

**SUMMARY OF THE MINUTES
PLANNING AND DEVELOPMENT BOARD**

CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

A. ADMINISTRATIONS

1. Pledge of Allegiance
2. Roll Call

The meeting of the Planning and Development Board was called to order by Board Chair, Joseph Stadlen on Tuesday, **September 9, 2025 at 6:53 PM** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Odalys Delgado	Richard Blattner
Joseph Stadlen	Steven Morales
Bob Glickman	Christine Corbo
Tara Jafarmadar	

The following members were absent from the meeting:

Mena Morgan	Robert Vargas
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Development Services, Division of Planning and Urban Design Staff present:

Andria Wingett	Director of Development Services
Anand Balram	Assistant Director / Chief Planner
Carmen Diaz	Planner III
Umar Javed	Planner II
Urja Modi	Planner I
Stephanie Rivera	Development Review Coordinator
Shira Ridley-Risk	Administrative Assistant II

Also Present:

Deena Kapp	Assistant City Attorney (Board Attorney)
Alicia Lewis	Outside Counsel (Staff Attorney)

3. Approval of the Meeting Minutes

August 12, 2025 - approved.

MOTION WAS MADE BY CHRISTINE CORBO AND SECONDED BY STEVEN MORALES TO APPROVE THE AUGUST 12, 2025 MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Additions, Deletions, Withdrawals, and Continuances

None.

5. City Attorney Announcements

Deena Kapp read the City Attorney's proceedings.

B. APPLICATIONS

ITEMS #1-5 BELOW ARE CONSIDERED QUASI-JUDICIAL:

Items #1 & 2 below were heard together as they were companion items:

- 1. FILE NO.:** 24-JV-31b
APPLICANT: Oakwood Plaza LP
LOCATION: 2800 Oakwood Boulevard
REQUEST: Recommendation for a variance to permit the reduction of setbacks for internal and external public rights-of-ways within the Planned Development (PD) zoning district, amending the Oakwood Master Development Plan Ordinance O-2023-09.
- 2. FILE NO.:** 24-DP-31b
APPLICANT: Oakwood Business Center LP/Brandon Reynolds
LOCATION: 2800 Oakwood Boulevard
REQUEST: Design and Site Plan request for a 280-unit multi-family residential building of approximately 233,738 square feet and 8 stories (92 feet) and associated parking garage in a Planned Development (PD) Zoning District within the Oakwood Activity Center.

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

Umar Javed, Planner II, presented both items and answered questions from the Board.

Joseph Stadlen opened the meeting to public comments. No Public Comments were made. Joseph Stadlen closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY ODALYS DELGADO AND SECONDED BY RICHARD BLATTNER TO APPROVE VARIANCE. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY TARA JAFARMADAR AND SECONDED BY STEVEN MORALES TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY ODALYS DELGADO AND SECONDED BY

**STEVEN MORALES TO APPROVE THE SITE PLAN WITH STAFF CONDITIONS FROM NUMBER #1-6.
MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

- 3. FILE NO.:** 25-DP-02
APPLICANT: HTG Paramount LTD
LOCATION: 826 S Dixie Highway
REQUEST: Design and Site Plan request for an 8 story (95 feet) senior housing development with 96 units in a DH-3 Zoning District within the Regional Activity Center.

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

Umar Javed, Planner II, presented the item and answered questions from the board.

Joseph Stadlen opened the meeting to public comments. No Public Comments were made. Joseph Stadlen closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY CHRISTINE CORBO AND SECONDED BY ODALYS DELGADO TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY STEVEN MORALES AND SECONDED BY ODALYS DELGADO TO APPROVE THE SITE PLAN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

Deena Kap, Assistant City Attorney, made the request to the Board Chair to modify the sequence of items presented to better accommodate members of the public, in attendance, which was accepted by the Chair.

- 6. FILE NO.:** 25-L-15
APPLICANT: Sea Air Owner, LLC.
LOCATION: 3726 S. Ocean Drive
REQUEST: Amendment to the City's Future Land Use Map to change the land use designation of 2.03 acres of land from Medium High Residential 25 (MHRES) to Diplomat Activity Center designation.

Deena Kap, Assistant City Attorney, advised the Board that land use matters are not quasi-judicial in nature.

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

Joseph Stadlen opened the meeting to public comments. Barry Sharpe, Deborah Franco, Zina Rothman, Jo-Ann Taylor, Anna Reed, Bobby Hammer, Craig Applebaum on behalf of Hallmark of Hollywood Condo and Sea Air Tower Condo and Carol Delerme from the public, commented on this

item. Carol Delorme provided copies of an email memorandum distributed to the Mayor and Members of City Commissioners. Joseph Stadlen closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY STEVEN MORALES TO APPROVE WITH CONDITIONS TO BE MODIFIED BEFORE SECOND READING. MOTION PASSED FOUR TO THREE IN FAVOR. TARA JAFAMADAR, RICHARD BLATTNER AND BOB GLICKMAN VOTED NOT IN FAVOR OF THE MOTION.

4. **FILE NO.:** 23-DP-52
APPLICANT: Las Villas JDL LLC.
LOCATION: 1807-1809 Madison Street
REQUEST: Design and Site Plan for an eight-story mixed-use development consisting of 44 residential units and approximately 1,500 square feet commercial space in the FH-2 zoning district within the Regional Activity Center (Parkside Vue – 1807-1809 Madison Street).

Joseph Stadlen 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.

Joseph Stadlen opened the meeting to public comments. No Public Comments were made. Joseph Stadlen closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY STEVEN MORALES AND SECONDED BY ODALYS DELGADO TO APPROVE DESIGN AND SITE PLAN WITH STAFF CONDITIONS AND ADDITIONAL CONDITIONS PROVIDED BY THE BOARD. MOTION PASSED UNANIMOUSLY BY VOICE VOTE

5. **FILE NO.:** 21-D-54a
APPLICANT: Atla Hollywood LLC.
LOCATION: 401 N Federal Highway
REQUEST: Design review for modifications to the facades of an approved mixed-use development (Alta Hollywood).

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

Urja Modi, Planner I, presented the item and answered questions from the Board.

Joseph Stadlen opened the meeting to public comments. No Public Comments were made. Joseph Stadlen closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY STEVEN MORALES AND SECONDED BY TARA JAFARMADAR TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

D. NEW BUSINESS

E. ADJOURNMENT

The meeting was adjourned at 9:18 P.M.