

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, **February 10, 2026, at 7:00 PM** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Joseph Stadlen
Bob Glickman
Tara Jafarmadar

Richard Blattner
Odalys Delgado
Christine Corbo

The following members were absent from the meeting:

Robert Vargas
Mena Morgan

Steven Morales

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

Cameron Palmer
Umar Javed
Adrian Montoya
Shira Ridley-Risk
Clarissa Ip
Alicia Vereas-Feria
Stacey Sequeira
Stephanie Rivera

Planning Manager
Planner III
Planner II
Assistant Planner
Assistant Director
Utilities Permit Review Manager
Development Support Coordinator
Development Review Coordinator

Also Present:

Chanae L. Wood
Alicia Lewis

Interim City Attorney (Board Attorney)
Outside Counsel (Staff Attorney)

1. Approval of the Meeting Minutes

January 13, 2026 - approved.

MOTION WAS MADE BY RICHARD BLATTNER AND SECONDED BY TARA JAFARMADAR TO APPROVE THE JANUARY 13 ,2026, MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Additions, Deletions, Withdrawals, and Continuances

None.

5. City Attorney Announcements

Chanae L. Wood read the City Attorney's proceedings.

B. APPLICATIONS

ITEM #1-5 BELOW ARE CONSIDERED QUASI-JUDICIAL AND MAY BE SUBJECT TO A CRR REGULATION:

2. **FILE NO.:** 24-DP-84
APPLICANT: VB CIRCLE LLC
LOCATION: 1714 Van Burden Street
REQUEST: Design and Site Plan request for a 10-unit multi-family development of approximately 14,308 feet and 4 stories (approximately 44 feet) in a FH-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.

Umar Javed, 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 TARA JAFARMADAR AND SECONDED BY ODALYS DELGADO TO APPROVE DESIGN AND SITE PLAN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

- 1. FILE NO.:** 24-DPV-34
APPLICANT: Gil Ovadia
LOCATION: 2101-2111 N 16th Ave
REQUEST: Design and Site Plan request for a 4-story, 22-unit multi-family residential development of approximately 28,998 square feet; Variances to Section 4.6(B) of the Zoning & Land Development Regulations to permit reduced corner setbacks in the Federal Highway Low-Medium Intensity Multi-Family (FH-1) Zoning District within the Regional Activity Center (RAC).

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 III, presented the item and answered questions from the Board.

Joseph Stadlen opened the meeting to public comments. Eleven (11) Public Comments were made. Joseph Stadlen closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY CHRISTINE CORBO AND SECONDED BY TARA JAFARMADR TO APPROVE VARIANCE. MOTION FAILED ON A 3-3 VOTE. JOSEPH STADLEN, CHRISTINE CORBO AND TARA JAFARMADR VOTED IN FAVOR. ODALYS DELGADO, RICHARD BLATTER AND BOB GLICKMAN VOTED NOT IN FAVOR OF THE MOTION. AS A RESULT, DESIGN AND SITE PLAN APPLICATIONS FAILED BY DEFAULT.

Items # 3 & 4 below were heard together as they were companion items:

- 3. FILE NO.:** 25-Z-52a
APPLICANT: Gadamis Property LLC and Ventas Realty LTD.
LOCATION: 1841-1857 Jackson Street, 1856 Van Buren Street, Folio numbers 5142-1501-7550 and 5142-15017540 (for non-address properties)
REQUEST: Rezoning of 1.11 acres from Parkside High Intensity Mixed-Use District (PS-3) to Federal Highway Medium-High Intensity Mixed-Use District (FH-2) for the property located at 1841-1857 Jackson Street, 1856 Van Buren Street and Folio Numbers 5142-15 01-7550 and 5142-15-01-7540 within the Regional Activity Center (RAC).

- 4. FILE NO.:** 25-DPV-52
APPLICANT: Gadamis Properties LLC.
LOCATION: 1831-1857 Jackson Street
REQUEST: Design and Site Plan for a mixed-use development consisting of approximately 6,400 square-foot commercial space and 198 residential units; and a Variance to Section 155.08 of the Code of Ordinances to increase the curb cut requirement in the FH-2 Zoning District within the Regional Activity Center (RAC) as part of a Rezoning Request (City file: 25-Z-52a).

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 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 TO APPROVE REZONING WAS MADE BY TARA JAFARMADR AND SECONDED BY CHRISTINE CORBO. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION TO APPROVE VARIANCE WAS MADE BY TARA JAFARMADR AND SECONDED BY CHRISTINE CORBO. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION TO APPROVE DESIGN WAS MADE BY TARA JAFARMADR AND SECONDED BY RICHARD BLATTNER. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION TO APPROVE SITE PLAN WITH STAFF CONDITIONS WAS MADE BY TARA JAFARMADR AND SECONDED BY CHRISTINE CORBO. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

- 5. FILE NO.:** 25-L-102
APPLICANT: City of Hollywood
LOCATION: Citywide
REQUEST: An Amendment to the City's Existing Comprehensive Plan to modify the Potable Water Sub-Element in compliance with the South Florida Water Management District's (SFWMD) Lower East Coast Water Supply Plan as required Florida Statutes (F.S.) 163.

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

Adrian Montoya, 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.

MOTION TO FORWARD A RECOMMENDATION OF APPROVAL FOR AN AMENDMENT TO THE CITY'S EXISTING COMPREHENSIVE PLAN WAS MADE BY STEVEN MORALES AND SECONDED BY TARA JAFARMADAR. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

D. NEW BUSINESS

Memorandum for removal of board member, Robert Vargas, due to attendance is formally effective as of conclusion of the Planning and Board Meeting on February 10, 2026.

Summary of DRC and CC Items

E. ADJOURNMENT

The meeting was adjourned at 10:13 P.M.