

**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, **January 23, 2024, at 6:03 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
Andrew Yanowitz
David McLeod
Tara Jafarmadar

Robert Vargas

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
Tasheema Lewis	Associate Planner
Laura Gomez	Associate Planner
Shellie Thompson	Assistant Planner
Shira Ridley-Risk	Administrative Specialist II

Also Present:

Deena Gray	Senior Assistant City Attorney
Richard Doody	Staff Attorney
Azita Behmardi	Deputy Director of Development Services

3. Approval of the Meeting Minutes.
December 12, 2023 – approved.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO APPROVE THE DECEMBER 12, 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 # 1-3 BELOW MAY BE CONSIDERED QUASI-JUDICIAL AND MAY BE SUBJECT TO THE CRR REGULATION

1. **FILE NO.:** 23-V-96
APPLICANT: Catherine Spear, Revokable Trust/Jeffrey Spear.
LOCATION: 4600 N Ocean Drive
REQUEST: Variance request to increase the maximum allowable curb cut from 18 feet to 23 feet.

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.

Mark Siever is the owner's Architect who was present.

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

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY STEVEN MORALES FOR A CONTINUANCE OF THE ITEM, DATE AND TIME CERTAIN TO THE FEBURARY 13, 2024 PDB MEETING. THE MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

2. **FILE NO.:** 22-DP-77
APPLICANT: Quintana, Angel and Villa, Reynald/Joseph B. Kaller/Menachem Trietel
LOCATION: 2328 Jackson Street
REQUEST: Design and Site Plan review for a 33-unit residential rental development (2328 Jackson Street Apartments) Quintana, Angel & Villa, Reynald/Joseph B. Kaller/Menachem Trietel.

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

3. **FILE NO.:** 22-DP-59
APPLICANT: City Hollywood – Elise Iglesias (DCM staff)
LOCATION: 1645 Polk Street
REQUEST: Design and Site Plan for a new clubhouse and an addition to an existing maintenance building (Hollywood Beach Golf Course and Clubhouse/Community Center).

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, delivered the presentation and answered questions from the Board.

Elisa Iglesias, from DCM, David Vasquez from Parks and Recreation, and Scott Bakos, the architect were present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. Terry Cantrell and Ann Ralsky made comments of the item. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY STEVEN MORALES AND SECONDED BY TARA JAFARMADAR TO APPROVE THE DESIGN WITH THE CONDITION THAT CONSIDERATION BE MADE TO REVISE THE DESIGN TO CONSIDER (1) THE UNIFICATION OF THE ROOF DESIGN; (2) ADJUSTMENT OF THE SCALE OF THE TOWER; (3) ADDING FENESTRATION; AND (4) UNIFICATION OF THE OVERALL DESIGN.

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-DPV-02
APPLICANT: 2026 Fletcher LLC and Bromeliad Estates LLC
LOCATION: 2022-2026 Fletcher Street
REQUEST: Variance, Design and Site Plan review for a 42-unit residential development.

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, delivered the presentation and answered questions from the Board.

Luis LaRosa, 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 STEVEN MORALES FOR APPROVAL OF VARIANCE. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY ROBERT VARGAS FOR APPROVAL OF DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD FOR APPROVAL OF SITE PLAN WITH CONDITIONS INCLUDING A UNITY OF TITLE AND A HOLD HARMLESS AGREEMENT. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

- 5. **FILE NO.:** 23-DP-49
- APPLICANT:** HFL Landings Owner LLC
- LOCATION:** 3451-3690 S. Ocean Drive
- REQUEST:** Design and Site OLD BUSINESS

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.

Attorney Pedro Gassant, representing the Applicant was present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. Jorge Camejo made comments regarding the item. Diana Pittarelli closed the public comment portion.

Board Discussion ensued.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD FOR APPROVAL OF THE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD FOR APPROVAL OF SITE PLAN WITH CONDITIONS THAT THE CITY, THE CRA AND THE APPLICANT TO CONTINUE TO WORK TOGETHER TOWARDS REQUESTING RELIEF FROM THE FDOT STORAGE LANE REQUIREMENT PERTAINING TO THIS DEVELOPMENT.

Azita Behmardi, Deputy Director of Development Services, was present and advised that the City's Engineering Division has reached out to FDOT on this matter and is awaiting a response.

C. OLD BUSINESS

None.

D. NEW BUSINESS

Anand Balram mentioned the TAC items discussed on December 18th and 22nd.

E. ADJOURNMENT

The meeting was adjourned at **8:06 P.M.**