

**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, **March 12, 2024, at 6:00 P.M.** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Diana Pittarelli	Richard Blattner
Kenneth Crawford	Robert Vargas
Joseph Stadlen	Andrew Yanowitz
Steven Morales	Tara Jafarmadar

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

Andria Wingett	Director of Development Services
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner
Carmen Diaz	Planning Administrator
Reginald White	Planning Administrator

Also Present:

Deena Gray	Assistant City Attorney
Azita Behmardi	Deputy Director of Development Services
Margaret Smart	Administrative Assistant I
Solange Baquero-Meza	Development Review Coordinator

3. Approval of the Meeting Minutes.  
**February 13, 2024** - approved.

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE FEBRUARY 13, 2024, 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 items 1-4 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

- FILE NO.:** 23-DPV-25  
**APPLICANT:** Ghasem Jafarmadar & Tida Saniei/Tara Jafarmadar  
**LOCATION:** 1837-1855 Johnson Street  
**REQUEST:** Variance, Design and Site Plan review for a 14-unit residential townhouse development (The Habitat)

This item was heard second on the agenda.

Diana Pittarelli read the Application.

Tara Jafarmadar stated her conflict of interest regarding this project, provided the signed Form 8B to the Board Clerk, and exited the room.

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. Patricia Antrican made comments. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE VARIANCE TO REDUCE THE REQUIRED FRONT SETBACK. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE VARIANCE TO REDUCE THE REQUIRED SIDE STREET SETBACK. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

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

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE SITE PLAN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

2. **FILE NO.:** 23-DP-23  
**APPLICANT:** Varghese P. Ponmattam as Trustee of the Ponmattam Family Real Estate Trust.  
**LOCATION:** 2215 Fillmore Street  
**REQUEST:** Design and Site Plan Review for a 27-unit residential development.

This item was heard third 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.

Reginald White, Planning Administrator, presented the item and answered questions from the Board.

Joseph Kaller, Applicant's Architect was present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. Patricia Antrican, member of the public and Lynn Smith, member of the public made comments on the application. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

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

**MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO APPROVE THE SITE PLAN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

3. **FILE NO.:** 23-DP-20  
**APPLICANT:** 1920 Pierce LLC/Alexis Bogomolni  
**LOCATION:** 1914-1920 Pierce Street  
**REQUEST:** Design and Site Plan Review for a 29-unit residential development (Downtown Hollywood)

This item was heard fourth 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 not waived.

Anand Balram, Planning Manager was qualified as a witness on behalf of staff.

Revised Reports were provided and entered into records. Anand Balram, Planning Manager, presented the item and answered questions from the Board.

Keith Poliakoff, the Applicant's Attorney was present and presented evidence and provided testimony in support of the application. Mr. Poliakoff, proceeded to cross examine staff, and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. The following members of the public provided comment on the proposal: Delores Wilson, Susan Gilhooly, Lynn Smith, Margaret Elaine Kooser and Jack Jafarmadar. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

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

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY ROBERT VARGAS TO APPROVE THE SITE PLAN WITH THE FOLLOWING CONDITIONS 1. THE ENTIRE GARAGE BE SCREENED WITH ARCHITECTURAL FEATURES. 2. PAYMENT FOR PARKING IN LIEU IS MADE AT TIME OF PERMITTING. 3. PARKING LIFTS SHALL BE LOCATED ENTIRELY UNDER THE BUILDING AND SCREENING SHALL NOT ENCROACH INTO THE REQUIRED SETBACK. 4. PRIOR TO THE ISSUANCE OF PERMITS, A COVENANT RUNNING WITH THE LAND THAT HOLDS THE CITY HARMLESS AGAINST ANY CLAIMS ARISING FROM ACCIDENTS AS A RESULT OF THE USE OF MECHANICAL PARKING LIFTS, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, SHALL BE SUBMITTED AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY BY THE CITY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

4. **FILE NO.:** 23-DPV-13  
**APPLICANT:** Downtown Hollywood Community Redevelopment Agency.  
**LOCATION:** 810 South Dixie Highway and 2110-2114 Adams Street  
**REQUEST:** Variance, Design and Site plan Review for mixed-use development consisting of 90 residential units and 4,820 commercial spaces.

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.

Carmen Diaz, Planning Administrator, presented the item and answered questions from the Board.

Barbara Hall, the Applicant's Attorney was present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. Jorge Camejo, Executive Director of the CRA, Helen Chervin, member of the public, and Andre Brown, member of the public, made comments. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY RICHARD BLATTNER TO APPROVE THE VARIANCE TO INCREASE THE MAXIMUM ALLOWED CURB CUT. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY TARA JAFARMADAR TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY ROBERT VARGAS TO APPROVE THE SITE PLAN WITH THE CONDITION THAT A UNITY OF TITLE, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY OF HOLLYWOOD, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C/O) AND/OR CERTIFICATE OF COMPLETION (C/C). MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

5. **FILE NO.:** 24-T-04  
**APPLICANT:** City of Hollywood.  
**LOCATION:** City-Wide  
**REQUEST:** Text Amendment to Articles 2 and 4 of the Zoning and Land Development Regulations to provide a definition and establish performance standards for K-12 Schools.

This item was heard fifth on the agenda.

Diana Pittarelli read the Application.

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 KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO FORWARD A RECOMMENDATION FOR APPROVAL TO THE CITY COMMISSION, AND THAT STAFF CONSIDER THE APPLICABILITY OF THE ORDINANCE TO DAY CARES, NURSERIES AND RELIGIOUS SCHOOLS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**C. OLD BUSINESS**

None.

**D. NEW BUSINESS**

Andria Wingett, Director of Development Services, provided Commission updates.

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

Anand Balram also reminded the Board Members that April 12<sup>th</sup> is the deadline to submit applications to be considered as Board Members or renew the terms, if applicable.

**E. ADJOURNMENT**

The meeting was adjourned at **8:45 P.M.**