

Department of Development Services
Division of Planning and Urban Design



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DATE: November 11, 2025

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

VIA: Andria Wingett
Director of Development Services

FROM: Anand Balram
Assistant Director / Chief Planner

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SUBJECT: Notice of Decisions Relating to **Monday, November 10, 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 **November 27, 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 **November 27, 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.

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33022-9045
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The following summarizes actions taken by the Board. Item #1- #4 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: To continue these items to the Historic Preservation Board scheduled for December 9, 2025, to address the design comments provided by the Board.

- 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: To continue these items to the Historic Preservation Board scheduled for December 9, 2025, to address the design comments provided by the Board.

- 3. FILE NO.:** 25-CV-69
APPLICANT: Chiquita Properties LLC
LOCATION: 1500 Boardwalk
REQUEST: Certificate of Appropriateness for Design for an addition to an existing commercial building, and two variances to reduce the required building setbacks on the south and north sides of the new building pursuant to Section 4.6.C(b)(4) of the Zoning and Land Development Regulations located within the Hollywood Beach Historic Overlay District.

STAFF RECOMMENDATION:

Variance 1: Approval

Variance 2: Approval with the following conditions:

1. Prior to the issuance of building permit, the Applicant shall submit a plan of action to identify and restore all damage to the public right-of-way resulting from ongoing construction associated with the original site plan approval (18-CV-41). The plan shall be reviewed and approved to the satisfaction of the Executive Director of the Community Redevelopment Agency or designee and the City Engineer.
2. Prior to the issuance of a Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO), the Applicant shall complete all right-of-way restoration work in accordance with the approved plan, outline in condition #1, to the satisfaction of the Director of Community Redevelopment Agency and the City Engineer.

Certificate of Appropriateness for Design: To be determined by the Board, if variances are approved.

1. Prior to the submission of building permits, the Design shall use elements and match as close as possible to the architectural design submittal made on October 20, 2025.
2. Prior to the submission of building permits, the applicant shall provide articulation on the north façade. Zoning and Land Development Regulations states no blank walls shall be permitted, Section 4.6.C(3)(a).

BOARD DECISION:

Variance 1: Approved

Variance 2: Approved with Staff conditions

Certificate of Appropriateness for Design: Approved with Staff conditions

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

STAFF RECOMMENDATION:

To continue this item to the Historic Preservation Board scheduled for December 9, 2025.

BOARD DECISION:

To continue this item to the Historic Preservation Board scheduled for December 9, 2025.

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