

## 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, **December 12, 2023, at 6:01 P.M.** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Diana Pittarelli  
Kenneth Crawford  
Joseph Stadlen  
Richard Blattner

Steven Morales (virtual)  
Andrew Yanowitz  
David McLeod  
Tara Jafarmadar

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

Andria Wingett  
Anand Balram  
Cameron Palmer  
Tasheema Lewis  
Shira Ridley-Risk  
Solange Baquero-Meza

Director of Development Services  
Planning Manager  
Principal Planner  
Associate Planner  
Administrative Specialist II  
Development Review Coordinator

Also Present:

Douglas Gonzales  
Deena Gray  
Richard Doody  
Azita Behmardi

City Attorney  
Senior Assistant City Attorney  
Staff Attorney  
Deputy Director of Development Services

3. Approval of the Meeting Minutes.  
**November 14, 2023** – approved.

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY TARA JAFARMADAR TO APPROVE THE NOVEMBER 14, 2023, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

4. Additions, Deletions, Withdrawals, and Continuances.  
None.
5. City Attorney Announcements

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

## **B. APPLICATIONS**

### **ITEMS # 1-4 BELOW MAY BE CONSIDERED QUASI-JUDICIAL AND MAY BE SUBJECT TO THE CRR REGULATION**

- 1. FILE NO.:** 20-DP-20a  
**APPLICANT:** Evia Properties LLC  
**LOCATION:** 2302-2306 Pierce Street  
**REQUEST:** Extension Request of the Design and Site Plan Review for a 28-unit residential development.

This item was heard third on the agenda to allow the applicant to be present.

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.

Andria Wingett indicated that the applicant is requesting an extension as they have encountered delays due to the building permit application, change in ownership and significant rental market changes from the pandemic. She also stated that this property is not homesteaded, and it doesn't have any current violations.

Applicant Jacob Arkaribs was present, explained the reasons for their 24-month extension request, 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.

Virtual connection with Steven Morales was lost at 6:35 p.m.

Board discussion ensued.

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY DAVID MCLEOD TO APPROVE THE EXTENSION REQUEST. MOTION PASSED 5 TO 2 BY VOICE VOTE.**

- 2. FILE NO.:** 20-DV-29a  
**APPLICANT:** 5300 State RD 7 Holdings LLLP  
**LOCATION:** 5300 South State Road 7  
**REQUEST:** Variance to increase the maximum height requirement and Design alterations of the previously approved elevations

This item was heard first on the agenda.

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.

Tasheema Lewis, Associate Planner, delivered the presentation and answered questions from the Board.

Joseph Kaller, 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 VARIANCE TO INCREASE THE MAXIMUM HEIGHT REQUIREMENT. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO APPROVE THE DESIGN AS SHOWN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

3. **FILE NO.:** 22-DPJPD-62  
**APPLICANT:** 1817 Taylor St Development, LLC  
**LOCATION:** 410 N. Federal Highway  
**REQUEST:** Recommend approval of Design and Site Plan Review for a 22-story mixed-use building, amending the Master Development Plan (PD) Ordinance O-2006-32 including but not limited to Height, Setbacks, and an Increase to Density and Non-Residential uses. (Star Tower).

This item was heard second in the agenda.

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.

Cameron Palmer, Principal Planner, delivered the presentation and answered questions from the Board.

Santiago Teran, the Attorney, was present and answered questions from the Board.

Azita Behmardi was present and answered questions from the Board regarding the direction of the alleys.

Andria Wingett pointed out that the applicant would have to comply with the City's Noise Ordinance for loading and unloading purposes.

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 FOR APPROVAL TO THE CITY COMMISSION FOR THE AMENDMENT OF THE MASTER DEVELOPMENT PLAN AMENDMENT. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO APPROVE THE DESIGN AS SHOWN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**MOTION WAS MADE BY RICHARD BLATTNER AND SECONDED BY KENNETH CRAWFORD TO APPROVE THE SITE PLAN WITH THE CONDITION THAT IT BE REVISED TO UTILIZE THE REAR ALLEY MORE OPTIMALLY TO THE SATISFACTION OF THE CITY AND CRA, PRIOR TO CITY COMMISSION. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

4. **FILE NO.:** 23-JDPWZ-58  
**APPLICANT:** Federation Plaza LP and Federation Plaza Preservation LP% Related Companies  
**LOCATION:** 3081 Taft Street  
**REQUEST:** Change of Zoning Designation from High Multiple Family District (RM-25) to Planned Development (PD), Recommendation to approve the Master Development Plan, Waiver, Design and Site Plan for an existing 109,973-square foot mixed use development (Federation Plaza)

Virtual connection with Steven Morales was reestablished at 6:40 p.m.

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.

Cameron Palmer, Principal Planner, mentioned that the project is already under permitting but they are requesting a variance and a design change. Cameron made a presentation and answered questions from the Board.

Ian DeMello, 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.

Board discussion ensued.

**MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO FORWARD A RECOMMENDATION FOR APPROVAL TO THE CITY COMMISSION OF THE WAIVER. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO FORWARD A RECOMMENDATION FOR APPROVAL TO THE CITY COMMISSION OF THE REZONING WITH THE CONDITION THAT A UNITY OF TITLE OR UNITY OF CONTROL, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, WHICH PROVIDES FOR THE PROJECT TO BE DEVELOPED AND OPERATED PURSUANT TO A UNIFIED PLAN OF DEVELOPMENT AS REFLECTED ON THE SITE PLAN, BE SUBMITTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS AND RECORDED IN THE BROWARD COUNTY PUBLIC RECORDS, BY THE CITY OF HOLLYWOOD, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY (C/O) OR CERTIFICATE OF COMPLETION (C/C). MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO FORWARD A RECOMMENDATION FOR APPROVAL TO THE CITY COMMISSION OF THE MASTER DEVELOPMENT PLAN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO FORWARD A RECOMMENDATION FOR APPROVAL TO THE CITY COMMISSION OF THE SITE PLAN AS SHOWN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

#### **C. OLD BUSINESS**

None.

#### **D. NEW BUSINESS**

Anand Balram mentioned the TAC items discussed on December 4<sup>th</sup> and 18<sup>th</sup>.

Richard Blattner asked staff to update the GIS map available online.

David McLeod asked staff to verify the current use of a property located on the SW corner of Garfield Street and Dixie Highway, that might be getting ready to reopen as an automotive shop. Andria mentioned that businesses have up to three months to come back by right for the same use.

Andria Wingett mentioned items presented before City Commission. The City Commission adopted the Ordinance regarding the Smoke Shops, language was added to prohibit the sale of drugs or illegal items. The Commission also adopted the Art in Public Places Ordinance, a Review Committee was formed and reviewed the application for Azteca restaurant. The Commission also wanted to receive input from the Community and decided to include a non-voting member from a Civic Association. Another item adopted by Commission was a Text Amendment to the City Comprehensive Plan which reversed the 5% Open Space of certain types of government uses to be built in government land to facilitate the Police Station.

Andria also informed the Board that Anand and herself attended to County Commission meeting for the Emerald Hills Land Use Plan Amendment, it was unanimously adopted by Broward County Planning Council, that will be brought up to City Commission for final adoption.

#### **E. ADJOURNMENT**

The meeting was adjourned at **7:15 P.M.**