



**SUMMARY OF THE MINUTES
PLANNING AND DEVELOPMENT BOARD
JULY 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, **July 13, 2017 at 6:00 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	Present
David McLeod	Present		

Development Services, Planning Division Staff present:

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

Also Present:

Debra Reese	Senior Assistant City Attorney, Office of the City Attorney
Richard Doody	Staff Attorney
Andria Wingett	Assistant Director, Development Services
Jorge Camejo	Executive Director, Community Redevelopment Agency
Clarissa Ip	Engineering Support Services Manager, Development Services

3. Approval of the **June 8, 2017** Meeting Minutes.

MOTION WAS MADE BY SHANNON STOUGH AND SECONDED BY DIANA PITTARELLI TO APPROVE THE MINUTES OF THE JUNE 8, 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
None.
7. City Attorney Announcements
Debra Reese informed the Board of Quasi-Judicial Proceedings.

B. APPLICATIONS

1. **FILE NO.:** 17-D-30
APPLICANT: Broward County Board of County Commissioners
LOCATION: 2025 Eller Drive; generally located at the northeast corner of Access Road and Eller Drive.
REQUEST: Design Review for the expansion of Terminal 25 (Port Everglades Development District).

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.

Jean-Paul W. Perez, Planning Administrator, made a presentation and answered questions from the Board.

James Bowers, Architect, made a presentation and answered questions from the Board.

Israel R. Rozental, Assistant Division Director of Seaport Engineering & Construction Division, 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 KEN CRAWFORD TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.

2. **FILE NO:** 17-DPV-03
APPLICANT: Thomas Prince; Prince-Bush Investments-Restaurants, LLP
LOCATION: Generally located on the northwest corner of Sheridan and N 29th Avenue.
REQUEST: Design and Site Plan for an approximate 600 sq. ft. coffee shop (Cali Coffee).

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.

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

Grant Smith, Representative from Prince-Bush Investments-Restaurants, LLP, addressed the Board.

John Passalacqua opened the meeting to public comments.

John Passalacqua closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY KRISTIN HERMAN-DRUCK AND SECONDED BY KEN CRAWFORD TO APPROVE VARIANCES 1-2 WITH STAFF'S CONDITION. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY KRISTIN HERMAN-DRUCK AND SECONDED BY KEN CRAWFORD TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY KRISTIN HERMAN-DRUCK AND SECONDED BY KEN CRAWFORD TO APPROVE THE SITE PLAN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

3. **FILE NO:** 16-DP-22
APPLICANT: 115 Holdings Inc.
LOCATION: Generally located at 113-117 South 21st Avenue, east of South 21st Avenue between Hollywood Boulevard and Harrison Street.
REQUEST: Design and Site Plan for an approximate 28,500 sq. ft. mixed-use development (Atrium Center).

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.

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

Enrico Popesco, Architect, representing the Applicant, 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 KEN CRAWFORD AND SECONDED BY SHANNON STOUGH TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

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

4. **FILE NO:** 15-V-82b
APPLICANT: Craig and Meredith Chassen
LOCATION: 305 Oak Street
REQUEST: Variance to reduce the required rear yard setback for a single-family home.

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.

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

Craig Chassen, Applicant, 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 SHANNON STOUGH AND SECONDED BY KRISTIN HERMAN-DRUCK TO APPROVE THE VARIANCE. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

5. **FILE NO:** 17-S-31
APPLICANT: Alliance Hollywood, LLC
LOCATION: 502 North 28 Avenue
REQUEST: Special Exception for a modular classroom trailer (Paragon Academy).

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.

Jean-Paul W. Perez, Planning Administrator, made a presentation and answered questions from the Board.

Tom Donnelly, Applicant, answered questions from the Board.

Steve Montes, Executive Director, School Principal, Paragon Academy, 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 DIANA PITTARELLI AND SECONDED BY ED O'DONNELL TO APPROVE THE SPECIAL EXCEPTION WITH STAFF'S CONDITIONS, AMENDING STAFF'S CONDITION C. AS FOLLOWS: BUILDING PERMITS CHANGED TO CERTIFICATE OF OCCUPANCY (C/O); AND, TO PROVIDE REMEDIATION OF THE GRASS AREA AFTER THE REMOVAL OF THE TEMPORARY TRAILER; AND THE FOLLOWING BOARD CONDITIONS: E. TO PROVIDE A SKIRT OR SCREENING TO THE TEMPORARY TRAILER TO PREVENT CHILDREN AND ANIMALS FROM ACCESSING THE AREA BENEATH THE TEMPORARY TRAILER; AND, F. TO WORK WITH STAFF TO INCLUDE LANDSCAPING AROUND THE HITCH. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.

6. **FILE NO:** 17-DP-09
APPLICANT: VRD at Hollywood, LLC
LOCATION: 5900 Washington Street
REQUEST: Design and Site Plan for an approximate 22,600 sq. ft. automotive repair center (Caliber Collision).

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.

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

Dwayne Dickerson, representative for the Applicant, made a presentation and 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 SHANNON STOUGH AND SECONDED BY KRISTIN HERMAN-DRUCK TO APPROVE THE FINAL DESIGN ITERATION. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.

MOTION WAS MADE BY SHANNON STOUGH AND SECONDED BY KRISTIN HERMAN-DRUCK TO APPROVE THE SITE PLAN. MOTION PASSED UNANIMOUSLY ROLL CALL VOTE.

7. **FILE NO:** 16-DPSV-57
APPLICANT: Hollywood State Road 7, LLC
LOCATION: 603 S State Road 7 and 851 S State Road 7
REQUEST: Variances, Design, and Site Plan for an approximate 4,500 sq. ft. financial institution; an approximate 4,200 sq. ft. addition to an existing building; site improvements to an existing commercial plaza; and a Special Exception to allow a temporary modular office trailer (Hollywood Plaza and Bank of America).

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.

Leslie A. Del Monte, Planning Manager, answered questions from the Board.

Dwayne Dickerson, representative for the Applicant, addressed the Board.

Brett Nevaril, representative for the Applicant, 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 KRISTIN HERMAN-DRUCK AND SECONDED BY SHANNON STOUGH TO APPROVE THE DESIGN WITH STAFF'S CONDITION. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY KRISTIN HERMAN-DRUCK AND SECONDED BY DIANA PITTARELLI TO APPROVE THE SITE PLAN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY KRISTIN HERMAN-DRUCK AND SECONDED BY SHANNON STOUGH TO APPROVE THE SPECIAL EXCEPTION WITH STAFF'S CONDITIONS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

8. **FILE NO:** 15-DPV-22
APPLICANT: Bostonian Inc. and Orion Venture XII LLC
LOCATION: 192- 460 S State Road 7; generally located south of Hollywood Boulevard and on the west side of State Road 7
REQUEST: Variances, Design, and Site Plan for an approximate 2,600 sq. ft. restaurant space; and site improvements to an existing commercial plaza (West Hollywood Plaza – Wendy's).

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.

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

Dwayne Dickerson, representative for the Applicant, 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 SHANNON STOUGH AND SECONDED BY KEN CRAWFORD TO APPROVE VARIANCES 1-4. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

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

MOTION WAS MADE BY SHANNON STOUGH AND SECONDED BY KEN CRAWFORD TO APPROVE THE SITE PLAN WITH STAFF'S CONDITION. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

None

D. NEW BUSINESS

Leslie A. Del Monte informed the Board of the upcoming Joint Meeting of the Historic Preservation Board and Planning & Development Board occurring, July 18, 2017 at 4:00 p.m.

E. ADJOURNMENT

The meeting adjourned at 8:16 p.m.