

**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, **April 09, 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	Steven Morales
Joseph Stadlen	Tara Jafarmadar
David McLeod	

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
Tasheema Lewis	Associate Planner

Also Present:

Deena Gray	Assistant City Attorney
Clarissa IP	City Engineer
Margaret Smart	Administrative Assistant I
Solange Baquero-Meza	Development Review Coordinator

3. Approval of the Meeting Minutes.
March 12, 2024 - approved.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE MARCH 12, 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.

1. **FILE NO.:** 23-S-63
APPLICANT: 2300 Hollywood United, LLC/Keith Poliakoff, Esq.
LOCATION: 2300 Hollywood Boulevard
REQUEST: Request for Special Exception to establish a Rabbinical High School (Grades 9-12) (Ohr Hatorah)

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 not waived.

Tasheema Lewis, Associate Planner, presented the item and answered questions from the Board.

Keith Poliakoff, Applicant's Attorney was present and answered questions from the Board. Rabbi Joshua Granjower, Rabbi Weinstock, Ely Levy, Aaron Kurlansky, Jeff Katims and Karl Peterson, spoke on the application.

Diana Pittarelli opened the meeting to public comments. Helen Chervin, Benjamin Fisch, Noah Kurlansky, members 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 THIS ITEM TO BE HEARD FIRST ON THE AGENDA. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE REQUEST FOR SPECIAL EXCEPTION WITH THE FOLLOWING CONDITIONS:

1. **SCHOOL ENROLLMENT SHALL NOT EXCEED A MAXIMUM OF 85 STUDENTS. THE DEVELOPER ON ITS BEHALF OF ITSELF, ITS SUCCESSORS, AND/OR ASSIGNS, SHALL ANNUALLY SUBMIT, PRIOR TO OCTOBER 1ST, A COPY OF THE BENCHMARK DAY ENROLLMENT REPORT. SUBSEQUENT TO THE BENCHMARK DAY ENROLLMENT REPORT, THE DEVELOPER ON BEHALF OF ITSELF, ITS SUCCESSORS, AND/OR ASSIGNS, SHALL PROVIDE AN ANNUAL COMPLIANCE REPORT NO LATER THAN DECEMBER 1ST, SHOWING COMPLIANCE WITH ALL CONDITIONS OF THIS APPROVAL.**
2. **THE CITY OF HOLLYWOOD MAINTAINS THE RIGHT, IN PERPETUITY, TO HAVE THE PROPERTY OWNER/DEVELOPER MODIFY THE TRAFFIC OPERATIONS PLAN AS DEEMED NECESSARY ON AN ONGOING BASIS TO ADDRESS ANY UNFORESEEN OPERATIONAL OR SAFETY PROBLEMS CREATED BY SITE GENERATED TRAFFIC AFTER THE SCHOOL HAS OPENED.**

3. DELIVERIES SHALL BE COORDINATED AS TO NOT INTERFERE WITH STUDENT ARRIVAL OR DISMISSAL SHIFTS.
 4. PUBLIC SAFETY DIRECTOR OR HIS/HER DESIGNEE MAY REQUEST THAT THE SCHOOL HAVE POLICE DETAIL FOR ARRIVAL AND DISMISSAL SHIFTS AS DEEMED NECESSARY.
 5. SCHOOL BUSES SHALL NOT BE STORED IN THE PUBLIC RIGHT-OF-WAY, NOR IN ANY MANNER THAT VIOLATES CITY CODE.
 6. ADDRESS NUMBERS SHOULD BE CHANGED IN COLOR AND DIRECTION TO ENSURE CLARITY AND PRESENT MORE CONTRAST FROM THE BUILDING COLOR.
 7. HOLD HARMLESS AND MAINTENANCE AGREEMENT IN A FORM ACCEPTABLE TO CITY ATTORNEY WILL BE REQUIRED FOR THE PROPOSED CROSSWALK AND "DO NOT BLOCK ALLEY" PAVEMENT MARKING WITHIN THE ALLEY PUBLIC RIGHTS-OF-WAY. 7. DRIVE ISLE EXITING ONTO VAN BUREN STREET SHALL BE SETBACK A MINIMUM OF 3 FEET.
- MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

2. **FILE NO.:** 23-DP-41
APPLICANT: Ritos Development LP
LOCATION: 1225 N 17th Court
REQUEST: Design and Site Plan Review for a 15-unit residential development

This item was heard second 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 was waived.

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

Fitz Murphy, the Applicant's 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 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-62
APPLICANT: Hollywood Pointe III LLC
LOCATION: 2320 Polk Street
REQUEST: Design and Site Plan Review for a 30-unit residential development

This item was heard third on the agenda.

Diana Pittarelli read the Application.

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

Giovanni Munoz 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 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.

- 4: FILE NO.:** 23-DP-61
APPLICANT: 2543 Polk Street LLC
LOCATION: 2543 Polk Street
REQUEST: Design and Site Plan Review for a 33-unit residential development

This item was heard fourth on the agenda.

Diana Pittarelli read the Application.

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

Rocky Kaller 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 STEVEN MORALES AND SECONDED BY RICHARD BLATTNER TO APPROVE THE DESIGN WITH THE FOLLOWING CONDITIONS:

1. THE TIE BEAM OF THE GARAGE SHOULD MATCH THE STOREFRONT HEIGHT.
2. THE DESIGN SHOULD ADD MORE MATERIALITY AND INCREASE CONTRAST.
3. CONSIDER CHANGING THE MATERIAL OF THE BALCONY RAILINGS.
4. ADDRESS NUMBERS SHOULD BE CHANGED IN COLOR AND DIRECTION TO ENSURE CLARITY AND PRESENT MORE CONTRAST FROM THE BUILDING COLOR.
5. THE CROSS BEAMS SHOULD BE LIT.

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.

C. OLD BUSINESS

None.

D. NEW BUSINESS

Anand Balram gave an overview of the projects presented before the Technical Advisory Committee and reminded the Board members with expiring terms to apply, if interested.

E. ADJOURNMENT

The meeting was adjourned at **7:59 P.M.**