

**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, Diana Pittarelli on **Tuesday, September 10, 2024, at 6:00 PM** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Diana Pittarelli	Bob Glickman
Kenneth Crawford	Richard Blattner
Robert Vargas	Joseph Stadlen
Mena Morgan (virtual)	Steven Morales

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

Andria Wingett	Director of Development Services
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner/Supervisor
Lauren Pruss	Principal Planner/Supervisor
Carmen Diaz	Planner III
Reginald White	Planner III
Solange Baquero-Meza	Development Review Coordinator

Also Present:

Deena Gray	Assistant City Attorney
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3. Approval of the Meeting Minute  
**July 9, 2024** – Approved.

**MOTION WAS MADE BY RICHARD BLATTNER AND SECONDED BY JOSEPH STADLEN TO APPROVE THE JULY 9, 2024, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

4. Summary of Appeals to City Commission  
None

5. Additions, Deletions, Withdrawals, and Continuances  
None
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.:** 21-D-52a  
**APPLICANT:** Van Jackson LLC.  
**LOCATION:** 303 S. Federal Highway  
**REQUEST:** Design review for a modification to the parking structure screening within an approved mixed-use development; within the Community Redevelopment Agency Downtown District (The Tropic).

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, Planner III, presented the item and answered questions from the board.

Kemissa Colin, 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 KENNETH CRAWFORD AND SECONDED BY STEVEN MORALES TO CONTINUE THIS ITEM DATE AND TIME CERTAIN TO THE OCTOBER 8<sup>TH</sup> PLANNING AND DEVELOPMENT BOARD. MOTION PASSED UNANIMOUSLY.**

2. **FILE NO.:** 22-DPV-78  
**APPLICANT:** Oceanside Marina, LLC.  
**LOCATION:** 2308 N Ocean Drive  
**REQUEST:** Variances, Design and Site Plan for Restaurant/Bar and accompanying a Tiki/Gazebo located within the Beach Community Redevelopment District.

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, Planner III, presented the item and answered questions from the Board.

Keith Poliakoff, on behalf of the applicant, presented their request before the Board.

Diana Pittarelli opened the meeting to public comments. Anthony Giambri commented in support of the application. 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 FOR THE SEAWALL SETBACK. MOTION PASSED UNANIMOUSLY.**

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE VARIANCE FOR THE FRONT SETBACK. MOTION PASSED 5-1, BOB GLICKMAN OPPOSED THE MOTION.**

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE VARIANCE FOR THE SIDE SETBACK. MOTION PASSED UNANIMOUSLY.**

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

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

3. **FILE NO.:** 24-DP-42  
**APPLICANT:** Hollywood Moon Development LLC.  
**LOCATION:** 901 S Ocean Drive.  
**REQUEST:** Design and Site Plan review for a 48-unit residential development in the BRT-25-R zoning district in the Beach Community Redevelopment Agency Area (Hollywood Boomerang).

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 waived.

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

Patrick Giannini, 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 KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY.**

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY STEVEN MORALES TO APPROVE THE SITE PLAN. MOTION PASSED UNANIMOUSLY.**

4. **FILE NO.:** 24-L-58b  
**APPLICANT:** City of Hollywood  
**LOCATION:** Citywide  
**REQUEST:** Amendment to the City's Comprehensive Plan and Future Land Use Map to include the Land Use Category, 'Commercial Recreation'.

Diana Pittarelli read the Application.

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

Diana Pittarelli opened the meeting to public comments. Frank D'Antuano commented on this item. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY STEVEN MORALES TO FORWARD THIS PETITION TO THE CITY COMMISSION WITH A RECOMMENDATION OF APPROVAL. MOTION PASSED UNANIMOUSLY.**

5. **FILE NO.:** 24-L-58  
**APPLICANT:** City of Hollywood  
**LOCATION:** Generally located south of 400 Entrada Drive and including the northwest corner of Pembroke Road and the FDOT railway.  
**REQUEST:** An amendment to the City's Comprehensive Plan to change the Land Use designation from Open Space and Recreation (OSR) to High (50) Residential (HRES) and Commercial Recreation; amending the City's Future Land Use Map to reflect the changes of 23.7 acres generally located south of 400 Entrada Drive and including the northwest corner of Pembroke Road and the FDOT railway (Orangebrook LUPA).

Diana Pittarelli read the Application.

Keith Poliakoff, on behalf of the applicant, presented their request before 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 THIS PETITION TO THE CITY COMMISSION WITH A RECOMMENDATION OF APPROVAL. MOTION PASSED UNANIMOUSLY.**

**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 8:44 P.M.