

ATTACHMENT C
Public Participation
Meeting

Padel Essentials LLC
Maria Pena
305-922-1444
Mariafabianape@gmail.com

May 15th, 2025

City of Hollywood
Division of Planning and Urban Design
2600 Hollywood Boulevard,
Hollywood FL 33021

Re: Community Outreach Summary – Land Use Plan Amendment 20-L-09

To whom it may concern,

On behalf of the owner and applicant, BLUEVIS LLC ("Applicant"), I am writing to report that a virtual community meeting was held on May 15, 2025, from 2:27 p.m. to 3:02 p.m., to present and discuss the proposed development of the Padel Club project located at 600 Knights Road, Hollywood, FL 33021.

The meeting was attended by members of the project team, including Corey Seltenright, Tony Leon, John Wyatt, Stanley Fardin, Ismael Fernandez, and Maria Pena. Despite proper notice being issued, no members of the public or representatives from the City Planning Department were present. After allowing a 15-minute waiting period for additional participants, the meeting proceeded as scheduled.

During the meeting, the development proposal was presented, including the legal description, project scope, and architectural layout. The proposed Padel Club involves the renovation of the existing building to serve as the main clubhouse, which will support the construction of nine outdoor padel courts. The clubhouse will include a coffee shop, retail store, recreational lounges, and restroom and shower facilities, offering a comprehensive space for sports, leisure, and community activity. The building will encompass 7,236 square feet, while the full site area spans approximately 86,967.7 square feet, designed to accommodate courts, landscaping, parking, and additional amenities. Renderings and site plans were reviewed during the presentation, and the project was described as being classified under A1 – Assembly – Recreation, reflecting its intended use as a community-oriented recreational facility. No questions or comments were received from attendees.

Please find attached the presentation PDF and the notice package prepared by the Notice Agent. If you have any questions or comments regarding this summary letter or the community outreach meeting, please contact me at 305-922-1444

All the best,

Maria Pena

Padel Essentials LLC

305-922-1444

mariafabianape@gmail.com

Meeting Details and Attendees

600 Knights Road Public Hearing

Thursday, May 15 · 2:27 – 3:02pm

Time zone: America/New_York

Google Meet info

Video call link: <https://meet.google.com/hop-gagf-chn>

Attendees:

- Corey Seltenright <corey@crightstudios.com>,
- Tony Leon <3dtony@3designonline.com>,
- John Wyatt <3djohn@bellsouth.net>,
- Stanley Fardin <samabigroupinc@bellsouth.net>
- Ismael Fernandez <ismael.fdez87@gmail.com>
- Maria Pena <mariafabianpe@gmail.com>

PRESENTATION



PROJECT INFORMATION

Project: Padel Club

Address: 600 Knights Road, Hollywood, FL 33021-6145

Folio Number: 514217000012

Lot Area: 87,098 SQFT

Building Area: 7,828 SQFT

LEGAL DESCRIPTION:

17-51-42 S 342 OF N3/4 OF E1/2 OF NE1/4 OF NE1/4 LESS E 412.

Current Classification of Use: A1 – Assembly – Recreation: This classification is used for spaces designed for gathering or recreation, which fits the proposed use of the building and facilities as a padel sports club with areas for community engagement and sporting activities.

PROJECT DESCRIPTION

The Padel Club project involves the renovation of the existing building to transform it into the main clubhouse, which will support the addition of nine padel courts.

The clubhouse will feature a coffee shop, a retail store, recreational areas, and bathroom and shower facilities. This combination is designed to cater to visitors while incorporating elements that promote both recreation and leisure, enhancing the overall community experience.

The building will occupy 7,236 square feet, serving as the central hub for the club's activities. The total site area spans 86,967.7 square feet, offering ample room for the padel courts, landscaping, parking, and other essential amenities. The design emphasizes maximizing space for both recreation and social interaction.

LOCATION



AMMENITIES



9 PADEL COURTS



RECREATIONAL AREAS



COFFEE SHOP



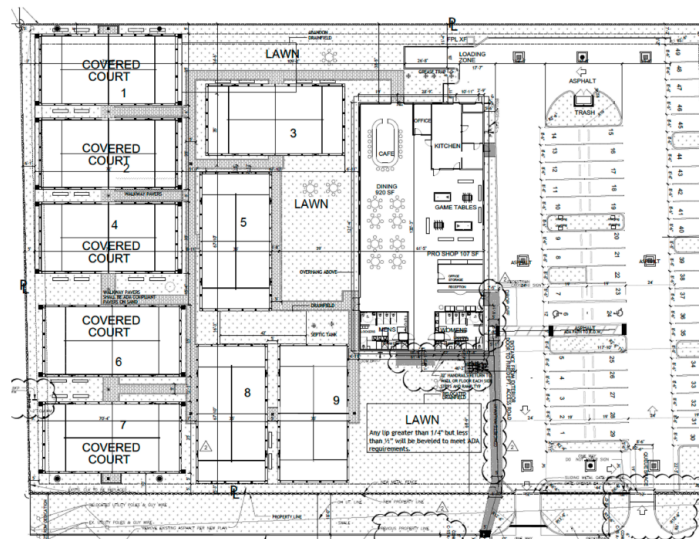
STORE



BEER AND WINE
LICENSE



LAYOUT







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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

April 30, 2025

City of Hollywood
Department of Development Services, Division of Planning
2600 Hollywood Blvd, Suite 315
P.O. Box 229045
Hollywood, FL 33020

Re: Property owners within 500 feet of:

SUBJECT: 600 Knights Road, Hollywood, FL 33021

FOLIO NUMBER: 5142 17 00 0012

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the records on file in the Property Appraisers' Office as of 4/15/2025.

I affirm the notices for the attached Public Outreach Meeting were mailed to all property owners as noted above, to the Division of Planning, as well as to registered civic and neighborhood associations as provided by the applicant and the site was posted on 4/30/2025.

Sincerely,

RDR Miami | Diana B. Rio, LEED® AP

Total number of mailed notices: **65, including 0 international**

(This includes the Division of Planning, registered civic and neighborhood association(s) as provided by the applicant, the Mayor and 6 commissioners)

VIRTUAL COMMUNITY MEETING NOTICE

Our firm represents **PADEL ESSENTIALS LLC**, who is developing a **Padel Club**, a padel facility and community recreational center located at **600 Knights Road, Hollywood, FL 33021-6145**. On behalf of our client, we would like to invite you to attend a **Virtual Community Meeting** to share our vision for this exciting new project.

Project Information:

Project Name: The Padel Club

Address: 600 Knights Road, Hollywood, FL 33021-6145

Folio Number: 514217000012

Lot Area: 87,098 SQFT

Building Area: 7,828 SQFT

FILE NUMBER: 24-DP-03

The Padel Club project involves the renovation of an existing building to transform it into the main clubhouse, which will support the addition of nine padel courts. The clubhouse will feature a coffee shop, a retail store, recreational areas, and bathroom and shower facilities. This thoughtful design aims to promote recreation, leisure, and community interaction. The building will occupy 7,236 square feet and serve as the central hub for the club's activities, while the total site spans 86,967.7 square feet, providing space for padel courts, landscaping, parking, and other essential amenities.

MEETING TO BE HELD ON:

Wednesday, May 15th, 2025 at 2:30 PM

Video call link: <https://meet.google.com/hop-gagf-chn>

The hearing is being held to offer the community a preview of what is being designed and to obtain feedback on the project. All interested parties are encouraged to participate in the virtual meeting. We will present the proposed development, followed by a Q&A session to address any questions or concerns.

FOR FURTHER INFORMATION CONTACT:

PADEL ESSENTIALS LLC

Phone: (305) 922-1444

Maria Pena. – mariap@padelessentials.com

Architect:

3Design, Inc.

Phone: (305) 438-9377

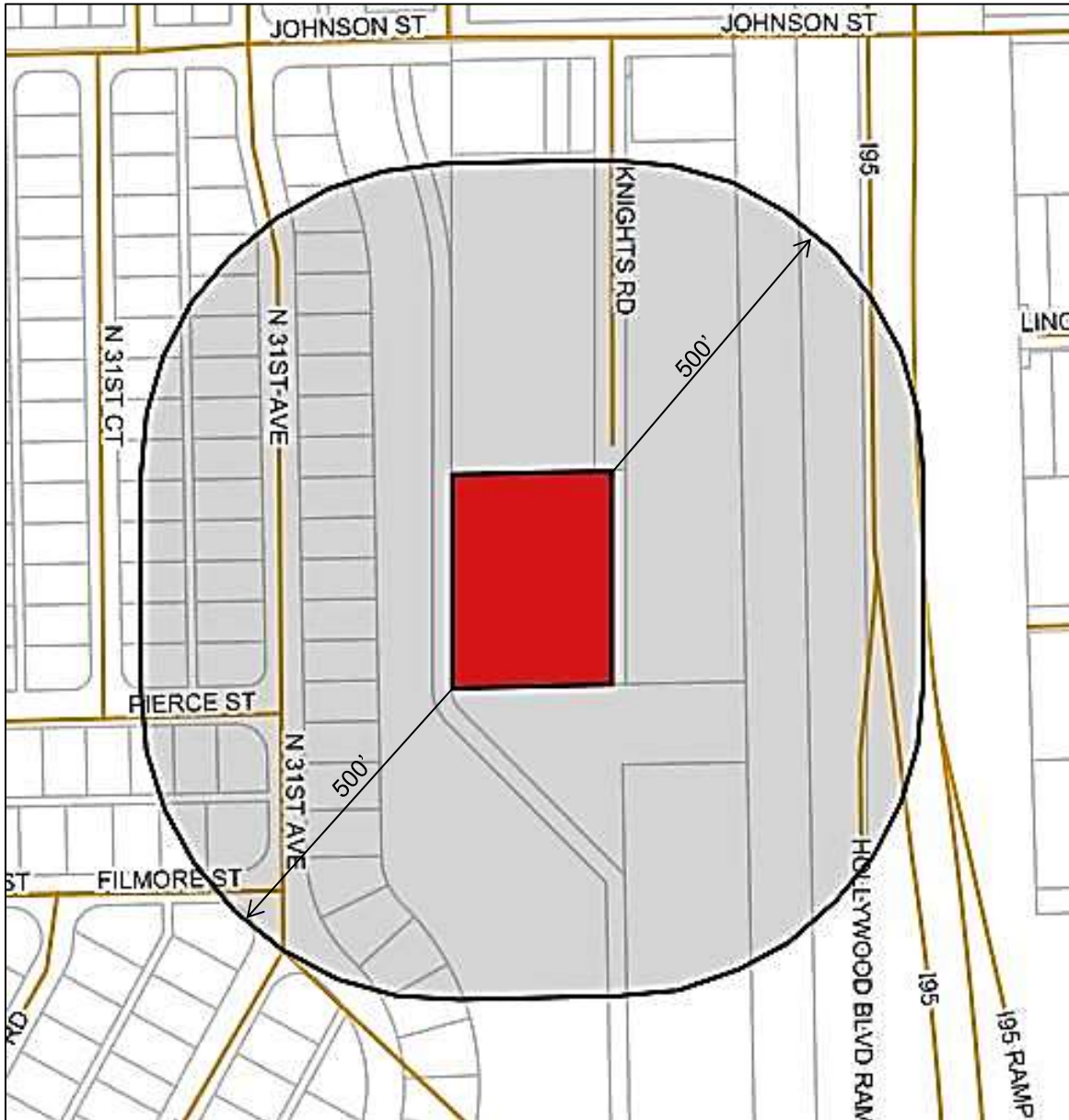
Email: 3dtony@3designonline.com



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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdmiami.com | diana@rdmiami.com | 305.498.1614

500' RADIUS MAP (N.T.S.)



SUBJECT: 600 Knights Road, Hollywood, FL 33021

FOLIO NUMBER: 5142 17 00 0012

Site posted on 4/30/2025



NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP	COUNTRY
317 N 31 AVE LLC		478 LONGWOOD PL	VACAVILLE	CA	95688	USA
ANTAO, MELROY GERALD		5111 TYLER ST	HOLLYWOOD	FL	33021	USA
ARSLANIAN, LOUIS	FUERTES, RAQUEL	309 N 31 AVE	HOLLYWOOD	FL	33021	USA
ATTARDI, NORMA		705 N 31 AVE	HOLLYWOOD	FL	33021	USA
BEGGS, MARK H & JAN M		3110 PIERCE ST	HOLLYWOOD	FL	33021	USA
BENFORD, NORMA		813 N 31 AVE	HOLLYWOOD	FL	33021	USA
BLOOM, DAVID & LENNIE		713 N 31 AVE	HOLLYWOOD	FL	33021	USA
BLUEVIS LLC		185 SW 7 ST APT 4201	MIAMI	FL	33130	USA
CARRABS, JOSE D MONTALVO		701 N 31 AVE	HOLLYWOOD	FL	33021	USA
CHEEMA & COMPANY INC		4720 VILLAGE WAY	DAVIE	FL	33314	USA
CITY OF HOLLYWOOD	DEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	USA
CSX TRANSPORTATION INC		500 WATER ST	JACKSONVILLE	FL	32202	USA
DEGEN, DAVID & LORI	DEGEN REV TR	810 N 31 AVE	HOLLYWOOD	FL	33021	USA
DELEON, DOREEN M		802 N 31 AVE	HOLLYWOOD	FL	33021	USA
DUBINA, SVIATLANA	HOLAS, SIARHEI	717 N 31 AVE	HOLLYWOOD	FL	33021	USA
EGGLESTON, CHARLES G		719 N 31 CT	HOLLYWOOD	FL	33021	USA
FIGUEROA WONG, HERY M H/E		606 N 31 AVE	HOLLYWOOD	FL	33021	USA
FLETT, SUSAN	SUSAN FLETT REV TR	715 N 31 CT	HOLLYWOOD	FL	33021	USA
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	USA
FORTH, JENNY AGNES	JENNY FORTH LIV TR	609 N 31 AVE	HOLLYWOOD	FL	33021	USA
GONZALEZ, ROBERT ARSENIO H/E	FERNANDEZ PARICIO, JOHANNA A	614 N 31 AVE	HOLLYWOOD	FL	33021	USA
GRANT, COREY F		610 N 31 AVE	HOLLYWOOD	FL	33021	USA
HIXSON, BRYANT J		718 N 31 AVE	HOLLYWOOD	FL	33021	USA
IRIZARRY BROSSARD, SHERRY N MARIE		3111 FILLMORE ST	HOLLYWOOD	FL	33021	USA
JIMENEZ, ROBERTO		5206 ROOSEVELT ST	HOLLYWOOD	FL	33021	USA
KOLODZIEJ, DAVID J		709 N 31 AVE	HOLLYWOOD	FL	33021	USA
LUIS, CESAR		605 N 31 AVE	HOLLYWOOD	FL	33021	USA
MERCEDES CARRIL, LESLIE		702 N 31 AVE	HOLLYWOOD	FL	33021	USA
MILLER, DIANA		806 N 31 AVE	HOLLYWOOD	FL	33021	USA
MUSTAFAEV, SAMIR		401 N 31 AVE	HOLLYWOOD	FL	33021	USA
NASSAR, ELIZABETH ANNE	CABELLO, ROBERTO A	805 N 31 AVE	HOLLYWOOD	FL	33021	USA
NELSON, CAROLE I		710 N 31 AVE	HOLLYWOOD	FL	33021	USA
NOGA, EDWARD & JANE		313 N 31 AVE	HOLLYWOOD	FL	33021	USA
NUNEZ, MEKHI H/E	NUNEZ, LINDA R	703 N 31 CT	HOLLYWOOD	FL	33021	USA
ORTIZ, EDMAR J		615 N 31 AVE	HOLLYWOOD	FL	33021	USA
PATERNOSTRO, MARK F	ESCALONA, YANELIS B	706 N 31 AVE	HOLLYWOOD	FL	33021	USA
PEDERSEN, OLGA LELIA H/E	SEPE, KATHLEEN	3102 PIERCE ST	HOLLYWOOD	FL	33021	USA
PETOWSKY, CATHERINE A		602 N 31 AVE	HOLLYWOOD	FL	33021	USA
PINDER, LUCIA S	LUCIA S PINDER REV LIV TR	405 N 31 AVE	HOLLYWOOD	FL	33021	USA
PS FLORIDA ONE INC	DEPT PT FL 25845	PO BOX 25025	GLENDALE	CA	91221	USA
PUBLIC LAND % CITY OF HOLLYWOOD	OFFICE OF BUSINESS & INTL TRADE	2600 HOLLYWOOD BLVD #212	HOLLYWOOD	FL	33020	USA

RESNICK, EVAN SCOTT		3106 FILLMORE ST	HOLLYWOOD	FL	33021	USA
RODRIGUEZ, CARMEN J		601 N 31 AVE	HOLLYWOOD	FL	33021	USA
RODRIGUEZ, FERNANDO O	FERNANDO O RODRIGUEZ REV TR	711 N 31 CT	HOLLYWOOD	FL	33021	USA
ROSA, LISSETE E		809 N 31 AVE	HOLLYWOOD	FL	33021	USA
SCHIANO, A R & MARIANNE		3107 FILLMORE ST	HOLLYWOOD	FL	33021	USA
SNITZER, S C JR		607 N 31 CT	HOLLYWOOD	FL	33021	USA
SQUILLA, KATHLEEN		505 N 31 AVE	HOLLYWOOD	FL	33021	USA
STEPHENS, CONSTANCE A H/E	STEPHENS, CARROLL T	707 N 31 CT	HOLLYWOOD	FL	33021	USA
SWANSON, PATRICIA STOUT	SWANSON, RYAN	801 N 31 AVE	HOLLYWOOD	FL	33021	USA
TEAHAN, MARIA ELENA H/E	FINAMORE, MARIA ENZA	615 N 31 CT	HOLLYWOOD	FL	33021	USA
VEGA, PABLO ELIAS	WEISS, ROSA VERONICA	714 N 31 AVE	HOLLYWOOD	FL	33021	USA
VELEZ, CARLOS F	FAJARDO, DEBORA	3106 PIERCE ST	HOLLYWOOD	FL	33021	USA
VILLAVICENCIO, JOSE ERNESTO		501 N 31 AVE	HOLLYWOOD	FL	33021	USA
WALDMAN, HILLEL		186 FRANKLIN AVE APT4	BROOKLYN	NY	11205	USA
CITY OF HOLLYWOOD	PLANNING & URBAN DESIGN	2600 HOLLYWOOD BLVD #315	HOLLYWOOD	FL	33020	USA
HOLLYWOOD HILLS CIVIC ASSOC	C/O MARDI PODESTA	PO BOX 81-3453	HOLLYWOOD	FL	33081-6044	USA
PARK EAST CIVIC ASSOCIATION	C/O BRENDA LIVINGSTON, SEC.	3157 JOHNSON ST	HOLLYWOOD	FL	33021	USA
THE HONORABLE ADAM GRUBER	DISTRICT 4	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE CARYL S SHUHAM	DISTRICT 1	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE IDELMA QUINTANA	DISTRICT 6	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE JOSH LEVY	MAYOR	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE KEVIN BIEDERMAN	DISTRICT 5	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE PETER D HERNANDEZ	DISTRICT 2	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE TRACI CALLARI	DISTRICT 3	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA