

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, **May 14, 2024, at 6:05 PM** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Diana Pittarelli
Kenneth Crawford
Robert Vargas

Richard Blattner
Steven Morales
Tara Jafarmadar

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

Andria Wingett
Anand Balram
Cameron Palmer
Carmen Diaz
Reginald White
Solange Baquero-Meza
Margaret Smart

Director of Development Services
Planning Manager
Principal Planner
Planner III
Planner III
Development Review Coordinator
Administrative Assistant I

Also Present:

Deena Gray

Assistant City Attorney

3. Approval of the Meeting Minutes.
April 9, 2024 - approved.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY TARA JAFARMADAR TO APPROVE THE APRIL 9, 2024, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Additions, Deletions, Withdrawals, and Continuances.

Staff requested that Item #5 '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' be continued to the June Planning and Development Board meeting to allow Staff refine the ordinance.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY RICHARD BLATTNER TO CONTINUE THE ITEM DATE AND TIME CERTAIN TO THE JUNE 11, 2024, PLANNING AND DEVELOPMENT BOARD. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

5. City Attorney Announcements

Deena Gray informed the Board that items 1-4 are ruled by Quasi-Legislative Proceedings.

B. APPLICATIONS

ITEMS # 1-4 BELOW MAY BE CONSIDERED QUASI-JUDICIAL AND MAY BE SUBJECT TO THE CRR REGULATION

- | | |
|---------------------|--|
| 1. FILE NO.: | 24-SV-05 |
| APPLICANT: | 88 Real Estate Investment Corp |
| LOCATION: | 321 Hayes Street |
| REQUEST: | Special Exception and Variance for the expansion of a legal nonconforming multi-family residential building within the Beach CRA area. |

Diana Pittarelli read the Application.

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

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

Fritz Murphy, the Architect, was present 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 ROBERT VARGAS TO APPROVE THE SPECIAL EXCEPTION. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY RICHARD BLATTNER TO APPROVE THE VARIANCE FOR THE SETBACKS AND THE VARIANCE FOR THE HEIGHT. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

- 2. FILE NO.:** 23-DP-80
APPLICANT: Fifty Street Investments LLC
LOCATION: 1830-1844 Jackson Street
REQUEST: Design and Site Plan for a mixed-use development consisting of 200 residential units and approximately 1,380 SF of retail space within the Downtown CRA area.

Diana Pittarelli read the Application.

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

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

Brandon Kaller, the Architect, was present 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 STEVEN MORALES TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

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

- 3: FILE NO.:** 24-V-37
APPLICANT: Prosperous RE LLC
LOCATION: 2226 Cody Street
REQUEST: Variance to reduce the required rear setback from 15.75 feet to 15 feet for an existing legal non-conforming duplex in the RS-1 zoning district.

Diana Pittarelli read the Application.

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

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

Veronica Longart, the applicant, was present 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 RICHARD BLATTNER TO APPROVE THE VARIANCE TO REDUCE THE SETBACK. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4: FILE NO.: 22-DP-44
APPLICANT: Jasi Services Inc.
LOCATION: 5824 Taft Street
REQUEST: Design and Site Plan Review for an 8-unit Townhome Development

Diana Pittarelli read the Application.

Diana Pittarelli 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.

Fritz Murphy, Applicant's Architect, was present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. Public comments were made by Alexis Segura. Ms. Segura needed the assistance of a Spanish Interpreter which Solange Baquero-Meza and Steven Morales facilitated. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY TARA JAFARMADAR TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY TARA JAFARMADAR TO APPROVE THE SITE PLAN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

5. FILE NO.: 23-T-79
APPLICANT: City of Hollywood
LOCATION: City-wide
REQUEST: Text Amendment to the Zoning and Land Development Regulations amending Articles 2, 3, 4, 5, 6, and 10 relative to the Development Review Process and associated Definitions, Zoning Relief measures, Nonconforming structures and uses, and the intent of the Planned Development zoning district.

Diana Pittarelli read the Application.

Anand Balram, Planning Manager, 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 Members took a break at 7:55 pm and resumed at 8:00 pm.

Board discussion ensued.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY RICHARD BLATTNER TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION WITH THE CONDITION THAT CIVIC ASSOCIATIONS COMMENTS/INPUT ARE TAKEN INTO CONSIDERATION PRIOR TO FIRST READING. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

None.

D. NEW BUSINESS

Anand Balram announced the Comprehensive Plan Kick-off scheduled for May 22, 2024, at 5:30 pm.

E. ADJOURNMENT

The meeting was adjourned at **9:36 P.M.**