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 Diana Pittarelli on Tuesday, **June 10th, at 6:00 PM** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

   Kenneth Crawford
   Joseph Stadlen
   Bob Glickman
   Richard Blattner
   Steven Morales
   Diana Pittarelli
   Mena Morgan

   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
Laura Gomez	Planner II
Rachel Marshall	Planner I
Stephania Rivera	Development Review Coordinator

   Also Present:

Deena Kapp	Assistant City Attorney

3. Approval of the Meeting Minutes
   May 13, 2025 - approved.

   MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO APPROVE THE MAY 13, 2025 MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Summary of Appeals to City Commission None

5. Additions, Deletions, Withdrawals, and Continuances

10. FILE NO.: 25-L-15
APPLICANT: Sea Air Owner, LLC.
LOCATION: 5510 S. State Road 7
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 (25) Residential (MHRES) to Regional Activity Center (Diplomat Activity Center) designation.

6. City Attorney Announcements

Deena Kapp read the City Attorney's proceedings.

B. APPLICATIONS

ITEMS #1-8 BELOW ARE CONSIDERED QUASI-JUDICIAL

1. FILE NO.: 19-V-04b
APPLICANT: Kosher House LLLP/Kaliff Corp.
LOCATION: 5510 S. State Road 7
REQUEST: Variance to Section 4.6.D.3.9.b.iii of the ZLDR to increase the roof covered amenity area of an existing non-residential building in the North Mixed-Use zoning district (N-MU) within the Transit Oriented Corridor (The Kosher Hotel).

Diana Pittarelli asked Staff, the Applicant, and members of the pubic 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.

Diana Pittarelli opened the meeting to public comments. Public Comments were made by Louie Granteed and Sharon Sharaby. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY MENA MORGAN AND SECONDED BY KENNETH CRAWFORD TO APPROVE THE VARIANCE WITH TWO (2) STAFF CONDITIONS: ONE ADDITIONAL INTERIOR NOISE MONITORING DEVICE PLACED IN A LOCATION AT THE DISCRETION OF THE PARKING AND CODE COMPLIANCE DIRECTOR AND FAILURE TO COMPLY WITH THE PREVIOUS CONDITION MAY RESULT IN ENFORCEMENT ACTIONS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

2. FILE NO.: 24-DPV-03
APPLICANT: Bluevis LLC.
LOCATION: 600 Knights Road
REQUEST: Design and Site Plan for an approximately 22,000 square-foot outdoor paddle ball facility and alterations of an existing accessory building; and a Variance to Section 9.5.C. of the ZLDR to reduce the landscaping requirements in the C-4 Commercial District.

Diana Pittarelli asked Staff, the Applicant, and members of the pubic 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.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO APPROVE VARIANCE AND DESIGN. THE SITE PLAN WAS APPROVED WITH TWO (2) CONDITIONS: PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL COORDINATE WITH PLANNING STAFF TO DESIGN AND INCORPORATE MONUMENT SIGN AT THE SITE ENTRANCE THAT ENHANCES THE VISUAL QUALITY OF THE VEHICULAR ACCESS AREA AND INTEGRATES WITH OVERALL LANDSCAPE DESIGN AND THE APPLICANT SHALL REVISE THE SITE PLAN TO INCLUDE ADDITIONAL BICYCLE PARKING. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

3. FILE NO.: 23-DP-97
APPLICANT: MEC INVESTMENTS INC
LOCATION: 1938-1942 Taylor Street
REQUEST: Design and Site Plan for a 4-story multifamily development of 18 units, located in the ND-3 Zoning District within the Regional Activity Center

Diana Pittarelli asked Staff, the Applicant, and members of the pubic 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.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY MENA MORGAN TO APPROVE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY STEVEN MORALES TO APPROVE THE SITE PLAN WITH STAFF CONDITION: THE APPLICANT SHALL WORK WITH STAFF TO ENSURE THE SECOND-FLOOR BALCONIES

ON THE EAST SIDE OF THE BUILDING SHALL BE SETBACK APPROPRIATELY. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. FILE NO.: 24-DP-68
APPLICANT: Mike Kaplun
LOCATION: 2242-2246 Monroe Street
REQUEST: Design and Site Plan for a four-story residential development consisting of 27 units in the DH-2 zoning district within the Regional Activity Center (RAC).

Diana Pittarelli asked Staff, the Applicant, and members of the pubic if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Laura Gomez, Planner II, presented the item and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO APPROVE DESIGN AND SITE PLAN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

5. FILE NO.: 23-DPV-50
APPLICANT: 1840 Mayo Street LLC.
LOCATION: 1834-1840 Mayo Steet
REQUEST: Design and Site Plan for a six-story residential development consisting of 49 residential units; and a Variance to Section 5.5.F.1. of the ZLDR to permit a height increase of 66 feet whereas 55 feet is the maximum in the FH-2 zoning district within the Regional Activity Center (RAC).

Diana Pittarelli asked Staff, the Applicant, and members of the pubic 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.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO APPROVE VARIANCE. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY STEVEN MORALES TO APPROVE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY STEVEN MORALES TO APPROVE THE SITE PLAN WITH TWO (2) CONDITIONS: THE UNITY OF TITLE FOR BOTH LOTS SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY OF HOLLYWOOD , PRIOR

TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND A COVENANT RUNNING WITH THE LAND THAT HOLDS THE CITY HARMLESS AGAINST ANY CLAIMS ARISING FROM ACCIDENTS AS A RESULT OF MECHANICAL PARKING LIFTS, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, SHALL BE SUBMITTED TO THE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY OF HOLLYWOOD. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

6. **FILE NO.:** 23-DP-45
   APPLICANT: DTD 190 LLC.
   LOCATION: 2231 Fillmore & 2224 Pierce Street
   REQUEST: Design and Site Plan for a four-story residential development consisting of 62 units in the DH-2 zoning district within the Regional Activity Center (RAC).

Diana Pittarelli asked Staff, the Applicant, and members of the pubic 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.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY STEVEN MORALES TO APPROVE THE SITE PLAN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

7. **FILE NO.:** 23-DP-09
   APPLICANT: 1735-1739 Jackson Street LLC.
   LOCATION: 1735-1739 Jackson Street
   REQUEST: Design and Site Plan for an 8-story multifamily development of 70 units, located in the FH-2 Zoning District within the Regional Activity Center.

Diana Pittarelli asked Staff, the Applicant, and members of the pubic 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.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion. A quick pause was requested to acknowledge Mena Morgan was exiting the meeting at 7:49pm.

Board discussion ensued.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY STEVEN MORALES TO APPROVE THE SITE PLAN WITH TWO (2) CONDITIONS: THE APPLICANT SHALL WORK TO IMPROVE THE BUILDING'S DESIGN AND ENSURE THAT THE BUILDING'S ENTRANCE IS CLEAR FOR PEDESTRIANS' VIEW AND A UNITY OF THE TITLE MUST BE IN A FORM ACCEPTABLE TO THE CITY ATTORNEY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS REMOVING THE RAILINGS ON THE TWO TOWNHOMES AND REPLACING IT WITH GLASS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

8. **FILE NO.:** 24-DP-24
   APPLICANT: Grace Harrison
   LOCATION: 6013 Rodman Street
   REQUEST: Design and Site Plan for a new 2,040 SF warehouse, located in the S-MU Zoning District within the Transit Oriented Corridor.

Diana Pittarelli asked Staff, the Applicant, and members of the pubic 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.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY RICHARD BLATNER AND SECONDED BY JOSEPH STADLEN TO DEFER TO THE SEPTEMBER BOARD MEETING WITH CONDITION. THE APPLICANT WORK WITH THE STAFF TO IMPROVE FRONT FAÇADE DESIGN. MOTION PASSED 5-1 BY VOICE VOTE. KENNETH CRAWFORD OPPOSED THE MOTION.

9. **FILE NO.:** 25-T-45
   APPLICANT: City of Hollywood
   LOCATION: City-wide
   REQUEST: Amendment to Articles 2 and 4 of the Zoning and Land Development Regulations to amend the Definitions, Regulations, and Permitted Accessory Uses related to the keeping of domestic chickens on residential properties.

Diana Pittarelli asked Staff, the Applicant, and members of the pubic if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Rachel Marshall, Planner I, presented the item and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSPEH STADLEN TO RECOMMEND CITY COMMISSION DENY TEXT AMENDMENT. MOTION PASSED 5-1 BY VOICE VOTE. STEVEN MORALES OPPOSED THE MOTION.

C. OLD BUSINESS

Cameron Pamer presented minor Design change to the building façade of University Station.

D. NEW BUSINESS

Anand Balram reminded the Board that recess will commence, and the next meeting is scheduled for August 12, 2025, at 6pm. New Board Appointees will be inducted at this meeting.

E. ADJOURNMENT

The meeting was adjourned at 9:01 P.M.

Minutes approved on 8/12 Board Meeting