

**ATTACHMENT B**  
Planning and Development Board  
Minutes, July 12, 2018

**SUMMARY OF THE MINUTES**  
**PLANNING AND DEVELOPMENT BOARD**  
**JULY 12, 2018 – 6:00 P.M.**  
**CITY OF HOLLYWOOD**  
**COMMISSION CHAMBERS – ROOM 219**  
**2600 HOLLYWOOD BOULEVARD**  
**HOLLYWOOD, FLORIDA 33020**

**A. ADMINISTRATION**

1. Pledge of Allegiance

The Pledge of Allegiance was said in unison.

2. Roll Call

The regular meeting of the Planning and Development Board was called to order by John Passalacqua on Thursday, **July 12, 2018 at 6:02 p.m.** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Ken Crawford	Present	Ed O'Donnell	Present
Clifford Germano	Present	John Passalacqua	Present
Kristin Herman-Druck	Absent	Diana Pittarelli	Present
David McLeod	Present	Shannon Stough	Present

Development Services, Planning Division Staff present:

Leslie A. Del Monte	Planning Manager	Present
Alexandra Carcamo	Principal Planner	Present
Deandrea Moise	Planning Administrator	Present
Fitz Murphy	Planning Administrator	Present
Christine Gamache	Administrative Specialist II	Present

Also Present:

Debra Reese	Senior Assistant City Attorney, Office of the City Attorney
Richard Doody	Staff Attorney
Shiv Newaldass	Chief Development Officer and Interim Director, Development Services
Clarissa Ip	Engineering Support Services Manager, Department of Development Services

3. Approval of the **June 14, 2018** Meeting Minutes.

**MOTION WAS MADE BY SHANNON STOUGH AND SECONDED BY DIANA PITTARELLI TO APPROVE THE MINUTES OF THE JUNE 14, 2018 MEETING. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

4. Election of Board Officers.

**MR. JOHN PASSALACQUA WAS ELECTED CHAIR, MR. SHANNON STOUGH WAS ELECTED VICE-CHAIR, AND MS. DIANA PITTARELLI WAS ELECTED SECRETARY.**

5. Review of projects before the Technical Advisory Committee  
Leslie A. Del Monte informed the Board of projects before the Technical Advisory Committee.
6. Summary of the City Commission Actions  
Leslie A. Del Monte informed the Board of recent City Commission Actions.
7. Additions, Deletions, Withdrawals, and Continuances
8. City Attorney Announcements  
Debra Reese informed the Board of Quasi-Judicial Proceedings.

**B. APPLICATIONS**

1. **FILE NO:** 18-D-43  
**APPLICANT:** Aetherius LLC.  
**LOCATION:** 2410 N Federal Highway  
**REQUEST:** Design review for a mural.

John Passalacqua read the Application.

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

Alexandra Carcamo, Principal Planner, made a presentation and answered questions from the Board.

Steven Steinmetz, representative for the Applicant, answered questions from the Board.

Richard Doody, Staff Attorney, addressed the Board.

Leslie A. Del Monte, Planning Manager, addressed the Board.

John Passalacqua opened the meeting to public comments. There was none.

John Passalacqua closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY SHANNON STOUGH AND SECONDED BY KEN CRAWFORD TO APPROVE THE DESIGN WITH THE BOARD CONDITION THE CLOUD DEPICTED IN THE MURAL REMAINS EMPTY OR TRUE TO THE ILLUSTRATION. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

2. **FILE NO:** 17-V-49  
**APPLICANT:** Luis & Bell Stabinski and Luis & Bell Stabinski Trust  
**LOCATION:** 1401 S Surf Road  
**REQUEST:** Variance to reduce the required setbacks for a garage.

John Passalacqua read the Application.

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

Deandrea Moise, Planning Administrator, made a presentation and answered questions from the Board.

Joseph Kaller, representative for the Applicant, answered questions from the Board.

John Passalacqua opened the meeting to public comments. There was none.

John Passalacqua closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY KEN CRAWFORD AND SECONDED BY CLIFF GERMANO TO APPROVE THE VARIANCE WITH STAFF'S CONDITION. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

3. **FILE NO:** 18-V-36  
**APPLICANT:** 7-Eleven, Inc.  
**LOCATION:** 100 N State Road 7  
**REQUEST:** Variance to increase the number of permitted monument signs from one to two.

John Passalacqua read the Application.

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

Deandrea Moise, Planning Administrator, made a presentation and answered questions from the Board.

Heidi Davis, representative for the Applicant, addressed the Board.

John Passalacqua opened the meeting to public comments. There was none.

John Passalacqua closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY SHANNON STOUGH TO APPROVE THE VARIANCE. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

- 5. **FILE NO:** 18-S-37  
**APPLICANT:** Temple Solel Inc.  
**LOCATION:** 5100 Sheridan Street  
**REQUEST:** Special Exception to establish a VPK-8 school (Temple Solel).

John Passalacqua read the Application.

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

Fitz Murphy, Planning Administrator, made a presentation and answered questions from the Board.

Leslie A. Del Monte, Planning Manager, answered questions from the Board.

Keith Poliakoff, representative for the Applicant, made a presentation and answered questions from the Board.

John Passalacqua opened the meeting to public comments.

In Favor of Item	Opposed to Item	Neither For Nor Against
		Pam Burgio

John Passalacqua closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY DAVID MCLEOD AND SECONDED BY ED O'DONNELL TO APPROVE THE SPECIAL EXCEPTION WITH STAFF'S CONDITIONS. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

- 6. **FILE NO:** 18-S-44  
**APPLICANT:** 2402 LLC/Ed & Maria Martin/Guidepost Montessori at Hollywood Beach  
**LOCATION:** 2402 Hollywood Blvd and 118 S. 24th Avenue  
**REQUEST:** Special Exception to establish an elementary school (Guidepost Montessori at Hollywood Beach).

John Passalacqua read the Application.

John Passalacqua asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were not waived.

Debra Reese, Senior Assistant City Attorney, informed the Board of Quasi-Judicial Proceedings.

Debra Reese, Senior Assistant City Attorney, advised the Board to disclose any and all ex parte communications.

Board members disclosed ex parte communications.

Richard Doody, Staff Attorney, addressed the Board.

Leslie A. Del Monte, Planning Manager, made a presentation.

Keith Poliakoff, Attorney for the Applicant, made a presentation and answered questions from the Board.

Maria Martin, witness for the Applicant and Business Operator, answered questions from the Applicants Attorney.

Aaron Bailey, witness for the Applicant and Director of Compliance, answered questions from the Applicants Attorney as well as the Board.

Matthew Bateman, witness for the Applicant and Guidepost Montessori employee, addressed the Board.

Leslie A. Del Monte, answered questions from the Board.

Keith Poliakoff, answered questions from the Board.

John Passalacqua opened the meeting to public comments.

<b>In Favor of Item</b>	<b>Opposed to Item</b>	<b>Neither For Nor Against</b>
Nicole Farnault Ryan Diaz Viviana Castellisi Liz Bressack Luka Amado Domingo Franceschi Jacobó Yepes Edward Martin		Helen Chervin

John Passalacqua closed the public comment portion.

Keith Poliakoff, Attorney for the Applicant, provided a closing statement and answered questions from the Board.

Board discussion ensued.

**MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY KEN CRAWFORD TO APPROVE THE SPECIAL EXCEPTION WITH STAFF’S CONDITIONS AND THE FOLLOWING BOARD CONDITIONS: STAFF CONDITION B. BE AMENDED AS FOLLOWS: GRADES SHALL BE LIMITED TO 1 THROUGH 6 & 8; AND THE ADDITIONAL CONDITION: M. APPLICANT WORK WITH STAFF TO PROVIDE A 10 FOOT LANDSCAPE BUFFER FOR ANY HARD SURFACE, AND/OR 5 FEET OF LANDSCAPE MATERIAL (TREES AND SHRUBS), AS DETERMINED BY THE CITY’S LANDSCAPE ARCHITECT ON THE PROPOSED PLAYGROUND ACROSS THE ALLEY. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

- 7. FILE NO:** 18-DP-04
- APPLICANT:** Harwin Tobin 3701, LLC
- LOCATION:** 3701 Hillcrest Drive
- REQUEST:** Modifications, Design, and Site Plan for an 18,000 square foot office building.

John Passalacqua read the Application.

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

Deandrea Moise, Planning Administrator, made a presentation and answered questions from the Board.

Scott Willis, representative for the Applicant, addressed the Board.

Charles Michelson, representative for the Applicant, answered questions from the Board.

John Passalacqua opened the meeting to public comments.

In Favor of Item	Opposed to Item	Neither For Nor Against
Pam Burgio		

John Passalacqua closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY SHANNON STOUGH AND SECONDED BY ED O’DONNELL TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

- 8. FILE NO:** 18-T-30
- APPLICANT:** City of Hollywood
- LOCATION:** Citywide
- REQUEST:** Text Amendment amending Article 2 of the Zoning and Land Development Regulations entitled “Definitions” by amending Section 2.2 “Terms Defined” by revising the definition of Pharmacy to include a Medical Marijuana Treatment

Center Dispensing Facility; defining a Medical Marijuana Treatment Center Dispensing Facility; amending Article 3 Section 3.23 “Distance Separation Requirements” to provide for the separation of treatment center dispensing facilities from schools.

John Passalacqua read the Application.

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

Deandrea Moise, Planning Administrator, made a presentation and answered questions from the Board.

John Passalacqua opened the meeting to public comments.

In Favor of Item	Opposed to Item	Neither For Nor Against
		Kent Gaines

John Passalacqua closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY SHANNON STOUGH AND SECONDED BY DIANA PITTARELLI TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

**C. OLD BUSINESS**

None.

**D. NEW BUSINESS**

Staff advised the Board of the upcoming Joint Meeting of the Planning and Development Board and Historic Preservation Board on Tuesday, July 24, 2018 at 4:00 p.m.

**E. ADJOURNMENT**

The meeting adjourned at 9:35 p.m.