

Department of Development Services
Division of Planning and Urban Design



tel: 954.921.3471
fax: 954.921.3347

DATE: December 10, 2025

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

DS
AW

VIA: Andria Wingett
Director of Development Services

FROM: Anand Balram
Assistant Director / Chief Planner

DS
AB

SUBJECT: Notice of Decisions Relating to **Tuesday, December 9, 2025, Historic Preservation Board Meeting.**

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

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

The said request should be filed with the City Clerk's Office, with a copy forwarded to the Division of Planning & Urban Design of the Development Services Department by **December 26, 2025**.

Please note, the Code requires the City Clerk's Office to receive all CRR's within seventeen (17) days of the date a decision is reached by the Board. As such, CRRs filed after **December 26, 2025**, would not be consistent with the Code and could not be considered. The timeframe for setting a hearing provided herein may be extended by written request of the applicant. Appeal from a final decision of the City Commission shall be to circuit court by filing a petition for *writ of certiorari*.

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

2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, Florida
33022-9045
hollywoodfl.org

The following summarizes actions taken by the Board. Item #1- #3 below may be considered Quasi-Judicial and may be subject to a CRR.

- 1. FILE NO.:** 24-C-53
APPLICANT: Bidask Ladrillo, LLC
LOCATION: 824 Polk Street
REQUEST: Certificate of Appropriateness of Design for a single-family home located at 824 Polk Street (east), in the RS-6 District and within the Lakes Area Multiple Historic Resource Listing District.

STAFF RECOMMENDATION:

Certificate of Appropriateness for Design: Approval of either version, at the discretion of the Board, with the following conditions:

1. Prior to the issuance of a City Building Permit, the applicant shall coordinate with City staff to address all remaining minor comments from the Engineering, Utilities, and Landscape Divisions.

BOARD DECISION:

Certificate of Appropriateness for Design: Approved

- 2. FILE NO.:** 24-C-54
APPLICANT: Bidask Ladrillo, LLC
LOCATION: 834 Polk Street
REQUEST: Certificate of Appropriateness of Design for a single-family home located at 834 Polk Street (west), in the RS-6 District and within the Lakes Area Multiple Historic Resource Listing District.

STAFF RECOMMENDATION:

Certificate of Appropriateness for Design: Approval of either version, at the discretion of the Board, with the following conditions:

1. Prior to the issuance of a City Building Permit, the applicant shall coordinate with City staff to address all remaining minor comments from the Engineering, Utilities, and Landscape Divisions.

BOARD DECISION:

Certificate of Appropriateness for Design: Approved

- 3. FILE NO.:** 25-CSV-58
APPLICANT: Shloime Nelken and Chaya Posner
LOCATION: 1434 Monroe Street
REQUEST: Certificate of Appropriateness for Design for a new non-residential building, a Special Exception to build a religious building, pursuant to Section 5.3.G(2), and two Variances to reduce the required north and west building setbacks, pursuant to Section 4.1.G. located at 1434 Monroe Street within the Historic Multiple Property Resource Listing District.

STAFF RECOMMENDATION:

Special Exception: Approval, with a condition:

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

Variance 1: Approval

Variance 2: Approval

Certificate of Appropriateness for Design: Approval

BOARD DECISION:

To continue this item to the Historic Preservation Board scheduled for February 10, 2026, for the consideration of the Special Exception, Variances, and Certificate of Appropriateness.

cc: Honorable Mayor and City Commissioners
City Manager
City Attorney
Assistant City Managers
Assistant City Attorneys
Civic Affairs Administrator