



**SUMMARY OF THE MINUTES  
PLANNING AND DEVELOPMENT BOARD  
SEPTEMBER 6, 2018 – 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, **September 6, 2018 at 6:11 p.m.** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

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

Development Services, Planning Division Staff present:

Leslie A. Del Monte	Planning Manager	Present
Alexandra Carcamo	Principal Planner	Present
Deandrea Moise	Planning Administrator	Present
Fitz Murphy	Planning Administrator	Present
Julian Gdaniec	Assistant 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
Shiv Newaldass	Chief Development Officer and Interim Director, Development Services
Luis Lopez	City Engineer, Department of Development Services

3. Approval of the **July 12, 2018** Meeting Minutes.

**MOTION WAS MADE BY SHANNON STOUGH AND SECONDED BY DIANA PITTARELLI TO APPROVE THE MINUTES OF THE JULY 12, 2018 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  
**STAFF REQUESTED ITEM #2, 18-V-38 BE CONTINUED TO A FUTURE BOARD MEETING.**

**STAFF REQUESTED ITEM #10, 18-T-02 BE CONTINUED TIME AND DATE CERTAIN TO THE OCTOBER 11, 2018 PLANNING AND DEVELOPMENT BOARD MEETING.**

7. City Attorney Announcements  
Debra Reese informed the Board of Quasi-Judicial Proceedings.

## **B. APPLICATIONS**

1. **FILE NO:** 18-A-05  
**APPLICANT:** Abbas Arabzadeh and Forogh Hatam  
**LOCATION:** 1500 Funston Street  
**REQUEST:** Variance to continue the existing building line of a non-conforming setback along the west side of the property for a single family home (Funston Variance).

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

John M. Bernazzoli, representative for the Applicant, answered questions from the Board.

Abbas Arabzadeh, 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 VARIANCE. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

2. **FILE NO:** 18-V-38  
**APPLICANT:** West Park Homes LLC  
**LOCATION:** 5725 Wiley Street

**REQUEST:** Variance to reduce the minimum lot width requirement for a Single Family District zoned property.

Item was continued time and date certain to a future Board meeting.

3. **FILE NO:** 15-DPV-08a  
**APPLICANT:** Las Villas JDL LLC  
**LOCATION:** 1813 Madison Street  
**REQUEST:** Amendment to a previously approved Design (Parkside Place).

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.

Lloyd Quintana, Applicant, answered questions from the Board.

Shiv Newaldass, Chief Development Officer and Interim Director, Development Services, addressed the Board.

John Passalacqua opened the meeting to public comments.

In Favor of Item	Opposed to Item	Neither For Nor Against
Robert Borello Susana Fernandez		

John Passalacqua closed the public comment portion.

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

Board discussion ensued.

**MOTION WAS MADE BY ED O'DONNELL AND SECONDED BY DIANA PITTARELLI TO CONTINUE THE ITEM TIME AND DATE CERTAIN TO THE NOVEMBER 8, 2018, PLANNING AND DEVELOPMENT BOARD MEETING. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

4. **FILE NO:** 18-P-49  
**APPLICANT:** Broward County  
**LOCATION:** 1200 Sheridan Street  
**REQUEST:** Site Plan for a Communication Tower (West Lake Park).

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.

Fitz Murphy, Planning Administrator, made a presentation and answered questions from the Board.

Jose Dezayas, 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
	Susana Fernandez	Christine Field

John Passalacqua closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY SHANNON STOUGH AND SECONDED BY DIANA PITTARELLI TO FORWARD A RECOMMENDATION OF DENIAL TO THE CITY COMMISSION. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

5. **FILE NO:** 18-PZ-48  
**APPLICANT:** Broward County  
**LOCATION:** SW 49<sup>th</sup> Court; generally located between 49<sup>th</sup> Court and 51<sup>st</sup> Street, and east of 40<sup>th</sup> Avenue.  
**REQUEST:** Rezoning from Medium Intensity Commercial District (C-3) to Government Use (GU); and Site Plan for a Communication Tower (West Hollywood).

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.

Fitz Murphy, Planning Administrator, made a presentation and answered questions from the Board.

Jose Dezayas, representative for the Applicant, answered questions from the Board.

Tracy Jackson, 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
		Helen Chervin

John Passalacqua closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY ED O'DONNELL AND SECONDED BY SHANNON STOUGH TO FORWARD A RECOMMENDATION OF DENIAL FOR REZONING TO THE CITY COMMISSION. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

**MOTION WAS MADE BY SHANNON STOUGH AND SECONDED BY DIANA PITTARELLI TO FORWARD A RECOMMENDATION OF DENIAL FOR THE SITE PLAN TO THE CITY COMMISSION. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

6. **FILE NO:** 17-DPV-35  
**APPLICANT:** Flanigan's Enterprises, Inc.  
**LOCATION:** 2505 N University Drive; generally located east of University Drive and south of Davie Road Extension.  
**REQUEST:** Variances, Design, and Site Plan for renovations and expansion of an existing restaurant; and an approximate 3,000 sq. ft. addition of retail space (Flanigan's Restaurant / Big Daddy Liquor'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.

Alexandra Carcamo, Principal Planner, made a presentation.

Jonathan Burgess, representative 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 DIANA PITTARELLI AND SECONDED BY KEN CRAWFORD TO APPROVE VARIANCES 1-3. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

**MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY KEN CRAWFORD TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

**MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY KEN CRAWFORD TO APPROVE THE SITE PLAN WITH STAFF'S CONDITION. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

7. **FILE NO:** 18-DP-15  
**APPLICANT:** Yarok Development Inc.  
**LOCATION:** 1950 Fletcher Street  
**REQUEST:** Design and Site Plan for an 18 unit residential development (Fletcher 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.

Fitz Murphy, Planning Administrator, made a presentation and answered questions from the Board.

Luis Larosa, representative for the Applicant, answered questions from the Board.

David Malamud, representative for the Applicant, addressed the Board.

John Passalacqua opened the meeting to public comments.

In Favor of Item	Opposed to Item	Neither For Nor Against
Tessa Schut	Lisa Crimm	

John Passalacqua closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY SHANNON STOUGH AND SECONDED BY ED O'DONNELL TO APPROVE THE DESIGN WITH THE FOLLOWING BOARD CONDITIONS: A) APPLICANT WORK WITH STAFF TO PROVIDE A VERTICAL DESIGN FOR THE RAILINGS. B) SATELLITE DISHES ARE PERMITTED ON THE ROOF ONLY. C) APPLICANT WORK WITH STAFF TO PROVIDE VARIATION OF THE PARAPET HEIGHT OF THE ROOF ALONG THE EAST ELEVATION. D) APPLICANT TO PROVIDE EYEBROWS TO THE UPPER WINDOWS ON THE EAST ELEVATION. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

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

8. **FILE NO:** 18-DP-32  
**APPLICANT:** Gal Sar & Shalom Hanoh  
**LOCATION:** 2316-2318 Van Buren Street

**REQUEST:** Design and Site Plan for a 27 unit residential development (Van Buren 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.

Fitz Murphy, Planning Administrator, made a presentation.

Joseph Kaller, representative for the Applicant, answered questions from the Board.

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

John Passalacqua opened the meeting to public comments.

In Favor of Item	Opposed to Item	Neither For Nor Against
		Helen Chervin

John Passalacqua closed the public comment portion.

Board discussion ensued.

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

9. **FILE NO:** 18-DPV-19  
**APPLICANT:** VVG Real Estate Investments LLC  
**LOCATION:** Generally located at between N Ocean Drive and N Surf Road and, between New Mexico Street and New Hampshire Street  
**REQUEST:** Variances, Design, and Site Plan for a 36 unit residential development (Beachside Residences).

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 not waived.

Debra Reese, Senior Assistant City Attorney, informed the Board of Quasi-Judicial Proceedings.

Debra Reese, Senior Assistant City Attorney, advised the Board to disclose any and all ex parte communications.

Board members disclosed ex parte communications.

Richard Doody, Staff Attorney, addressed the Board.

Deandrea Moise, Planning Administrator and witness, made a presentation and answered questions from the Board.

Debbie Orshefsky, Attorney for the Applicant, made a presentation and answered questions from the Board.

Joseph Kaller, witness for the Applicant, made a presentation and answered questions from the Board.

John Passalacqua opened the meeting to public comments.

In Favor of Item	Opposed to Item	Neither For Nor Against
Pat Diaz Frieda Dragif Stanley R. Weiltus Mark Rogers Reinaldo Costa	Michele Sherriton Ronald Gossett Albert Loeb	Emilio Benitez Ivan Cabrera Paul Page Jorge Cebalios Joe Marshall Enrique Citowak

John Passalacqua closed the public comment portion.

Debbie Orshefsky, Attorney for the Applicant, provided a closing statement.

Richard Doody, Staff Attorney, provided a closing statement.

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

Board discussion ensued.

**MOTION WAS MADE BY ED O'DONNELL AND SECONDED BY KEN CRAWFORD TO APPROVE VARIANCE 1. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

**MOTION WAS MADE BY ED O'DONNELL AND SECOND BY KEN CRAWFORD TO APPROVE VARIANCE 2. MOTION RESULTED IN A TIE VOTE, 3-3, BY ROLL CALL VOTE.**



Ken Crawford	Yes
Clifford Germano	No
Ed O'Donnell	Yes
Diana Pittarelli	No
Shannon Stough	No
John Passalacqua	Yes

**BOARD DISCUSSION ENSUED. MOTION WAS MADE BY ED O'DONNELL AND SECONDED BY DIANA PITTARELLI TO CONTINUE THE ITEM TIME AND DATE CERTAIN TO THE OCTOBER 11, 2018, PLANNING AND DEVELOPMENT BOARD MEETING WITH THE BOARD REQUEST FOR THE NON-EXCLUSIVE AND CONDITIONAL RECREATION AND PARKING FACILITIES EASEMENT AGREEMENT AND ADDITIONAL RESEARCH OF THE 50 FOOT AMENDMENT. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**10. FILE NO:** 18-T-02  
**APPLICANT:** City of Hollywood  
**LOCATION:** Citywide  
**REQUEST:** Text Amendment to the Zoning and Land Development Regulations amending Article 8 Sign Regulations.

**ITEM WAS CONTINUED TIME AND DATE CERTAIN TO THE OCTOBER 11, 2018 PLANNING AND DEVELOPMENT BOARD MEETING.**

**C. OLD BUSINESS**

None.

**D. NEW BUSINESS**

None.

**E. ADJOURNMENT**

The meeting adjourned at 12:03 a.m.