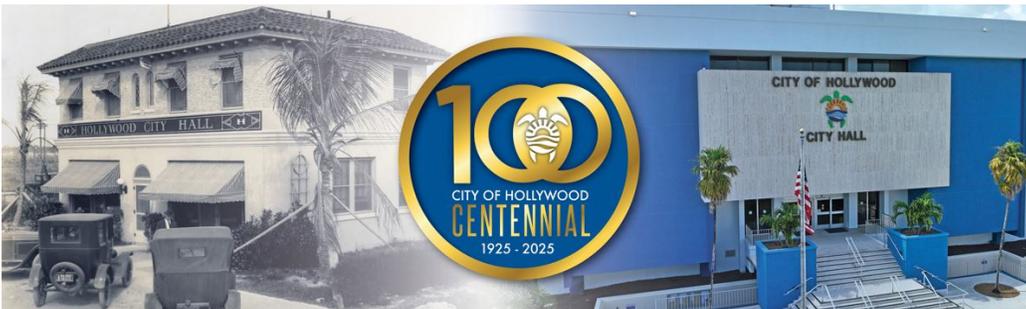
Hollywood, FL 33020

Email: AWingett@hollywoodfl.org

Mobile: [954-445-5692](tel:954-445-5692)

Telephone: [954-921-3003](tel:954-921-3003)

www.HollywoodFL.org



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

From: Peter Pazer <hrpazerfarm@icloud.com>
Sent: Monday, November 10, 2025 9:07 PM
To: Andria Wingett <AWingett@hollywoodfl.org>
Subject: [EXT]1434 Monroe Street

[You don't often get email from hrpazerfarm@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

As a life long resident of Hollywood now 73 yo I am gravely concerned what is happening to my South Lakes

neighborhood. Not only will this catastrophic construction create more traffic and people into our neighborhood it will also lower our real estate values. Will our taxes be reduced due to this facility encroaching in our neighborhood?

Why can't they proposed unit be on Federal Highway which is zoned business and only a short walk away?

Please reconsider

Peter Pazer

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Introduction

The proposed redevelopment of **1434 Monroe Street** represents a fundamental departure from the long-established residential character and zoning intent of the Hollywood Lakes Historic District. The property, currently a single-family home constructed in 1949, lies within one of the city's oldest, most distinctive, and cohesive residential neighborhoods. The request to replace this residence with a non-residential, institutional facility is incompatible with its surroundings in both form and function and would introduce uses, activity levels, and traffic patterns never contemplated for this location. Approval of such a project would not only erode the neighborhood's historic and architectural integrity, but would also undermine the public trust in the zoning protections that have long preserved the stability, safety, and livability of Hollywood Lakes.

Design

Constructed in 1949, the existing residence has been appropriately maintained and improved over time, including a recent window replacement that enhanced its structural presence and visual cohesion with adjacent properties. The home remains entirely consistent with the established residential character of the neighborhood, both in scale and architectural expression. In contrast, the proposed structure represents a substantial departure from the prevailing development pattern. Its excessive massing, institutional/office-building design, and encroaching placement on the lot are incompatible with the surrounding residential context and would materially alter the established historic character of the street and neighborhood. The proposed 12-foot driveway along the eastern boundary leading to a rear parking lot introduces a commercial-style configuration that is entirely inconsistent with properties within the Lakes community. Approval of such a design would not only conflict with the intent of the underlying zoning and historic preservation standards but would also set a concerning precedent for future non-residential encroachment into Hollywood's oldest neighborhood and elsewhere.



Existing home since late 2023.

Note: the applicant submitted a photo in its application package that does not reflect the actual property's appearance.

12 permits were found for
1434 MONROE ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		B23-102005	WINDOW &/OR DOOR REPLACEMENT	4/6/2023	7/31/2023
Details		M10-101509	A/C CENTRAL (REPLACEMENT)	11/24/2010	11/24/2010
Details	54493	P0501434	HOT WATER HEATER	10/10/2005	10/18/2005
Details	98391	B0504897	RE-ROOF (METAL,TILE,WOOD,SHINGLE,SHAKE)	7/28/2005	8/8/2005
Details		M9602214	A/C - CENTRAL - NEW		12/11/1996
Details		E9604918	ELECTRICAL WORK		12/11/1996
Details		P9602256	PLUMBING WORK		12/2/1996
Details		M9602158	A/C - CENTRAL - NEW		12/2/1996
Details		E9604804	ELECTRICAL WORK		12/2/1996
Details		B9608439	ALTERATIONS-INTERIOR		12/2/1996
Details		E9604375	SERVICE CHANGE-SINGLE FAMILY RESIDENCE		11/7/1996
Details		B9405661	STORM SHUTTERS		9/9/1994

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

While some homes on the street have a 25-foot setback, the 50-foot setback requirement was established for a reason. The applicant’s statement that adhering to the 50-foot front setback would “substantially reduce buildable area” underscores that the proposed institutional facility is fundamentally incompatible (and inconsistent) with the site and that its construction would significantly alter the character of the street and the neighborhood's interior. Its imposing scale and institutional character would starkly contrast with neighboring residences, undermining the tranquility and character of surrounding homes and the community, aspects zoning and the preservation board are meant to protect.

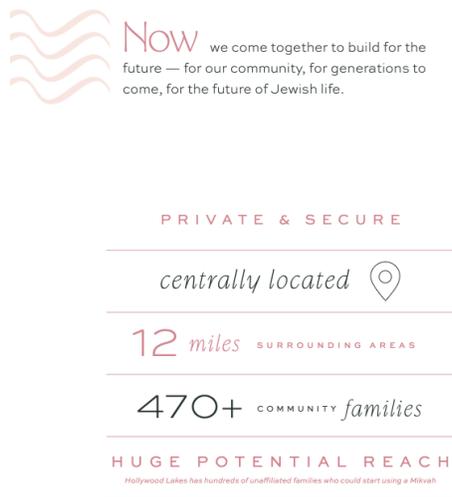
The applicant could resize the facility to meet the long-established residential and historic district requirements, or find a nearby property where the facility could be constructed without the requested variances, properties that are readily available.

**Note:* Renderings differ from one another, particularly in terms of where windows will be located. There are no window elevation plans in the submitted package.

Compatibility

Compatibility extends beyond architectural design and structural scale; it necessarily includes the compatibility of use and the resulting impact on existing neighborhood infrastructure. In this instance, the proposed use is demonstrably incompatible with the established residential character, pattern, and function of the surrounding area. The introduction of a facility that attracts transient, non-resident users and unusual traffic patterns would materially alter the neighborhood's residential character. The narrow, local roads were not designed to accommodate commercial-like vehicle trips generated by non-resident visitors to the proposed facility.

The applicant characterizes the project as a “dedicated community mikvah.” However, the applicant’s own request for variances concedes that approximately eighty percent (80%) of projected users could arrive by automobile from outside the immediate community. While the applicant attempts to justify the location based on the convenience of pedestrian access for local residents, the accompanying documentation—specifically its reference to the facility’s “huge potential reach”—directly contradicts that claim. This inconsistency underscores that the proposed facility is not primarily intended to serve the immediate neighborhood but rather a broader regional population. (See page 43 of the applicant’s submission.) Notably, the web page previously promoting the facility’s expansive reach has since been removed, an action that appears to acknowledge the inconsistency between the applicant’s representation to the City, neighbors, and concerned citizens and its true intentions, reach, and impact.



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

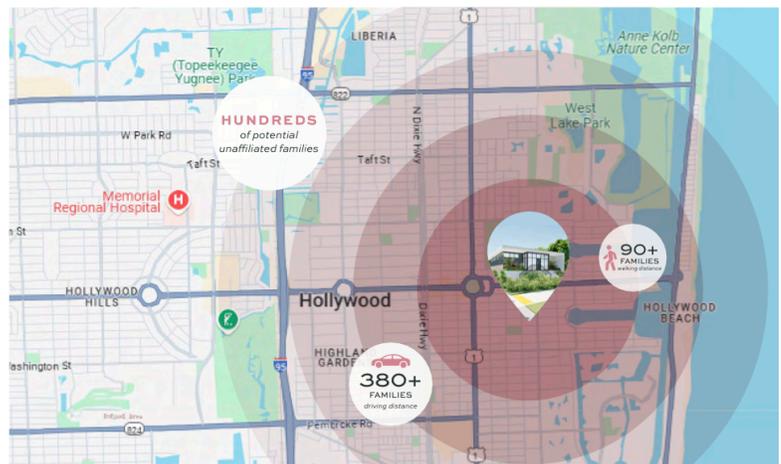
PRIVATE & SECURE

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



Special Exception

The proposed use requires approval of a Special Exception, as religious facilities are not permitted by right within single-family residential zoning districts. The Hollywood Lakes neighborhood is distinctly residential in character, with the sole exception of Harrison Street, which features wider rights-of-way and on-street parking and can accommodate limited mixed-use activity. No comparable non-residential or institutional facility exists within the interior of the Lakes community. While a special exception may be appropriate in rare cases where a proposed use demonstrably serves the broader community (such as those on Harrison St.), that is not the case here. The applicant represents just a reach of 90 families within the community, though over 380 outside the Lakes community. Accordingly, granting a Special Exception in this instance would be inconsistent with both the intent and the purpose of the Special Exception.

Provisions for safe traffic, movement, both vehicular and pedestrian.

While the City's Zoning and Land Development Regulations establish parking requirements based on the largest interior assembly area, that standard is inapplicable to this proposal. By the applicant's own statements during the Sunshine-required meeting, this facility is not intended to serve as a place of assembly or gathering. Accordingly, the parking formula designed for assembly uses does not accurately reflect the operational needs of this proposed facility. The building is designed to accommodate up to eight patrons at one time, in addition to support staff necessary for its operation. Therefore, the provision of only five parking spaces is plainly inadequate and inconsistent with anticipated site use and activity, especially at night.

Conclusion

The proposed redevelopment of 1434 Monroe Street stands in clear conflict with the purpose and spirit of the zoning, preservation, and planning standards that have long protected the Hollywood Lakes Historic District and other areas. The project's institutional design, inadequate setbacks, and incompatible use collectively represent an intrusion into one of the city's most stable and historic residential districts.

The existing 1949 residence contributes to the neighborhood's scale, rhythm, and architectural continuity. It could easily be renovated into a beautiful single-family home that honors the neighborhood's character. By contrast, the applicant's proposed conversion would permanently alter the property in a way that would be extremely difficult, if not impossible, to return to residential use.

Hollywood Lakes is not opposed to progress or faith-based development—it simply must occur in the appropriate place. There are nearby parcels, including those along Harrison Street, suited for this type of institutional use and capable of accommodating the project without variances, adverse community impacts, or real financial implications for surrounding neighbors.

Approving this request would not only erode the neighborhood's historic and residential integrity but also set a dangerous precedent for future non-residential encroachment into protected residential districts. The zoning and preservation ordinances exist to prevent precisely this type of incremental intrusion.

For these reasons, I respectfully urge the Board to deny the Special Exception and Request for Variances and protect both the intent of the zoning code and the trust of the residents who have relied upon it. Preserving Hollywood Lakes is not just a matter of policy—it is a matter of safeguarding community, stability, and the quality of life that defines this historic neighborhood.

Cordially,

Robyn L. Motley
Hollywood Lakes
November 6, 2025

Stacey Sequeira

From: Andria Wingett
Sent: Thursday, November 6, 2025 5:59 PM
To: Shannon Alfele
Cc: Anand Balram; Cameron Palmer; Stephanie Rivera
Subject: RE: [EXT]Opposition to 1434

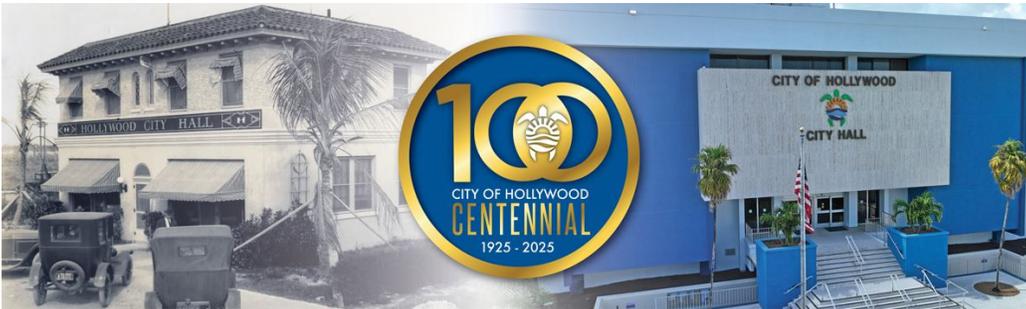
Thank you for your email. Staff will share it with the Board.

Andria Wingett

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

-----Original Message-----

From: Shannon Alfele <shannon.alfele@yahoo.com>
Sent: Thursday, November 6, 2025 5:54 PM
To: Andria Wingett <AWingett@hollywoodfl.org>
Subject: [EXT]Opposition to 1434

[You don't often get email from shannon.alfele@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Please include this email in the application for zoning change to 1434 Monroe St.

I am a long time resident of South Lake. The proposal to convert 1434 Monroe into a members-only non residential bathhouse is unacceptable and completely disregards the residential neighborhood.

I strongly OPPOSE the proposal by the owner to demolish a residential home in an historic neighborhood and replace it with a NON-RESIDENTIAL activity!

This property is surrounded by HOMES with neighbors! The owner states that 380+ families could reach the site by car, and another 90+ families on foot. The owner does not care if the proposal sacrifices the peace and tranquility of everyone else nearby! Scott and I moved to South Lake in 1998 because of the peace and tranquility offered in Hollywood's historic district. We invested our life savings into building a home in a residentially zoned neighborhood only to be encroached upon by STVRs. What families will now choose to live on a block with a business like a bathhouse? Isn't this the reason we have residential and non residential zoning in the first place?

There are plenty of places on the beach or US1 that are driving and walking distance and a more appropriate location for a commercial use.

Please protect our neighborhood from non residential intrusion!! We are counting on you!

Shannon Alfele
1045 N Southlake Dr.
954.655.1856

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