

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 13, at 6:00 PM** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Kenneth Crawford
Joseph Stadlen
Bob Glickman
Richard Blattner

Tara Jafarmadar
Diana Pittarelli
Mena Morgan

The following members were absent from the meeting:

Steven Morales

Robert Vargas

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

Andria Wingett
Anand Balram
Cameron Palmer
Lauren Pruss
Stephania Rivera
Rachel Marshall

Director of Development Services
Planning Manager
Principal Planner
Principal Planner
Development Review Coordinator
Planner I

Also Present:

Deena Kapp

Assistant City Attorney

3. Approval of the Meeting Minutes.
April 08, 2025 - approved.

MOTION WAS MADE BY RICHARD BLATTNER AND SECONDED BY JOSEPH STADLEN TO APPROVE THE APRIL 08, 2025 MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Summary of Appeals to City Commission None

5. Additions, Deletions, Withdrawals, and Continuances.

1. **FILE NO.:** 24-F-80a
APPLICANT: Harwin-Tobin 1101 LLC
LOCATION: 1101 Hillcrest Drive
REQUEST: Request for 6 Flex Units, companion to a Planned Unit Development (PUD) Amendment request, to permit 120 affordable units located in the PUD-R Zoning District through the bonus provisions of BrowardNext Policy 2.16.3 (Hillcrest).
2. **FILE NO.:** 24-JDP-80
APPLICANT: Harwin-Tobin 1101 LLC
LOCATION: 1101 Hillcrest Drive
REQUEST: Design, Site Plan, and a request to amend a Planned Unit Development (PUD) to permit an 8-story multifamily development of 110 affordable units, companion to a request for Flex units in the PUD-R zoning District (Hillcrest).

6. City Attorney Announcements
Deena Kapp read the City attorney's proceedings.

B. APPLICATIONS

ITEMS # 3-4 BELOW ARE NOT CONSIDERED QUASI-JUDICIAL

3. **FILE NO.:** 25-T-40
APPLICANT: City of Hollywood
LOCATION: City-wide
REQUEST: Text Amendment to Articles 2 and 4 of the Zoning and L and Development Regulations, Section 4.23 Entitled "Supplemental Setback Regulations for Allowable Encroachments in Front, Side and Rear Yards," to Amend the Definitions and Regulations for Carports

Lauren Pruss, Principal Planner, 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 discussion ensued.

MOTION WAS MADE BY MENA MORGAN AND SECONDED BY KENNETH CRAWFORD TO ADD THE FOLLOWING PROVISION PRIOR TO FIRST READING: "IF THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE IS COMPROMISED, THE STRUCTURE WILL NOT BE CONSIDERED GRANDFATHERED FOR THE PURPOSES OF THIS SECTION."

- 4. FILE NO.:** 25-T-36
APPLICANT: City of Hollywood
LOCATION: City-wide
REQUEST: Amendment to Article 4 of the Zoning and Land Development Regulations, creating Section 4.24 entitled "Live Local Act -Mixed-Use Affordable Housing Development" to establish procedures and regulations for mixed-use affordable housing developments submitted under Florida Statute 166.04151(*Live Local Act*, 2023)

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

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 discussion ensued.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION, WITH STAFF'S CONDITION: PRIOR TO FIRST READING, STAFF WORK WITH LEGAL TO UPDATE THE PROPOSED TEXT TO ADDRESS THE LEGISLATIVE CHANGES EXPECTED TO GO INTO EFFECT ON JULY 1ST, 2025.

C. OLD BUSINESS

None

D. NEW BUSINESS

Anand Balram reminded the Board that Board Appointments will take place on May 28, 2025, at 6 pm.

E. ADJOURNMENT

The meeting was adjourned at 7:12 P.M.