

SUMMARY OF THE MINUTES
HISTORIC PRESERVATION BOARD
CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

A. ADMINISTRATION

1. Pledge of Allegiance
2. Roll Call

The meeting of the Historic Preservation Board was called to order by Board Chair, Terry Cantrell on **Monday November 10, 2025, at 3:00 PM** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell	Kathleen DiBona
Diana Pittarelli	Ari Sklar
Stephanie Bendoym	
Dulce Conde	

Development Services, Division of Planning and Urban Design Staff present:

Anand Balram	Assistant Director/Chief Planner
Cameron Palmer	Planning Manager
Nicole Moyo	Principal Planner/ Supervisor
Carmen Diaz	Planner III
Adrian Montaya	Planner II
Stephanie Rivera	Development Review Coordinator

Also Present:

Kim Phan	Assistant City Attorney (Board Attorney)
Alicia Lewis	Outside Counsel (Staff Attorney)

3. Approval of the Meeting Minutes
October 14, 2025 – Approved.

MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY KATHLEEN DIBONA TO APPROVE THE OCTOBER 14, 2025, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Summary of Appeals to City Commission

None

5. Additions, Deletions, Withdrawals, and Continuances

ITEMS # 4 BELOW, WAS REQUESTED BY THE APPLICANT TO BE CONTINUED DATE AND TIME CERTAIN TO THE HISTORIC PRESERVATION BOARD MEETING OF DECEMBER 9,2025.

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.

6. City Attorney Announcements

Kim Phan informed the Board that items 1-3 are ruled by Quasi-Legislative Proceedings.

B. APPLICATIONS:

ITEMS # 1-3 BELOW MAY BE CONSIDERED QUASI-JUDICIAL AND MAY BE SUBJECT TO A CRR REGULATION.

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.

2. **FILE NO.:** 24-C-54
APPLICANT: Sergio Maltoni
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.

Terry Cantrell read the Applications as companion items.

Terry Cantrell asked Staff, the Applicant, and members of the public if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Cameron Palmer, Planner Manager, presented the item and answered questions from the Board.

Terry Cantrell opened the meeting to public comments. No members of the public commented on this item. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY DULCE CONDE TO CONTINUE THESE ITEMS TO THE DECEMBER 9, 2025, HISTORIC PRESERVATION BOARD MEETING PROVIDED THE APPLICANT ADDRESS DESIGN COMMENTS PROVIDED BY THE BOARD. THE DESIGN UPDATE FOR 824 POLK STREET SHOULD INCORPORATE THE ARCHITECTURAL DESIGN, MATERIALITY, AND CURVATURE PRESENTED IN OPTION 2 FOR 834 POLK STREET. HOWEVER, THE BUILDING PLAN SHOULD BE MIRRORED SO THAT THE PRIMARY ENTRANCE IS LOCATED ADJACENT TO 822 POLK STREET AND THE POOL IS ORIENTED TOWARD THE FRONT OF THE PROPERTY.

THE DESIGN UPDATE FOR 834 POLK STREET SHOULD UTILIZE THE BUILDING PLAN PREVIOUSLY SHOWN FOR 824 POLK STREET, FEATURING AN UPPER MASS THAT VISUALLY "FLOATS" ABOVE A LIGHTER, MORE TRANSPARENT LOWER LEVEL, AND A POOL POSITIONED ON THE EAST SIDE OF THE SITE FACING 826 POLK STREET. THE UPDATED OPTION SHOULD ALSO INCORPORATE THE MATERIALITY AND ARCHITECTURAL DETAILING PRESENTED IN OPTION 2 FOR 824 POLK STREET.

MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

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.

Terry Cantrell read the Application.

Terry Cantrell asked Staff, the Applicant, and members of the public if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Carmen Diaz, Planner III, presented the item and answered questions from the board.

Terry Cantrell opened the meeting to public comments. No members of the public commented on this item. Terry Cantrell closed the public comment portion.

Board discussion ensued.



MOTION WAS MADE BY DIANNA PITTARELLI AND SECONDED BY DULCE CONDE TO APPROVE VARIANCE # 1 MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY ARI SKLAR TO APPROVE VARIANCE # 2 WITH STAFF CONDITIONS. MOTION WAS MADE BY DIANA PITTARELLI AND ARI SKLAR TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DESIGN WITH STAFF CONDITIONS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

None

D. NEW BUSINESS

E. ADJOURNMENT

The meeting was adjourned at 4:44 P.M.