

**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 Tuesday, **February 10, 2026, at 3:00 PM** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell  
Diana Pittarelli  
Stephanie Bendoym  
Dulce Conde

Kathleen DiBona  
Ari Sklar  
Fred Villiers-Furze

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

Cameron Palmer  
Clarissa Ip  
Nicole Moyo  
Laura Gomez  
Adrian Montoya  
Shira Ridley-Risk  
Stephanie Rivera  
Stacey Sequeira

Planning Manager  
Assistant Director/Chief City Engineer  
Principal Planner/ Supervisor  
Planner II  
Planner II  
Assistant Planner  
Development Review Coordinator  
Development Services Support Coordinator

Also Present:

Kim Phan  
Alicia Lewis

Assistant City Attorney (Board Attorney)  
Outside Counsel (Staff Attorney)

3. Approval of the Meeting Minutes  
**November 10, 2025** – Approved.

**MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY FRED VILLIERS-FURZE TO APPROVE THE NOVEMBER 10, 2025, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

4. Summary of Appeals to City Commission

None

5. Additions, Deletions, Withdrawals, and Continuances

6. City Attorney Announcements

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

**B. APPLICATIONS:**

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

1. **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.

Terry Cantrell, Board Chair, recused himself, and the Fred Villiers- Furze, Vice Chair, assumed the role of Chair to moderate the meeting.

Fred Villiers-Furze read the Application.

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

Cameron Palmer, Planning Manager, presented the item and answered questions from the board.

Fred Villiers-Furze opened the meeting to public comments. Twelve (12) comments cards from the public were collected to comment on this item. Terry Cantrell closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY ARI SKLAR AND SECONDED BY STEPHANIE BENDOYM TO APPROVE SPECIAL EXCEPTION WITH CONDITIONS PROFERRED BY THE APPLICANT:**

**1) THE FACILITY SHALL BE RESTRICTED TO A SINGLE-STORY CONFIGURATION, WITH NO**

VERTICAL OR HORIZONTAL EXPANSIONS PERMITTED TO THE FACILITY

- 2) OPERATION SHALL BE BY APPOINTMENT ONLY, BEGINNING NO EARLIER THAN 6:30 PM, WITH THE LAST APPOINTMENT NO LATER THAN 10:30 PM.
- 3) THE FACILITY SHALL BE LIMITED TO A MAXIMUM OF EIGHT (8) APPOINTMENTS PER DAY, WITH NO OVERLAPPING APPOINTMENTS.
- 4) ON-SITE PARKING SHALL BE LIMITED TO FIVE (5) SPACES, WITH NO EXPANSION OF PARKING SPACES PERMITTED.
- 5) THE FACILITY SHALL BE LIMITED TO FEMALE USE ONLY.

MOTION PASSED 4-2 IN FAVOR. FRED VILLIERS-FURZE AND KATHLEEN DIBONA VOTED NOT IN FAVOR OF THIS MOTION.

MOTION WAS MADE TO BY ARI SKLAR AND SECONDED BY DIANA PITTARELLI TO APPROVE VARIANCE #1. MOTION PASSED IN FAVOR 5-1. FRED VILLIERS-FURZE VOTED NOT IN FAVOR OF THIS MOTION.

MOTION WAS MADE TO BY ARI SKLAR AND SECONDED BY KATHLEEN DIBONA TO APPROVE VARIANCE #2. MOTION PASSED 5-1 IN FAVOR. FRED VILLIERS-FURZE VOTED NOT IN FAVOR OF THIS MOTION.

MOTION WAS MADE TO BY ARI SKLAR AND SECONDED BY KATHLEEN DIBONA TO APPROVE VARIANCE #3. MOTION PASSED 5-1 IN FAVOR. FRED VILLIERS-FURZE VOTED NOT IN FAVOR OF THIS MOTION.

MOTION FOR DESIGN WAS MADE TO ARI SKLAR AND SECONDED BY DIANA PITTARELLI TO APPROVE DESIGN WITH CONDITIONS: 1) THE BUILDING FAÇADE SHALL UTILIZE LINEAR (SQUARE-CUT) STONE, AS SHOWN IN THE RENDERINGS. 2)FAÇADE MATERIAL SHOWN AS GLASS SHALL NOT BE FROSTED AND SHALL APPEAR CLEAR OR INCORPORATE MORE TRANSPARENT ALTERNATIVES. 3)EXTERIOR LIGHTING FOR THE COVERED WALKWAY SHALL CONSIST OF UPLIGHTING ONLY, AND SHALL BE DIRECTED TOWARD THE BUILDING FAÇADE. 4)THE MAIN ENTRY DOOR MATERIAL SHALL BE UPDATED TO MATCH THE WOOD CLADDING MATERIAL USED ON THE FRONT FAÇADE. 5)MEMORABILIA IN THE FORM OF AN INTERIOR PLAQUE AND/OR PHOTOGRAPH COMMEMORATING THE HISTORY OF THE SITE SHALL BE INCLUDED IN THE BUILDING. 6)THE APPLICANT SHALL WORK WITH STAFF TO LOCATE ONE (1) ADDITIONAL TREE WITHIN THE RIGHT-OF-WAY. THIS ITEM REMAINS SUBJECT TO LANDSCAPE AND CITY APPROVAL. 7)NO SIGNAGE SHALL BE PERMITTED OTHER THAN THE PROPERTY ADDRESS NUMBER.

#### C. OLD BUSINESS

None

#### D. NEW BUSINESS

**E. ADJOURNMENT**

The meeting was adjourned at 7:01 P.M.

DRAFT