



**SUMMARY OF THE MINUTES
PLANNING AND DEVELOPMENT BOARD
APRIL 13, 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, **April 13, 2017 at 6:02 pm** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

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

Planning Division Staff Present:

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

Also Present:

Jeff Sheffel	City Attorney, Office of the City Attorney
Richard Doody	Staff Attorney
Jorge Camejo	Executive Director, Community Redevelopment Agency
Clarissa Ip	Engineering Support Services Manager, Development Services
Luz Tinoco	Permit Services Representative II, Building Department

3. Approval of the March 9, 2017 Meeting Minutes

CLIFF GERMANO requested an amendment be made to the March 9, 2017 Meeting Minutes to reflect the following, Item Number 1, 16-DP-32: Representatives of the neighborhood spoke in reference to concerns they have about the project. The developer stated that he did not address the concerns of the neighborhood; and in spite of that, staff recommended and the Board approved the item.

MOTION WAS MADE BY KRISTIN HERMAN-DRUCK AND SECONDED BY DIANA PITTARELLI TO APPROVE, WITH THE AMENDMENT, THE MINUTES OF THE FEBRUARY 9, 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
Item Number 1, 16-S-43 is being withdrawn by the Applicant.
Staff recommends Item Number 2, 16-DPV-49 to be continued; however, the Applicant requested item be heard.
Staff recommends Item Number 3, 15-S-54 to be continued; however, the Applicant requested item be heard.
7. City Attorney Announcements
Jeffrey Sheffel, City Attorney informed the Board of Quasi-Judicial Proceedings.

B. APPLICATIONS

1. **FILE NO.:** 16-S-43 **(continued from December 8, 2016 meeting). WITHDRAWN**
APPLICANT: 101, LLC.
LOCATION: 320-324 Minnesota Street
REQUEST: Special Exception to re-establish a lawful nonconforming use for a used car sales and intensification of a lawful nonconforming use of land.

ITEM WITHDRAWN BY THE APPLICANT

2. **FILE NO:** 16-DPV-49 **(continued from February 9, 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).

Jeffrey Sheffel, City Attorney, advised the Board Quasi-Judicial Proceedings were not applicable as Board considered only the continuance.

Board Members disclosed correspondence with the Applicant.

John Passalacqua read the Application.

Leslie A. Del Monte addressed the Board.

Aylee Hallak, Applicant, addressed the Board.

Jorge Camejo, Executive Director, Community Redevelopment Agency, addressed the Board.

Board discussion ensued.

MOTION WAS MADE BY KRISTIN HERMAN-DRUCK AND SECONDED BY ED O'DONNELL TO CONTINUE THIS ITEM DATE AND TIME CERTAIN TO THE PLANNING AND DEVELOPMENT BOARD MEETING ON JUNE 8, 2017. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.

3. **FILE NO:** 15-S-54
APPLICANT: Nova Palms Holding, LLC.

LOCATION: 1600 Taft Street
REQUEST: Special Exception for an ALF to increase in the number of beds from 90 to 256 (Eastside Active Living, LLC, formerly known as Nova Palms).

Jeffrey Sheffel, City Attorney, advised the Board Quasi-Judicial Proceedings were not applicable as Board considered only the continuance.

John Passalacqua read the Application.

Anna Krimshstein, Representative for the Applicant, addressed the Board.

Leslie A. Del Monte, Planning Manager, addressed the Board.

John Marino, Police Lieutenant, addressed the Board.

Scott Conner, Architect and General Contractor representing the Applicant addressed the Board.

Alexandrea Carcamo, Principal Planner addressed the Board.

Board discussion ensued.

MOTION WAS MADE BY KRISTIN HERMAN-DRUCK AND SECONDED BY DIANA PITTARELLI TO CONTINUE THIS ITEM NO SOONER THAN THE SEPTEMBER 14, 2017 PLANNING AND DEVELOPMENT BOARD MEETING. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. **FILE NO:** 17-F-10
APPLICANT: Thomas Prince; Prince Bush Investments-Restaurants, LLP
LOCATION: Generally located at the northwest corner of Sheridan Street and N 29th Avenue.
REQUEST: Allocation of Industrial to Commercial Flex of an approximate 0.75 acres for a proposed coffee shop (Cali Coffee).

Jeffrey Sheffel, City Attorney informed the Board of Quasi-Judicial Proceedings.

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

John Passalacqua read the Application.

Arceli Redila, Planning Administrator made a presentation and answered questions from the Board.

Craig Avera and Rose White, Applicants, addressed 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 DIANA PITTARELLI AND SECONDED BY ED O'DONNELL TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.

5. **FILE NO:** 16-DPS-80

APPLICANT: Binish Jacob and Live-In Properties
LOCATION: 6021 and 6031 Duval Street
REQUEST: Special Exception, Design, and Site Plan for 44 bed Assisted Living Facility (Mi Casa).

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

John Passalacqua read the Application.

Deandrea Moise, Associate Planner made a presentation and answered questions from the Board.

Joseph Kaller, Architect representing the Applicant, addressed 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 KRISTIN HERMAN-DRUCK AND SECONDED BY DIANA PITTARELLI TO APPROVE, SPECIAL EXCEPTION, DESIGN AND SITE PLAN WITH BOARD'S CONDITION TO WORK WITH THE CITY'S LANDSCAPE ARCHITECT TO INCREASE THE CALIPER/SIZE OF TREES PROVIDED. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.

C. OLD BUSINESS

None

D. NEW BUSINESS

None

E. ADJOURNMENT

The meeting adjourned at 8:26 P.M.