

**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 the Board Chair, Diana Pittarelli on **Tuesday, February 11, 2024, at 6:00 PM** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Diana Pittarelli	Tara Jafarmadar
Kenneth Crawford	Robert Vargas
Richard Blattner	Bob Glickman
Steven Morales	

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

Andria Wingett	Director, Development Services
Cameron Palmer	Principal Planner/Supervisor
Carmen Diaz	Planner III
Laura Gomez	Planner III
Rachell Marshall	Assistant Planner
Adrian Montoya	Planner II
Solange Baquero-Meza	Development Review Coordinator (remote)

Also Present:

Deena Gray	Assistant City Attorney
Clarissa Ip	City Engineer

3. Approval of the Meeting Minute  
**January 14th, 2025 – Approved.**

**MOTION WAS MADE BY RICHARD BLATTNER AND SECONDED BY KENNETH CRAWFORD TO APPROVE THE JANUARY 14, 2025, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

4. Summary of Appeals to City Commission  
None

5. Additions, Deletions, Withdrawals, and Continuances

1. **FILE NO.:** 24-V-93  
**APPLICANT:** Joseph Siano on behalf of Denise Hernandez  
**LOCATION:** 7591 Pierce Street  
**REQUEST:** Variance for a reduced rear yard setback for an addition to a single-family residence in the RS-6 zoning 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.

Adrian Montoya, Planner II, presented the item and answered questions from the board.

Dennise Hernandez, Applicant, was present and answered questions from the board.

Diana Pittarelli opened the meeting to public comments. No comments were made. Diana Pittarelli closed the public comment portion.

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY STEVEN MORALES TO APPROVE THE VARIANCE. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

2. **FILE NO.:** 23-DP-12  
**APPLICANT:** 2750 Van Buren LLC.  
**LOCATION:** 2718 – 2750 Van Buren Street  
**REQUEST:** Design and Site plan for a 151-unit residential development in the MC-1 zoning district within the Regional Activity Center,

Diana Pittarelli read the Application.

Diana Pittarelli asked Staff, the Applicant representative, 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.

Joseph Kaller, applicant's Architect, and Rebeca Miller, representing the Applicant, were present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. Five comments were made opposing the item, Mark Schubert, Helen Chervin, Lisa Bullard commented. Diana Pittarelli closed the public comment portion.

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY STEVEN MORALES TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY STEVEN MORALES TO APPROVE THE SITE PLAN WITH THE FOLLOWING CONDITIONS:**

- 1. A Unity of Title in a form acceptable to the City Attorney shall be submitted prior to the issuance of a building permit and recorded in the Public Records of Broward County, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**
- 2. Prior to the issuance of a building permit, the Applicant will establish a Sewer Utilities Agreement with respect to necessary wastewater infrastructure required to support concurrency of this development, to the satisfaction of the Director of Public Utilities.**
- 3. Landscape screening for the loading areas on the corner of Van Buren Street and N. 28th Avenue.**

**MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

- 3. FILE NO.:** 24-DP-31a  
**APPLICANT:** Oakwood Plaza LP & Oakwood Business Center LP/ Brandon Reynolds.  
**LOCATION:** 2800 Oakwood Boulevard  
**REQUEST:** Site Plan review for a commercial building of approximately 120,000 sq. ft. and associated parking areas in a Planned Development (PD) Zoning District within the Oakwood Activity 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.

Cameron Palmer, Principal Planner, presented the item, provided staff recommendations and answered questions from the board.

Denis Mealy, representing the Applicant, was present and answered questions from the board.

Diana Pittarelli opened the meeting to public comments. No comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY ROBERT VARGAS AND SECONDED BY RICHARD BLATTNER TO FORWARD A RECOMMENDATION OF APPROVAL OF THE SITE PLAN WITH THE FOLLOWING CONDITIONS:**

- 1. Prior to City Commission consideration, the applicant shall investigate whether it would be feasible to modify the site layout by locating the field adjacent to the stormwater pond and positioning the building in a manner so that it lines the I-95 freeway and parking area.**
- 2. The applicant continues to work with City staff prior to the approval of any building permit with regards to improving the architectural treatment of the north and west building facades.**

3. Pursuant to Section 4.15(E) The City shall be allowed access on privately owned roads, easements and common open space to ensure the police and fire protection of the area, to meet emergency needs, to conduct City services and to generally insure the health, safety and welfare of the residents of the Planned Development.

4. Prior to Certificate of Occupancy, the Oakwood Plaza will be maintained up to the minimum standards, included within a declaration of covenants restrictions and easements as administered by the Master Developer.

5. Prior to building permit submittal, Master Developer approval is required.

6. Any permit, building or similar, submitted by a third-party applicant requires approval in writing by the PD Master Developer prior to submittal to the City of Hollywood.

**MOTION PASSED 4-3 BY VOICE VOTE. KENNETH CRAWFORD, ROBERT VARGAS AND BOB GLICKMAN OPPOSED THE MOTION.**

4. **FILE NO.:** 23-ZJ-86  
**APPLICANT:** Park Road Development, LLC.  
**LOCATION:** Generally located at 1600 S. Park Road and including properties and adjacent rights-of-way within the northwest area generally located north of Pembroke Road, west South Park Road, and south of Hillcrest Drive.  
**REQUEST:** Recommend approval of an Ordinance of The City of Hollywood, Florida, changing the zoning designation of the property generally located at 1600 South Park Road, to Planned Development (PD) district; approving the Planned Development Master Plan for the subject property; and amending the City's Zoning Map to reflect the change in zoning designation.

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, presented the item, provided staff recommendations and answered questions from the board.

Pedro Gausant, representing the Applicant, expanded on their request, and answered questions from the board.

Diana Pittarelli opened the meeting to public comments. No 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 FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION WITH THE FOLLOWING CONDITIONS:**

**Rezoning:**

1. Prior to the issuance of Building Permits, the applicant shall submit a Covenant in lieu of a Unity of Title, in a form acceptable to the City Attorney, which provides for the project to be developed and operated pursuant to a plan of development as reflected on the companion Site Plan requests. The Covenant shall be recorded in the Broward County Public Records by the City of Hollywood before the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
2. Prior to the issuance of a building permit, the applicant shall submit agreements, covenants, and/or sureties, in a form acceptable to the City, to ensure ongoing compliance and maintenance of private areas. Successors in title shall be bound by these commitments, and any common open space managed by an association or nonprofit shall comply with Florida law.
3. Prior to the rezoning becoming effective, Land Use Plan Amendment 23-L-86 shall be recertified by the Broward County Planning Council.

**Master Plan Development:**

1. If there are major modifications to the site plans submitted as a companion to this request (23-JDP-86a&b), the Applicant shall submit an updated Master Development Plan for all lands within the Planned Development District. The updated Master Development Plan shall address all requirements for Master Development Plans as enumerated in Section 4.15(F)3 of the City of Hollywood's Zoning and Land Development Regulations.
2. If there are major modifications to the site plans submitted as a companion to this request (23-JDP-86a&b), the Applicant shall submit documentation demonstrating the modification's compliance with all requirements of Section 4.15 of the City of Hollywood Zoning and Land Development Regulations and the adopted Master Plan Development Guidelines.
3. Refinement of language in Section 6.1 of the Development Guidelines to clarify the permissibility of drive through uses.

**MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

5. **FILE NO.:** 23-DP-86a & 23-DP-86b  
**APPLICANT:** Park Road Development, LLC.  
**LOCATION:** Generally located at 1600 S. Park Road and including properties and adjacent rights-of-way within the northwest area generally located north of Pembroke Road, west South Park Road, and south of Hillcrest Drive.  
**REQUEST:** Recommend approval of Design and Site Plan requests for a mixed-use development including approximately: 8,900 sq. ft. of restaurant and commercial uses; 16,800 sq. ft. of office uses; 620 multifamily residential units; and associated parking and storm water management areas as part of a Rezoning process for a future Planned Development (PD) Zoning 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.

Cameron Palmer, presented the item, provided staff recommendations and answered questions from the board.

Pedro Gaussant, representing the Applicant, expanded on their request, and answered questions from the board.

Diana Pittarelli opened the meeting to public comments. No comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY TARA JAFARMADAR TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION OF THE RESIDENTIAL DESIGN AND SITE PLAN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY TARA JAFARMADAR TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION OF THE COMMERCIAL DESIGN AND SITE PLAN WITH THE FOLLOWING CONDITIONS:**

- 1. The applicant shall work with Staff with regards to: the location of four (4) gateway features; the location of monumentation or Public Art; and location of programable open spaces to the satisfaction of the Director of Development Services, prior to applying for a Building Permit.**
- 2. The applicant shall continue working with staff and relevant outside agencies to address Broward County and the City's Engineering Division platting comments.**

**MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

#### **C. OLD BUSINESS**

None

#### **D. NEW BUSINESS**

Cameron Palmer spoke about the projects before the Technical Advisory Committee.

Andria Wingett gave a summary of the City Commission Actions.

#### **E. ADJOURNMENT**

The meeting was adjourned at 9:12 P.M.