

**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	Tara Jafarmadar
Joseph Stadlen	Diana Pittarelli
Bob Glickman	Mena Morgan
Richard Blattner	

The following members were absent from the meeting:

Steven Morales	Robert Vargas
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Development Services, Division of Planning and Urban Design Staff present:

Andria Wingett	Director of Development Services
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner
Lauren Pruss	Principal Planner
Stephania Rivera	Development Review Coordinator
Rachel Marshall	Planner I

Also Present:

Deena Kapp	Assistant City Attorney
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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 7:16 P.M.