

SUMMARY OF THE MINUTES
PLANNING AND DEVELOPMENT BOARD

CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

A. ADMINISTRATION

1. Pledge of Allegiance
2. Roll Call

The meeting of the Planning and Development Board was called to order by Diana Pittarelli on **Tuesday, July 09, 2024, at 6:00 PM** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Diana Pittarelli	Bob Glickman
Kenneth Crawford	Richard Blattner
Robert Vargas	Joseph Stadlen
Mena Morgan	Tara Jafarmadar (virtual)
Steven Morales (virtual)	

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

Andria Wingett	Director of Development Services
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner/Supervisor
Carmen Diaz	Planner III
Joseph Colon	Planner II
Laura Gomez	Planner II
Solange Baquero-Meza	Development Review Coordinator
Margaret Smart	Administrative Assistant I

Also Present:

Deena Gray	Assistant City Attorney
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3. New Board Member Introductions and Elections

Diana Pittarelli introduced Mena Morgan and Bob Glickman as the recently appointed members of the Board.

BOARD MEMBERS VOTED UNANIMOUSLY TO HAVE BOARD MEMBERS STEVEN MORALES AND TARA JAFARMADAR ATTEND VIRTUALLY.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO ELECT DIANA PITTARELLI AS CHAIR. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY ROBERT VARGAS TO ELECT KENNETH CRAWFORD AS VICE CHAIR. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY RICHARD BLATTNER TO ELECT JOSEPH STADLEN AS SECRETARY. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Approval of the Meeting Minute
June 11, 2024 – Approved.

MOTION WAS MADE BY RICHARD BLATTNER AND SECONDED BY KENNETH CRAWFORD TO APPROVE THE JUNE 11, 2024, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

5. Summary of Appeals to City Commission
None
6. Additions, Deletions, Withdrawals, and Continuances
None
7. 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 a CRR regulation.

1. **FILE NO.:** 24-V-47
APPLICANT: Ivelisse Gonzales
LOCATION: 752 N Crescent Drive
REQUEST: Variance to the required side setback for an accessory structure located within the RS-5 Single-Family District.

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

Ivelisse Gonzales, representing the owner, was present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. Timothy Haynick and Daniel Veshinski members of the public provided support for the variance. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY RICHARD BLATTNER TO APPROVE VARIANCE. ROLL CALL VOTE TO APPROVE VARIANCE. MOTION PASSED UNANIMOUSLY.

2. **FILE NO.:** 24-V-45
APPLICANT: Heidi Perlman Humphries Trustee
LOCATION: 5405 North Surf Road
REQUEST: Variance to the permitted height exemptions for covered rooftop areas greater than 10% of the ground floor area for a single-family house in the North Beach Development District-Control Zone.

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 waived.

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

Craig Chassen, representing the applicant, was present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. Steve Welsch, on behalf of North Civic Association, spoke in opposition. 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. JOSEPH STADLEN AND BOB GLICKMAN VOTED AGAINST THE MOTION. MOTION PASSED 7-2

3. **FILE NO.:** 23-DP-07
APPLICANT: 2306 Fillmore LLC.
LOCATION: 2306 Fillmore Street.
REQUEST: Design and Site Plan for a 34-unit residential development within the DH-2 zoning district (Fillmore Apartments).

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.

Carmen Diaz, Planner III, presented the item and answered questions from the Board.

Augustina Sklar, 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 JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO APPROVE THE SITE PLAN WITH THE CONDITION THAT A COVENANT RUNNING WITH THE LAND THAT HOLDS THE CITY HARMLESS AGAINST ANY CLAIMS ARISING FROM ACCIDENTS AS A RESULT OF THE USE OF MECHANICAL PARKING LIFTS, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, 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 (C/O) OR CERTIFICATE OF COMPLETION (C/C). MOTION PASSED UNANIMOUSLY.

4. **FILE NO.:** 23-DP-76
APPLICANT: 2217-2231 Jackson LLC.
LOCATION: 2217-2231 Jackson Street
REQUEST: Design and Site Plan for a 100-unit residential development within the DH-2 Zoning district (Jackson Apartments).

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 waived.

Carmen Diaz, Planner III, presented the item and answered questions from the Board.

Joseph Kaller, representing 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.

Tara Jafarmadar exited the virtual meeting at 7:13 pm.

Board discussion ensued.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE DESIGN WITH THE CONDITION THAT, PRIOR TO SUBMITTING FOR BUILDING PERMITS, THE APPLICANT WORKS WITH CITY STAFF TO ALIGN THE DESIGN WITH THE DESIGN DEPICTED AT THE PUBLIC OUTREACH MEETING, INCLUDING THE IMPROVEMENT OF FACADES, BALCONY TREATMENT, AND ARTICULATION OF BLANK WALLS. MOTION PASSED UNANIMOUSLY.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE SITE PLAN WITH THE FOLLOWING CONDITIONS:

- 1. A UNITY OF TITLE IN A FORM ACCEPTABLE TO THE CITY ATTORNEY SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C/O) OR CERTIFICATE OF COMPLETION (C/C).**
- 2. A COVENANT RUNNING WITH THE LAND THAT HOLDS THE CITY HARMLESS AGAINST ANY CLAIMS ARISING FROM ACCIDENTS AS A RESULT OF THE USE OF MECHANICAL PARKING LIFTS, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, 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 (C/O) OR CERTIFICATE OF COMPLETION (C/C). MOTION PASSED UNANIMOUSLY.**

C. OLD BUSINESS

None

D. NEW BUSINESS

Andria Wingett, Director of Development Services, provided Commission updates.

Anand Balram, Planning Manager, provided updates on the items that were discussed before the Technical Advisory Committee.

Anand Balram also informed the Board that the Zoning in Progress regarding schools has been extended.

E. ADJOURNMENT

The meeting was adjourned at 7:24 P.M.