

## 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 Joseph Stadlen on Tuesday, **August 12th, at 6:01 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
Mena Morgan Joined the meeting at 6:09pm	

The following members were absent from the meeting:

Tara Jafarmadar	Robert Vargas
-----------------	---------------

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

Andria Wingett	Director of Development Services
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner
Carmen Diaz	Planner III
Reginald White	Planner III
Urja Modi	Planner I
Rachel Marshall	Assistant Planner
Shira Ridley-Risk	Administrative Assistant II

Also Present:

Deena Kapp	Assistant City Attorney
------------	-------------------------

3. New Board Members Introductions and Elections:

The following elections were unanimously decided:

Joseph Stadlen-Chair

Steven Morales-Vice Chair  
Bob Glickman-Secretary

4. Approval of the Meeting Minutes

June 10, 2025 - approved.

**MOTION WAS MADE BY JOSEPH STADLEN TO APPROVE THE JUNE 10, 2025 MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

4. Additions, Deletions, Withdrawals, and Continuances

5. City Attorney Announcements

Deena Kapp read the City Attorney's proceedings.

**B. APPLICATIONS**

**ITEMS #1-7 BELOW ARE CONSIDERED QUASI-JUDICIAL**

1. **FILE NO.:** 24-DP-24  
**APPLICANT:** GRACE HARRISON  
**LOCATION:** 6013 Rodman Street  
**REQUEST:** Design, Site Plan, and a Variance request of Article 155.08 (D) to increase the curb cut allowance and to permit a new 2,040 SF warehouse located in the S-MU Zoning District within the Transit Oriented Corridor.

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

Reginald White, 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 RICHARD BLATTNER TO APPROVE DESIGN WITH CONDITION THAT ELEVATIONS REFLECT THE RENDERING. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY STEVEN MORALES AND SECONDED BY RICHARD BLATTNER TO APPROVE THE SITE PLAN AND VARIANCE. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

- 2. FILE NO.:** 25-SV-57  
**APPLICANT:** Westover Hollywood LLC. c/o Animesh Ravani  
**LOCATION:** 6190 Hollywood Boulevard  
**REQUEST:** Special Exception to reinstate a legal non-conforming use pursuant to Section 3.12.A; and a Variance to Section 7.6 of the Zoning and Land Development Regulations to reduce the required stacking parking spaces for a drive-thru use in the South Mixed-Use (SM-U) (Take 5).

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 MENA MORGAN AND SECONDED BY STEVEN MORALES TO APPROVE THE SPECIAL EXCEPTION AND VARIANCE. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

- 3. FILE NO.:** 25-SV-56  
**APPLICANT:** ST 5440 S SR7 LLC.  
**LOCATION:** 5440 South State Road 7  
**REQUEST:** Special Exception to enable the structural modification to a legal non-conforming building pursuant to Section 3.12; and a Variance to Section 5.3.F of the Zoning and Land Development Regulations, with regards to off-site parking requirements in the North Mixed-Use District (NM-U).

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. Barry Sharpe, from the public, commented on this item. Joseph Stadlen closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY MENA MORGAN AND SECONDED BY STEVEN MORALES TO APPROVE THE SPECIAL EXEMPTION. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY MENA MORGAN AND SECONDED BY STEVEN MORALES TO APPROVE THE VARIANCE WITH AMENDMENT TO REFLECT TEMPORARY CERTIFICATE OF OCCUPANCY AND ADDED CONDITIONED PARKING LEASE AGREEMENT. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

- 4. FILE NO.:** 24-DPV-01  
**APPLICANT:** OB House LLC.

**LOCATION:** 5701 Pembroke Road  
**REQUEST:** Design and Site Plan for an approximately 5,000 square-foot commercial building; and a Variance to Section 155.08 of the Code of Ordinances to reduce the curb cut requirement in the C-3 Commercial District.

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 RICHARD BLATTNER AND SECONDED BY STEVEN MORALES TO APPROVE DESIGN AND SITE PLAN WITH STAFF CONDITIONS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY ODALYS DELGADO AND SECONDED BY STEVEN MORALES TO APPROVE THE VARIANCE. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**5. FILE NO.:** 23-DP-26  
**APPLICANT:** AVIA & SAM LLC  
**LOCATION:** 2420-2430 Lincoln Street  
**REQUEST:** Design and Site Plan for an 8-unit residential development located in the RM-18 Zoning District.

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

Reginald White, Planner III, presented the item and answered questions from the Board.

Joseph Stadlen opened the meeting to public comments. Mary Lane, Carlos Hernandez, Geraldine Rosner and Ricardo Naya from the public gave comments. Joseph Stadlen closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY MENA MORGAN AND SECONDED BY RICHARD BLATTNER TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY RICHARD BLATTNER AND SECONDED BY MENA MORGAN TO APPROVE THE SITE PLAN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**6. FILE NO.:** 24-DP-27  
**APPLICANT:** Plunkett Apt LLC  
**LOCATION:** 2011 Plunkett Street  
**REQUEST:** Design and Site Plan review for a 16-unit residential development located in the PS-1 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.

Reginald White, 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 MENA MORGAN TO APPROVE THE DESIGN. MOTION PASSED WITH MAJORITY VOTE WITH EXCEPTION OF RICHARD BLATTNER. MOTION WAS MADE BY STEVEN MORALES AND SECONDED BY ODALYS DELGADO TO APPROVE THE SITE PLAN WITH STAFF CONDITIONS. MOTION PASSED WITH MAJORITY VOTE WITH EXCEPTION OF RICHARD BLATTNER.**

- 7. FILE NO.:** 24-ZJDP-80  
**APPLICANT:** Harwin-Tobin 1101 LLC  
**LOCATION:** 1101 Hillcrest Dr  
**REQUEST:** Recommend approval of Design, Site Plan, and an amendment to the Hillcrest Planned Unit Development (Ordinance 0-76-25) to permit an 8-story multifamily development with 110 units in the PUD-R zoning District (Hillcrest).

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

Reginald White, Planner III, presented the item and answered questions from the Board.

Joseph Stadlen opened the meeting to public comments. Ariana Martinez, W. Tucker Gibbs, Nicolas Smith, Chad Christensen, Albany Stio, Bret Brittenum, and Steve Scheider, members of the public, provided comments. Joseph Stadlen closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY STEVEN MORALES AND SECONDED BY RICHARD BLATTNER TO APPROVE THE AMENDMENT TO THE HILLCREST PLANNED UNIT DEVELOPMENT. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY STEVEN MORALES TO DENY APPROVAL FOR DESIGN. VOTE WAS TAKEN, CHRISTINE CORBO, ODALYS DELGADO AND MENA MORGAN VOTED TO APPROVE. JOSEPH STADLEN, RICHARD BLATTNER, STEVEN MORALES AND BOB GLICKMAN VOTED TO DENY. AFTER DISCUSSION A VOTE TO REPEAL THE DENIAL TOOK PLACE MOTIONED BY STEVEN MORALES AND SECONDED BY RICHARD BLATTNER. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY STEVEN MORALES AND SECONDED BY RICHARD BLATTNER TO APPROVE THE DESIGN WITH THE FOLLOWING CONDITIONS: ARCHITECTURE-SIMPLIFYING THE DESIGN MAKE THEM MORE COHESIVE, CREATE COMPATIBILITY TAKING INTO ACCOUNT THE EXISTING DESIGN LANGUAGE OF THE NEIGHBORHOOD AND MASSING-BREAK UP THE FAÇADE. ADDITIONALLY, DEVELOPER TO PRESENT TWO OPTIONS FOR THE CITY**

**COMMISSION'S CONSIDERATION. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY STEVEN MORALES AND SECONDED BY ODALYS DELGADO TO APPROVE SITE PLAN WITH STAFF CONDITIONS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE**

**C. OLD BUSINESS**

**D. NEW BUSINESS**

**E. ADJOURNMENT**

The meeting was adjourned at 9:54 P.M.