



**SUMMARY OF THE MINUTES
PLANNING AND DEVELOPMENT BOARD
OCTOBER 19, 2017 – 5:00 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, **October 19, 2017 at 5:00 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	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
Gus Zambrano	Assistant City Manager/Sustainable Development
Thomas Barnett	Director, Development Services
Andria Wingett	Assistant Director, Development Services
Luis Lopez	City Engineer, Development Services

3. Approval of the **July 13, 2017** Meeting Minutes.

MOTION WAS MADE BY SHANNON STOUGH AND SECONDED BY DIANA PITTARELLI TO APPROVE THE MINUTES OF THE JULY 13, 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.:** 15-TZ-56 **(Continued from the September 21, 2017 Meeting)**
APPLICANT: City of Hollywood
LOCATION: Citywide
REQUEST: Text Amendment to the Zoning and Land Development Regulations; to create new Transit Oriented Corridor (TOC) Districts and Subdistricts (established permitted uses, development regulations, development standards, and applicable definitions); to define new uses, establish development and parking standards for such uses (City-wide); and further, to rezone certain properties within the Transit Oriented Corridor (TOC).

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.

Leslie A. Del Monte, Planning Manager, 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 KEN CRAWFORD TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION FOR TEXT AMENDMENT. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.

MOTION WAS MADE BY SHANNON STOUGH AND SECONDED BY KEN CRAWFORD TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION FOR REZONING. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.

2. **FILE NO:** 17-DPVZ-21 **(Continued from the September 14, 2017 Meeting)**
APPLICANT: LL Hart Development, LLC
LOCATION: Generally located on the northeast corner of State Road 7 and Griffin Road
REQUEST: Change of Zoning Designation from SR 7 CCD Resort Commercial Sub- Area (SR 7 CCD-RC) to Planned Development (PD), approval of the Master Development Plan, Waiver, Modifications, Variances, Design, and Site Plan for an approximate 310,000 sq. ft. mixed-use development (441 ROC).

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.

Lon Tabatchnick, representative for the Applicant, answered questions from the Board.

John Passalacqua opened the meeting to public comments.

In Favor of Item	Opposed to Item	Neither For Nor Against
Barry Faske		

John Passalacqua closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY KRISTIN HERMAN-DRUCK TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION FOR THE WAIVER. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY KRISTIN HERMAN-DRUCK TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION FOR THE CHANGE OF ZONING. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY KRISTIN HERMAN-DRUCK TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION FOR VARIANCE 1. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY ED O'DONNELL TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION FOR VARIANCE 2. MOTION PASSED 8-1 BY VOICE VOTE.

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

MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY ED O'DONNELL TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION FOR VARIANCE 3. MOTION PASSED 8-1 BY VOICE VOTE.

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

MOTION WAS MADE BY KRISTIN HERMAN-DRUCK AND SECONDED BY SHANNON STOUGH TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION FOR DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY KRISTIN HERMAN-DRUCK AND SECONDED BY SHANNON STOUGH TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION FOR THE SITE PLAN WITH STAFF'S CONDITIONS AND THE REVISED SITE PLAN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

3. **FILE NO:** 15-A-68(Continued from the September 14, 2017 Meeting)
APPLICANT: Simbron Group, LLC
LOCATION: 6958 Park Street
REQUEST: Variance to decrease the required lot width from 60 feet to 56 feet for a Single Family district (RS-6) zoned property.

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.

Joseph Kaller, 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 KRISTIN HERMAN-DRUCK AND SECONDED BY DIANA PITTARELLI TO APPROVE THE VARIANCE WITH STAFF'S CONDITION. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. **FILE NO:** 03-P-142c
APPLICANT: Islander Apartments, LLC
LOCATION: 5515 Plunkett Street
REQUEST: Site Plan for additional parking area for a previously approved Site Plan (Plunkett Street Apartments).

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.

Brian Grossman, Applicant, answered questions from the Board.

Ruben Bolanos, 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 KRISTIN HERMAN-DRUCK AND SECONDED BY KEN CRAWFORD TO APPROVE THE SITE PLAN WITH STAFF'S CONDITIONS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

5. **FILE NO:** 17-DP-33
APPLICANT: Brian Neff c/o Apogee Investment Partners, LLC
LOCATION: Generally located on the northeast corner of SW 25th Avenue and north of SW 39th Street.
REQUEST: Design and Site Plan for an approximate 50,000 sq. ft. manufacturing facility (Sintavia).

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.

Doug Snyder, Architect for the Applicant, answered questions from the Board.

Meghan West, 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 DIANA PITTARELLI AND SECONDED BY SHANNON STOUGH TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

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

6. **FILE NO:** 17-DP-07
APPLICANT: Cleveland Homes, LLC
LOCATION: 1604 Cleveland Street
REQUEST: Design and Site Plan for 6 townhouses (Cleveland Street Townhouses).

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.

Luis Lopez, City Engineer, answered questions from the Board.

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

Ari Sklar, Architect 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 LISE BAZINET TO CONTINUE THE ITEM TO A FUTURE MEETING DATE.

7. **FILE NO:** 17-DPV-32
APPLICANT: Real Sub LLC - Publix Super Markets Inc.
LOCATION: 1700 Sheridan Street
REQUEST: Variances, Design, and Site Plan for an approximate 4,500 sq. ft. financial institution (Chase Bank).

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.

Luis Lopez, City Engineer, answered questions from the Board.

Tara Toto, Architect for 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 KEN CRAWFORD TO APPROVE THE VARIANCE. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

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

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

8. **FILE NO:** 17-AP-34
APPLICANT: Richgreens, LP (Richmond Italia)
LOCATION: 2727 Johnson Street
REQUEST: Appeal of an administrative decision for a sports recreational facility (Hollywood Adventures Park).

DUE TO TECHNICAL ISSUES, THE ITEM WAS CONTINUED TIME AND DATE CERTAIN TO THE SPECIAL PLANNING AND DEVELOPMENT BOARD MEETING ON THURSDAY, NOVEMBER 16, 2017 AT 6:00 P.M.

C. OLD BUSINESS

D. NEW BUSINESS

E. ADJOURNMENT

The meeting adjourned at 9:46 p.m.