



**SUMMARY OF THE MINUTES
PLANNING AND DEVELOPMENT BOARD
JUNE 8, 2017 – 6:00 P.M.
CITY OF HOLLYWOOD
COMMISSION CHAMBERS – ROOM 219
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020**

A. ADMINISTRATION

1. Pledge of Allegiance

The Pledge of Allegiance was said in unison.

2. Roll Call

The regular meeting of the Planning and Development Board was called to order by John Passalacqua on Thursday, **June 8, 2017 at 6:00 pm** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Lise Bazinet	Present	Ed O'Donnell	Present
Ken Crawford	Present	John Passalacqua	Present
Clifford Germano	Present	Diana Pittarelli	Present
Kristin Herman-Druck	Absent	Shannon Stough	Present
David McLeod	Present		

Planning & Development Services Staff present:

Leslie A. Del Monte	Planning Manager, Planning Division	Present
Alexandra Carcamo	Principal Planner, Planning Division	Present
Jean-Paul W. Perez	Planning Administrator, Planning Division	Present
Christine Gamache	Administrative Specialist II, Planning Division	Present

Also Present:

Debra Reese	City Attorney, Office of the City Attorney
Richard Doody	Staff Attorney
Thomas Barnett	Director, Development Services
Andria Wingett	Assistant Director, Development Services
Jorge Camejo	Executive Director, Community Redevelopment Agency

3. Approval of the **May 11, 2017** Meeting Minutes.

MOTION WAS MADE BY SHANNON STOUGH AND SECONDED BY DIANA PITTARELLI TO APPROVE WITH CORRECTIONS THE MINUTES OF THE MAY 11, 2017 MEETING. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Review of projects before the Technical Advisory Committee

Leslie A. Del Monte informed the Board of projects before the Technical Advisory Committee.

5. Summary of the City Commission actions

Leslie A. Del Monte informed the Board of recent City Commission actions.

6. Additions, Deletions, Withdrawals, and Continuances

At the meeting, Staff requested Item #3 to be moved to Item #1 on the Agenda.

MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY KEN CRAWFORD TO MOVE ITEM #3 (16-DP-84) TO BE THE FIRST ITEM ON THE AGENDA AS ITEM #1. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

7. City Attorney Announcements
Debra Reese, City Attorney informed the Board of Quasi-Judicial Proceedings.

B. APPLICATIONS

1. **FILE NO.:** 16-DP-84
APPLICANT: Sunexus at Hollywood LLC
LOCATION: 2201 Polk Street
REQUEST: Design and Site Plan for a 21 unit residential development (Cielo Azul).

John Passalacqua read the Application.

John Passalacqua asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Alexandra Carcamo, Principal Planner, made a presentation and answered questions from the Board.

Applicant, Camilo Hasbun answered questions from the Board.

John Passalacqua' opened the meeting to public comments. There was none.

John Passalacqua closed the public comment portion.

In Favor of Item	Opposed to Item	Neither For Nor Against
Patricia Antrican		

MOTION WAS MADE BY SHANNON STOUGH AND SECONDED BY LISE BAZINET TO APPROVE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY SHANNON STOUGH AND SECONDED BY KEN CRAWFORD TO APPROVE SITE PLAN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

2. **FILE NO:** 16-DPV-49 (continued from April 13, 2017 meeting).
APPLICANT: Marilyn Gallego and Aylee Hallak
LOCATION: 320-324 Minnesota Street
REQUEST: Variances, Design, and Site Plan review for a 13,000 square foot mixed-use building including a hotel, office, and automated parking (The Blue Building).

John Passalacqua read the Application.

John Passalacqua asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Marilyn Gallego, the Applicant, answered questions from the Board.

Victor Eisenstein, Architect, answered questions from the Board.

Jorge Camejo, Executive Director, Community Redevelopment Agency, answered questions from the Board.

John Passalacqua opened the meeting to public comments. There was none.

John Passalacqua closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY DAVID MCLEOD AND SECONDED BY ED O'DONNELL TO APPROVE VARIANCE 1-2; AND VARIANCE 3 WITH STAFF'S CONDITIONS. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.

MOTION WAS MADE BY DAVID MCLEOD AND SECONDED BY KEN CRAWFORD TO APPROVE DESIGN WITH THE BOARD'S CONDITION THAT THE APPLICANT WORK WITH STAFF TO PROVIDE OPACITY TO THE REAR GLASS TO ENSURE VEHICLES ARE NOT VISIBLE. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.

MOTION WAS MADE BY DAVID MCLEOD AND SECONDED BY ED O'DONNELL TO APPROVE SITE PLAN WITH STAFF'S CONDITIONS AND AMENDING STAFF'S CONDITION #4 TO CLARIFY THAT AT NO TIME THE AUTOMATED PARKING BE USED AS A COMMERCIAL (PAY) PARKING LOT FOR PUBLIC USE, AND DAILY/WEEKLY/MONTHLY PARKING PERMITS SHALL BE REQUIRED; AND THE BOARD'S CONDITION THE APPLICANT WORK WITH STAFF TO REVIEW THE BATHROOM FACILITIES ON THE ROOF TOP TO DETERMINE IF A VARIANCE IS REQUIRED. UPON DETERMINATION, THE BATHROOM FACILITIES WILL BE ALLOWED TO STAY OR MAY BE REMOVED. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.

3. **FILE NO:** 16-DPS-78 (continued from March 9, 2017 meeting).
APPLICANT: 28 Avenue Facility, LLC
LOCATION: 2726 Van Buren Street
REQUEST: Special Exception, Design and Site Plan for an approximate 5,000 sq.ft. place of worship (Downtown Hollywood Synagogue).

John Passalacqua read the Application.

John Passalacqua asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were not waived.

Debra Reese, City Attorney informed the Board of Quasi-Judicial Proceedings.

Board Members disclosed ex parte communications.

Richard Doody, Staff Attorney, entered Planning Division Staff Report into the record as Exhibit A; and it was acknowledged by all parties.

Alexandra Carcamo, Principal Planner, made a presentation.

Robin Rorapaugh, representing the Applicant, addressed the Board.

Peter Deutsch, Property Owner, answered questions from the Board.

Peter Deutsch, called as a witness, Architect, Ivan Fajardo.

John Passalacqua opened the meeting to public comments.

In Favor of Item	Opposed to Item	Neither For Nor Against
Kent Wallace	Helen Chervin Mark Schubert	David Kaufman

John Passalacqua closed the public comment portion.

Debra Reese, City Attorney informed the Board of voting procedures.

Board discussion ensued.

MOTION WAS MADE BY LISE BAZINET AND SECONDED BY DAVID MCLEOD TO APPROVE SPECIAL EXCEPTION. MOTION PASSED 6-2 BY ROLL CALL VOTE.

Lise Bazinet	Yes
Ken Crawford	Yes
Clifford Germano	No
David McLeod	Yes
Ed O'Donnell	Yes
Diana Pittarelli	Yes
Shannon Stough	No
John Passalacqua	Yes

MOTION WAS MADE BY LISE BAZINET AND SECONDED BY DAVID MCLEOD TO APPROVE DESIGN. MOTION FAILED 4-4 BY ROLL CALL VOTE.

Lise Bazinet	Yes
Ken Crawford	No
Clifford Germano	No
David McLeod	Yes
Ed O'Donnell	No
Diana Pittarelli	Yes
Shannon Stough	No
John Passalacqua	Yes

MOTION WAS MADE BY DAVID MCLEOD AND SECONDED BY ED O'DONNELL TO APPROVE DESIGN WITH THE BOARDS CONDITION TO WORK WITH STAFF TO PROVIDE A CANOPY/AWNING. MOTION PASSED 6-2 BY ROLL CALL VOTE.

Lise Bazinet	Yes
Ken Crawford	Yes
Clifford Germano	No
David McLeod	Yes
Ed O'Donnell	Yes
Diana Pittarelli	Yes
Shannon Stough	No
John Passalacqua	Yes

MOTION WAS MADE BY LISE BAZINET AND SECONDED BY ED O'DONNELL TO APPROVE SITE PLAN. MOTION FAILED 3-5 BY ROLL CALL VOTE.

Lise Bazinet	Yes
Ken Crawford	No

Clifford Germano	No
David McLeod	No
Ed O'Donnell	Yes
Diana Pittarelli	No
Shannon Stough	No
John Passalacqua	Yes

MOTION WAS MADE BY DAVID MCLEOD AND SECONDED BY LISE BAZINET TO APPROVE SITE PLAN WITH THE BOARD'S CONDITION THE APPLICANT WORK WITH STAFF ON LANDSCAPING. MOTION PASSED 5-3 BY ROLL CALL VOTE.

Lise Bazinet	Yes
Ken Crawford	Yes
Clifford Germano	No
David McLeod	Yes
Ed O'Donnell	Yes
Diana Pittarelli	No
Shannon Stough	No
John Passalacqua	Yes

C. OLD BUSINESS

None

D. NEW BUSINESS

Board advised of upcoming Joint Historic Preservation Board and Planning and Development Board Meeting on July 18, 2017, at 4:00 p.m.

E. ADJOURNMENT

The meeting adjourned at 8:27 p.m.