

**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 Kenneth Crawford on Tuesday, **June 11, 2024, at 6:03 PM** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

|                  |                  |
|------------------|------------------|
| Kenneth Crawford | Richard Blattner |
| Joseph Stadlen   | Steven Morales   |
| David McLeod     | Tara Jafarmadar  |
| Andrew Yanowitz  |                  |

The following members were absent from the meeting:

|                  |               |
|------------------|---------------|
| Diana Pittarelli | 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                      |
| Solange Baquero-Meza | Development Review Coordinator   |
| Margaret Smart       | Administrative Assistant I       |

Also Present:

|            |                                |
|------------|--------------------------------|
| Deena Gray | Senior Assistant City Attorney |
|------------|--------------------------------|

3. Approval of the Meeting Minutes.  
May 14, 2024 - approved.

**MOTION WAS MADE BY RICHARD BLATTNER AND SECONDED BY STEVEN MORALES TO APPROVE THE MAY 14, 2024, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

4. Additions, Deletions, Withdrawals, and Continuances.  
None

5. City Attorney Announcements  
Deena Gray read the City attorney's proceedings.

## B. APPLICATIONS

### ITEMS # 1-2 BELOW MAY BE CONSIDERED QUASI-JUDICIAL AND MAY BE SUBJECT TO THE CRR REGULATION

1. **FILE NO.:** 22-DPV-50  
**APPLICANT:** KMA Hollywood 14 LLC.  
**LOCATION:** 2438-2442 Johnson Street  
**REQUEST:** Variance, Design and Site Plan for a 12-unit residential development in the RM-18 zoning district.

Kenneth Crawford read the Application.

Kenneth Crawford 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.

German Agudelo and Daniel Villamizar, the Architects representing the applicant were present and answered questions from the board.

Kenneth Crawford opened the meeting to public comments. No Public Comments were made. Kenneth Crawford closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY STEVEN MORALES TO APPROVE THE VARIANCE. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY STEVEN MORALES 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 STAFF CONDITIONS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

2. **FILE NO.:** 23-DP-89  
**APPLICANT:** GN Dixiana, LLC.  
**LOCATION:** 1822 Dixieanna Street  
**REQUEST:** Design and Site Plan for a 10-story residential development consisting of 71 units located in the FH-2 zoning district.

Kenneth Crawford read the Application.

Kenneth Crawford 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.

Brandon Kaller, the Architect, was present and answered questions from the Board.

Kenneth Crawford opened the meeting to public comments. No Public Comments were made. Kenneth Crawford closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY STEVEN MORALES AND SECONDED BY DAVID MCLEOD TO APPROVE THE DESIGN WITH THE CONDITION THAT THE APPLICANT HOST AN ADDITIONAL PUBLIC PARTICIPATION MEETING REGARDING THE COLOR OF THE BUILDING, PRIOR TO BUILDING PERMITS. 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.**

- 3: FILE NO.:** 23-L-86
- APPLICANT:** Park Road Development, LLC.
- LOCATION:** Generally located at 1600 S. Park Road and including properties and adjacent rights-of-way within the northwest area generally located north of Pembroke Road, west South Park Road, and south of Hillcrest Drive.
- REQUEST:** Amendment to the City's Future Land Use Map to change the land use designation of approximately 28.5 acres of land from the Utilities and Parks and Open Space designation to the General Business and High Residential designation.

Kenneth Crawford read the Application.

Due to technical difficulties a recess took place at 6:39 pm and the meeting resumed at 6:48 pm.

Cameron Palmer, Principal Planner, presented the item and answered questions from the board.

Pedro Gassant, the Attorney, was present and made a presentation and answered questions from the Board.

Kenneth Crawford opened the meeting to the public for comments. No Public Comments were made. Kenneth Crawford closed the public comment portion.

The "Petition against the land use amendment for the construction of property to be located at 1600 S Park Rd., Hollywood, FL", submitted by neighboring residents was entered into the record, and a copy was provided to the board members.

Board discussion ensued.

**MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY STEVEN MORALES TO FORWARD A RECOMMENDATION FOR APPROVAL TO THE CITY COMMISSION. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**4: FILE NO.:** 24-T-15  
**APPLICANT:** City of Hollywood  
**LOCATION:** Beach Districts  
**REQUEST:** A Text Amendment to Articles 2, 3 and 4 of the Zoning and Land Development Regulations amending the permitted uses relating to Smoke Shops east of the Intercoastal Waterway.

Kenneth Crawford read the Application.

Cameron Palmer, Principal Planner, presented the item and answered questions from the Board.

Kenneth Crawford opened the meeting to public comments. No public comments were made. Kenneth Crawford closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY RICHARD BLATTNER TO FORWARD A RECOMMENDATION FOR APPROVAL TO THE CITY COMMISSION. MOTION PASSED 6 - 1.**

**C. OLD BUSINESS**

None.

**D. NEW BUSINESS**

Anand Balram reminded the Board that Board Appointments will take place on June 26, 2024, at 6 pm.

**E. ADJOURNMENT**

The meeting was adjourned at 7:39 P.M.