

**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, **May 9, 2023 at 6:02 P.M.** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Kenneth Crawford
Joseph Stadlen
Richard Blattner
Steve Morales

Diana Pittarelli
David McCleod
Andrew Yanowitz
Nancy Gaggino

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

Andria Wingett
Mawusi Watson

Deputy Director/Planning Manager
Planning Administrator

Also Present:

James Brako
Richard Doody

Senior Assistant City Attorney
Staff Attorney

3. Approval of the Meeting Minutes.
April 11th, 2023 - approved.
4. Additions, Deletions, Withdrawals, and Continuances.
None.
5. City Attorney Announcements
James Brako informed the Board of Quasi-Judicial Proceedings.

B. APPLICATIONS

ITEMS # 1-2 BELOW ARE CONSIDERED QUASI-JUDICIAL, ITEMS # 3-6 BELOW ARE NOT CONSIDERED QUASI-JUDICIAL AND ARE NOT SUBJECT TO THE CRR REGULATION

1. **FILE NO.:** 22-DPV-61
APPLICANT: CVQOZP 2910 Stirling Road, LLC.
LOCATION: 2910 Stirling Road
REQUEST: Variance, Design and Site Plan for an industrial building with approximately 99,000 square feet (Stirling Logistics)

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.

Mawusi Watson, Planner Administrator, made a presentation and answered questions from the Board.

Heidi Davis, Applicant's Representative and Todd Watson Applicant's Designer were present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. There were no public comments. 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 TO THE CITY COMMISSION FOR APPROVAL OF VARIANCE. MOTION WAS APPROVED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY RICHARD BLATTNER AND SECONDED BY KENNETH CRAWFORD TO FORWARD A RECOMMENDATION TO THE CITY COMMISSION FOR APPROVAL OF DESIGN. MOTION WAS APPROVED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO FORWARD A RECOMMENDATION TO THE CITY COMMISSION FOR SITE PLAN. MOTION WAS APPROVED WITH STAFF'S CONDITION: THAT AT THE TIME OF BUILDING PERMIT SUBMITTAL, THE APPLICANT PROVIDE A COPY OF THE RECORDED PLAT FROM BROWARD COUNTY. MOTION WAS APPROVED UNANIMOUSLY BY VOICE VOTE.

2. **FILE NO.:** 23-DPV-05
APPLICANT: BSC Parking, LLC.
LOCATION: 2910 Stirling Road
REQUEST: Variance, Design and Site Plan for a 10-space parking lot to be used by Billy's Stone Crab (Billy's Stone Crab Parking Lot)

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.

Mawusi Watson, Planner Administrator, made a presentation and answered questions from the Board.

Dwayne Dickerson, Applicant's Representative was present made a presentation and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. The following people commented in the following order: Mark Treichel; Hanan Ibrahim; Jonathan Kane; Brian Hershey; and Ann Ralston. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY DAVID MCCLEOD TO FORWARD A RECOMMENDATION TO THE CITY COMMISSION FOR APPROVAL OF VARIANCE. MOTION WAS APPROVED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO FORWARD A RECOMMENDATION TO THE CITY COMMISSION FOR APPROVAL OF DESIGN. MOTION WAS APPROVED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO FORWARD A RECOMMENDATION TO THE CITY COMMISSION FOR APPROVAL OF SITE PLAN WITH STAFF'S CONDITION THAT A UNITY OF CONTROL, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY BE SUBMITTED PRIOR TO CERTIFICATE OF COMPLETION (C/C). MOTION WAS APPROVED UNANIMOUSLY BY VOICE VOTE.

- 3. FILE NO.:** 22-Z-57
APPLICANT: SFA Atlantis Associates LP & Oakwood Business Center Ltd. Prt.
LOCATION: located at 200 & 300 Oakwood Boulevard, and adjacent parcels to the south 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3901-3921, 4001-4101, 4150 Oakwood Boulevard, 2700 Stirling Road, and Oakwood Boulevard, generally located south of Stirling Road and east of Interstate 95.
REQUEST: Rezoning from Low Intensity Industrial and Manufacturing (IM-1) to Planned Development (PD) District. (Oakwood Plaza)

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.

Andria Wingett, Deputy Director/Planning Manager made a presentation and answered questions from the Board.

Dennis Mele, Applicant's Legal Council was present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. The following people commented in the following order: Deandrea Moise; and Rita Lipof. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY DAVID MCCLEOD AND SECONDED BY KENNETH CRAWFORD TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION FOR REZONING, MODIFICATIONS, MASTER PLAN AND VARIANCES, WITH STAFF CONDITIONS AND THE CONDITION THAT NO FREESTANDING SELF-STORAGE BUSINESSES UNASSOCIATED WITH THE RESIDENTS AND BUSINESS WITHIN IN OAKWOOD ACTIVITY CENTER/PD BE PERMITTED. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. **FILE NO.:** 23-Z-36
APPLICANT: City of Hollywood CRA.
LOCATION: 1845-1985 Hollywood Blvd (east of 19th Avenue, north Hollywood Boulevard, west of the Young Circle and south of Tyler Street.
REQUEST: Rezoning from Government Use (GU) to Young Circle Mixed-Use District (YC). (Soleste La Piazza)

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.

Andria Wingett, Deputy Director/Planning Manager made a presentation and answered questions from the Board.

Susan Goldberg (CRA Board), was present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. Ann Ralston commented. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY RICHARD BLATTNER TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION FOR REZONING. MOTION PASSED BY MAJORITY VOICE VOTE.

5. **FILE NO.:** 22-L-80
APPLICANT: First Eagle Management, LLC
LOCATION: 4100 N. Hills Dr. and including properties and adjacent rights-of-way for the area generally located east of 56th Avenue, north of Sheridan Street, west of the North Park Road and south of Stirling Road.
REQUEST: Amendment to the City's Comprehensive to change the land use designation from Open Space and Recreation (OSR) to Low-Medium Residential (10) and Low Residential (5). (Emerald Hills LUPA)

Diana Pittarelli asked informed, the Applicant, and members of the public, item is going to be continued to a Special Board meeting.

Board discussion ensued.

ITEM WAS CONTINUED DATE AND TIME CERTAIN TO THE MAY 23, 2023 SPECIAL PLANNING AND DEVELOPMENT BOARD MEETING AT 6:00 P.M.

6. **FILE NO.:** 23-L-19
APPLICANT: City of Hollywood
LOCATION: 1301 South Ocean Dr. and including City-owned properties and adjacent rights-of-way for the area generally located east of State Road A1A, north of Bougainvillea Terrace, south of Jefferson Street and west of the Broadwalk. Excluding Harry Berry Park and the Summit Tower Hollywood. A detailed legal description and survey are on file with the City. This petition and project location is only associated with the land use change and does not reflect the buildable area.
REQUEST: Amendment to the City's Comprehensive Plan to change land use designation from Community Facilities (COMFAC) and Open Space and Recreation (OSR) to Medium-High (25) Residential. (Hollywood Arts LUPA)

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.

Andria Wingett, Deputy Director / Planning Manager made a presentation and answered questions from the Board.

Carter McDowell, Applicant's lawyer was present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. The public commented in the following order: Mercedes Amar (Virtual); Patty De Biase; Donna Greene; Mark Ross; Aubrey Rion; Isabel Barney; Lynn Smith; Lia Baker; Steve Welsch; Shirley Ginter; Cynthia Greenfield; Angie Ruiz; Kathryn Pettit; Sylvia Meyer; Marcia Borucki; Rita Lipoff; Ann Ralston; Timothy LaRoque; Emilio Benitez; Steven Naron; Bob Glickman; Jonas Caulfield; Siobhan McLaughlin; Steve Werthman; Joanna Ruiz; and Cat Udon. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY NANCY GAGGINO AND SECONDED BY RICHARD BLATTNER TO FORWARD A RECOMMENDATION OF DENIAL TO THE CITY COMMISSION. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

None

D. NEW BUSINESS

None

E. ADJOURNMENT

The meeting adjourned at **10:11 P.M.**