

**SUMMARY OF THE MINUTES**  
**PLANNING AND DEVELOPMENT BOARD**  
**January 21, 2020 – 6:00 P.M.**  
**CITY OF HOLLYWOOD**  
**COMMISSION CHAMBERS – ROOM 219**  
**2600 HOLLYWOOD BOULEVARD**  
**HOLLYWOOD, FLORIDA 33020**

**A. ADMINISTRATIONS**

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 Shannon Stough on Thursday, **January 21, 2020 at 6:05 p.m.** in Room 215, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Ken Crawford	Present	Ed O’Donnell	Absent
Nancy Gaggino	Present	John Passalacqua	Absent
David McLeod	Present	Diana Pittarelli	Present
Steven Morales	Present	Shannon Stough	Present
Andrew Yanowitz	Present		

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

Leslie A. Del Monte	Planning Manager	Present
Deandrea Moise	Planning Administrator	Present
Fitz Murphy	Planning Administrator	Present
Kierra Jenkins	Administrative Assistant I	Present

Also Present:

Debra Reese	City Attorney, Office of the City Attorney
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3. Approval of the **December 12, 2019** Meeting Minutes.

Approved.

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 the Quasi-Judicial Proceedings.

## B. APPLICATIONS

1. **FILE NO:** 18-DPSV-61  
**APPLICANT:** Southwest Holly LLC  
**LOCATION:** 106 and 190 S State Road 7  
**REQUEST:** Special Exception, Variances, Design, and Site Plan for a service station (Wawa on State Road7).

Shannon Stough read the Application.

Shannon Stough 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.

Dwayne Dickerson, Applicant Representative, addressed and answered questions from the Board.

Shannon Stough opened the meeting to public comments. There was none.

Board discussion ensued.

**MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY KEN CRAWFORD TO APPROVE THE SPECIAL EXCEPTION. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY KEN CRAWFORD TO APPROVE BOTH VARIANCES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

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

**MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY KEN CRAWFORD TO APPROVE THE SITE PLAN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

2. **FILE NO:** 19-DP-04  
**APPLICANT:** Kaliff Corp/Shoppes of Hardrock LLC  
**LOCATION:** 5530 South State Road 7  
**REQUEST:** Design and Site Plan for a 100 room hotel (The Kosher House).

Shannon Stough read the Application.

Shannon Stough 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.

Rob Finer, Applicant Representative, answered questions and addressed the Board.

Joseph Kaller, Applicant Representative, answered questions and addressed the Board.

Surum Sharabi, Applicant Representative, answered questions and addressed the Board.

Shannon Stough opened the meeting to public comments.

Shannon Stough closed the meeting to public comments.

Board discussion ensued.

**MOTION WAS MADE BY DAVID MCLEOD AND SECONDED BY KEN CRAWFORD TO APPROVE THE DESIGN. MOTION PASSED 5-2 BY ROLL CALL VOTE.**

Shannon Stough	Yes
Ken Crawford	Yes
Nancy Gaggino	No
Andrew Yanowitz	No
David McLeod	Yes
Steven Morales	Yes
Diana Pittarelli	Yes

**MOTION WAS MADE BY DAVID MCLEOD AND SECONDED BY DIANA PITARELLI TO APPROVE THE SITE PLAN WITH AMENDED STAFF CONDITION THAT, THE APPLICANT SUBMIT AN ACCESS AGREEMENT, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, PRIOR TO THE ISSUANCE OF PERMITS WHICH SHALL BE RECORDED BY THE CITY IN THE PUBLIC RECORDS OF BROWARD COUNTY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION OR, IN THE ALTERNATIVE, PROVIDE AN ALTERNATIVE METHOD OF ACCESS WHICH RESULTS IN A MINOR SITE PLAN MODIFICATION AND DOES NOT REQUIRE AN ACCESS EASEMENT, AND IS ACCEPTABLE TO BOTH THE ENGINEERING AND PLANNING DEPARTMENTS AND THE FOLLOWING BOARD CONDITIONS:**

- A. THE HOTEL WEBSITE MODIFIES DIRECTIONS TO HOTEL TO WHERE IT EXCLUDES ACCESS TO THE HOTEL THROUGH 54TH COURT.**
- B. THE APPLICANT WORK WITH GARBAGE DISPOSAL COMPANY TO RESTRICT GARBAGE PICK-UP TO OCCUR AT 8AM OR LATER.**

**MOTION PASSED 5-2 BY ROLL CALL VOTE.**

Shannon Stough	Yes
Ken Crawford	Yes
Nancy Gaggino	No
Andrew Yanowitz	No
David McLeod	Yes
Steven Morales	Yes
Diana Pittarelli	Yes

3. **FILE NO:** 19-T-82  
**APPLICANT:** City of Hollywood  
**LOCATION:** Citywide  
**REQUEST:** Text Amendment to the Utilities Element of the Comprehensive Plan.

Shannon Stough read the Application.

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

Wilhelmina Montero, made a presentation and answered questions from the Board.

Shannon Stough opened the meeting to public comments. There was none.

Board discussion ensued.

**MOTION WAS MADE BY KEN CRAWFORD AND SECONDED BY ANDREW YANOWITZ TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

4. **FILE NO:** 19-T-81  
**APPLICANT:** City of Hollywood  
**LOCATION:** Citywide  
**REQUEST:** Text Amendment to Article 5 of the Zoning and Land Development Regulations amending Commission Request for Review of a Board Decision procedures and creating a Development Review Process Public Participation component

**MOTION WAS MADE BY KEN CRAWFORD AND SECONDED BY DIANA PITTARELLI TO CONTINUE ITEM TO FEBRUARY 11, 2020. TIME AND DATE CERTAIN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

5. **FILE NO:** 19-T-80  
**APPLICANT:** City of Hollywood  
**LOCATION:** Areas with the Regional Activity Center Land Use Designation, the Downtown Community Redevelopment, Lakes Area Historic Multiple Resource Listing District, and the Historic Hollywood Business District (generally located east of I95, west of 16th Avenue, South of Sheridan Street, and North of Pembroke Road).  
**REQUEST:** A Text Amendment to Section 4.6.B. Regional Activity Center and Downtown Community Redevelopment Districts, of the Zoning and Land Development Regulations relative to auto-oriented uses, minimum parking requirements, minimum unit size, and maximum height.

Shannon Stough read the Application.

Leslie A. Del Monte, Planning Manager, made a presentation and answered questions from the Board.

Shannon Stough opened the meeting to public comments.

Shannon Stough closed the meeting to closed comments.

Board discussion ensued.

**MOTION WAS MADE BY STEVEN MORALES AND SECONDED BY KEN CRAWFORD TO FORWARD A RECOMMENDATION OF DENIAL TO THE CITY COMMISSION THAT THE COMPONENTS PERTAINING TO UNIT SIZE, AUTO-RELATED USES, AND HEIGHT BE APPROVED; AND THE PARKING REQUIREMENT FOR UNITS EXCEEDING 1 BED BE CHANGED TO 1.25 SPACES PER UNIT. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**C. OLD BUSINESS**

**D. NEW BUSINESS**

**E. ADJOURNMENT**

9:45 P.M.