

**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 Board Chair, Kenneth Crawford on **Tuesday, November 12<sup>th</sup>, 2024, at 6:00 PM** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

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

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

Andria Wright	Director, Development Services
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner/Supervisor
Joseph Colon	Planner II
Solange Baquero-Meza	Development Review Coordinator

Also Present:

Deena Gray	Assistant City Attorney
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3. Approval of the Meeting Minute  
**October 8, 2024** – Approved.

**MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY RICHARD BLATTNER TO APPROVE THE OCTOBER 8, 2024, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

4. Summary of Appeals to City Commission  
None
5. Additions, Deletions, Withdrawals, and Continuances
6. City Attorney Announcements

Deena Gray informed the Board that items 1-3 are ruled by Quasi-Legislative Proceedings.

**B. APPLICATIONS:**

**ITEMS #1-3 BELOW MAY BE CONSIDERED QUASI-JUDICIAL AND MAY BE SUBJECT TO A CRR REGULATION.**

- 1. FILE NO.:** 24-V-62  
**APPLICANT:** David & Rina Ben-David.  
**LOCATION:** 3301 Hollywood Oaks Drive  
**REQUEST:** Variance seeking relief from Article 4, Section 4.1C of the Zoning and Land Development Regulations to construct an addition to the single-family principal structure into a required side yard, creating an insufficient east side yard of 7' 5" whereas a minimum of 7' 6" is required, and an insufficient aggregate of side yards, which for a lot width of 108'. A minimum of 27' is required, but only 17' 10" is provided in the RS-8 Single Family District in the Hollywood Oaks neighborhood.

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

Joseph Colon, Planner II, presented the item and answered questions from the Board.

Diana Pitarelli opened the meeting to public comments. No comments made. Diana Pitarelli closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY MEENA MORGAN AND SECONDED BY KENNETH CRAWFORD TO APPROVE THE VARIANCE FOR. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

- 2. FILE NO.:** 24-V-59  
**APPLICANT:** Monroe Street Apartments, LLC.  
**LOCATION:** 308 Monroe Street  
**REQUEST:** To request relief from Article 4, Section 4.6.C.a.(4)(a) to add a second story addition to an existing single-story hotel/motel creating an insufficient setback on Surf Road of 5 feet 8 inches, whereas 10 feet are Required; and to permit an insufficient cross street (Monroe St.) setback of 3 feet 8 inches whereas the legal conforming condition of 4 feet 9 inches is required.

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

Joseph Colon, Planner II, presented the item and answered questions from the Board.

Diana Pitarelli opened the meeting to public comments. One comment made in opposition of the increased height. Diana Pitarelli closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY MEENA MORGAN AND SECONDED BY KENNETH CRAWFORD TO APPROVE WITH STAFF CONDITIONS. ROLL CALL WAS TAKEN, APPROVED 6-1 BY VOICE VOTE EXCEPT FOR BOB GLICKMAN.**

3. **FILE NO:** 24-DP-31  
**APPLICANT:** Oakwood plaza LP & Oakwood Business Center LP/ Brandon.  
**LOCATION:** 2800 Oakwood Boulevard  
**REQUEST:** Design and Site Plan review for a commercial building of approximately 120,000 sq.ft. and associated parking areas in a Planned Development (PD) Zoning District within the Oakwood Activity Center.

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

Diana Pitarelli opened the meeting to public comments. No comments were made. Diana Pitarelli closed the public comment portion.

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

Elisabeth Somerstein presented the item on behalf of the applicant.

Board discussion ensued, Board members Ken Crawford, Richard Blattner, and Diana Pitarelli provided comment on the design and site plan. Comments were made on the parking lot configuration, building elevations and colors, location of the accessory track field, and overall misalignment of the proposal with the previously presented vision for Oakwood Plaza.

Elisabeth Somerstein requested a deferral of 30 days to revise the design and site plan request to respond to the Board comments.

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO DEFER TO DECEMBER AGENDA. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**C. OLD BUSINESS**

None

**D. NEW BUSINESS**

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

**E. ADJOURNMENT**

The meeting was adjourned at 7:40 P.M.