

**City of Hollywood  
Minutes of the  
PLANNING AND DEVELOPMENT BOARD  
CITY HALL, ROOM 219  
FEBRUARY 11, 2016  
6:03 PM**

**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 Mr. John Passalacqua on Thursday, **February 11, 2016 at 6:03 pm** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

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

Department of Development Services Staff present:

|                     |                             |         |
|---------------------|-----------------------------|---------|
| Jaye Epstein        | Deputy Director             | Present |
| Andria Wingett      | Assistant Director          | Present |
| Leslie A. Del Monte | Planning Manager            | Present |
| Karina da Luz       | Planning Administrator      | Present |
| Arceli Redila       | Planning Administrator      | Present |
| Jean-Paul Perez     | Planning Administrator      | Present |
| Tekisha Ivy Jordan  | Principal Planner           | Present |
| Yimey Bickford      | Administrative Assistant II | Present |

Also Present:

|                |                                      |
|----------------|--------------------------------------|
| Jeff Sheffel   | City Attorney                        |
| Richard Doody  | Staff Attorney                       |
| Clarissa Ip    | Engineering Support Services Manager |
| Shiv Newaldass | Chief Development Officer            |
| Sylvia Glazer  | Director, Public Works               |

3. APPROVAL OF THE **JANUARY 14, 2016** MEETING MINUTES

**MOTION WAS MADE BY SHANNON STOUGH AND SECONDED BY DIANA PITTARELLI TO APPROVE THE MINUTES OF THE JANUARY 14, 2016 MEETING WITH CORRECTIONS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

4. Review of projects before the Technical Advisory Committee

Andria Wingett informed the Board of projects before the Technical Advisory Committee.

5. Summary of the City Commission actions  
None.
6. Additions, Deletions, Withdrawals, and Continuances  
None.
7. City Attorney Announcements  
Jeff Sheffel, City Attorney informed the Board of Quasi-Judicial Proceedings.

## **B. APPLICATIONS**

1. **FILE NO:** 16-V-10  
**APPLICANT:** KJB One, Inc.  
**LOCATION:** 1050 North Federal Highway  
**REQUEST:** Sign Variances for an office (Braverman Eye Center).

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

Jack Gervais, representing the Applicant, spoke briefly.

Dr. Stanley D. Braverman, Applicant, spoke briefly.

John Passalacqua opened the meeting to public comments. There were none.

Mr. Passalacqua closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY SHANNON STOUGH TO APPROVE THE VARIANCE WITH STAFF'S CONDITION. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

2. **FILE NO:** 16-V-04  
**APPLICANT:** North Beach Homes, LLC  
**LOCATION:** Generally located on south side of Elm Street between N. Ocean Drive and N. Surf Road (Lot 21, Block 194, Hollywood Central Beach)  
**REQUEST:** Variances for a single-family home.

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.

Joseph Kaller, representing the Applicant, spoke and answered questions from the Board.

Matthew Scott, representing the Applicant, spoke and answered questions from the Board.

Robert Lechter, Applicant, spoke 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 |
|------------------|-----------------|-------------------------|
|                  |                 | Douglas Eney            |

Sylvia Glazer, Director, Public Works, spoke and answered questions from the Board.

Mr. Passalacqua closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY JOSHUA LEVY AND SECONDED BY SHANNON STOUGH TO CONTINUE THIS ITEM DATE AND TIME CERTAIN TO THE PLANNING AND DEVELOPMENT BOARD MEETING ON MARCH 10, 2016. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

3. **FILE NO:** 16-V-05  
**APPLICANT:** North Beach Homes, LLC  
**LOCATION:** Generally located on south side of Elm Street between N. Ocean Drive and N. Surf Road (Lot 22, Block 194, Hollywood Central Beach)  
**REQUEST:** Variances 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.

Joseph Kaller, representing the Applicant, spoke and answered questions from the Board.

Matthew Scott, representing the Applicant, spoke and answered questions from the Board.

Robert Lechter, Applicant, spoke 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 |
|------------------|-----------------|-------------------------|
|                  |                 | Douglas Eney            |

Sylvia Glazer, Director, Public Works, spoke and answered questions from the Board.

Mr. Passalacqua closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY JOSHUA LEVY AND SECONDED BY SHANNON STOUGH TO CONTINUE THIS ITEM DATE AND TIME CERTAIN TO THE PLANNING AND DEVELOPMENT BOARD MEETING ON MARCH 10, 2016. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

4. **FILE NO:** 16-V-06  
**APPLICANT:** North Beach Homes, LLC  
**LOCATION:** Generally located on south side of Elm Street between N. Ocean Drive and N. Surf Road (Lot 23, Block 194, Hollywood Central Beach)  
**REQUEST:** Variances 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.

Joseph Kaller, representing the Applicant, spoke and answered questions from the Board.

Matthew Scott, representing the Applicant, spoke and answered questions from the Board.

Robert Lechter, Applicant, spoke 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 |
|------------------|-----------------|-------------------------|
|                  |                 | Douglas Eney            |

Sylvia Glazer, Director, Public Works, spoke and answered questions from the Board.

Mr. Passalacqua closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY JOSHUA LEVY AND SECONDED BY SHANNON STOUGH TO CONTINUE THIS ITEM DATE AND TIME CERTAIN TO THE PLANNING AND DEVELOPMENT BOARD MEETING ON MARCH 10, 2016. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

5. **FILE NO:** 16-V-07  
**APPLICANT:** North Beach Homes, LLC  
**LOCATION:** Generally located on south side of Elm Street between N. Ocean Drive and N. Surf Road (Lot 24, Block 194, Hollywood Central Beach)  
**REQUEST:** Variances 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.

Joseph Kaller, representing the Applicant, spoke and answered questions from the Board.

Matthew Scott, representing the Applicant, spoke and answered questions from the Board.

Robert Lechter, Applicant, spoke 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 |
|------------------|-----------------|-------------------------|
|                  |                 | Douglas Eney            |

Sylvia Glazer, Director, Public Works, spoke and answered questions from the Board.

Mr. Passalacqua closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY JOSHUA LEVY AND SECONDED BY SHANNON STOUGH TO CONTINUE THIS ITEM DATE AND TIME CERTAIN TO THE PLANNING AND DEVELOPMENT BOARD MEETING ON MARCH 10, 2016. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

6. **FILE NO:** 16-V-08  
**APPLICANT:** North Beach Homes, LLC  
**LOCATION:** Generally located on south side of Elm Street between N. Ocean Drive and N. Surf Road (Lot 25, Block 194, Hollywood Central Beach)  
**REQUEST:** Variances 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.

Joseph Kaller, representing the Applicant, spoke and answered questions from the Board.

Matthew Scott, representing the Applicant, spoke and answered questions from the Board.

Robert Lechter, Applicant, spoke 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 |
|------------------|-----------------|-------------------------|
|                  |                 | Douglas Eney            |

Sylvia Glazer, Director, Public Works, spoke and answered questions from the Board.

Mr. Passalacqua closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY JOSHUA LEVY AND SECONDED BY SHANNON STOUGH TO CONTINUE THIS ITEM DATE AND TIME CERTAIN TO THE PLANNING AND DEVELOPMENT BOARD MEETING ON MARCH 10, 2016. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

- 7. **FILE NO:** 15-V-92  
**APPLICANT:** HBC 333, LLC  
**LOCATION:** Vacant east portion of 333 Walnut Street  
(Lot 12, Block 198, Hollywood Central Beach)  
**REQUEST:** Variances for a single-family home.

**MOTION WAS MADE BY JOSHUA LEVY AND SECONDED BY SHANNON STOUGH TO CONTINUE THIS ITEM DATE AND TIME CERTAIN TO THE PLANNING AND DEVELOPMENT BOARD MEETING ON MARCH 10, 2016. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

- 8. **FILE NO:** 15-DPV-66  
**APPLICANT:** 1440 Dixie, LLC  
**LOCATION:** 1440 South Dixie Highway  
**REQUEST:** Variances, Design, and Site Plan for an approximate 80,000 square foot self-storage facility (Extra Space Self Storage).

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

Craig McDonald, representing the Applicant, spoke and answered questions from the Board.

Robert High, representing the Applicant, spoke 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 |
|-------------------|-----------------|-------------------------|
| Patricia Antrican |                 | Helen Chervin           |

Mr. Passalacqua closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY JOSHUA LEVY AND SECONDED BY LISE BAZINET TO APPROVE VARIANCES 1-4, DESIGN, AND SITE PLAN WITH STAFF’S CONDITIONS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

- 9. **FILE NO:** 15-DP-76  
**APPLICANT:** South Broward Hospital District  
**LOCATION:** 3501 Johnson Street  
**REQUEST:** Variances, Design, and Site Plan for a parking garage with conference areas (South Broward Memorial Regional).

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.

Karina da Luz, Planning Administrator, made a presentation.

Debbie Orshefsky, representing the Applicant, spoke and answered questions from the Board.

Jose Murguido, representing the Applicant, spoke and answered questions from the Board.

Joaquin Vargas, representing the Applicant, spoke and answered questions from the Board.

John Passalacqua opened the meeting to public comments. There were none.

Mr. Passalacqua closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY JOSHUA LEVY AND SECONDED BY DAVE MCLEOD TO APPROVE THE DESIGN AND SITE PLAN WITH STAFF'S CONDITIONS AND THE CONDITIONS: A) THE APPLICANT TO WORK WITH STAFF TO SELECT AND INSTALL AN APPROPRIATE MOTION ACTIVATED LIGHT DIMMING SYSTEM; AND B) TO EVALUATE THE APPROPRIATENESS OF PROVIDING AN OPAQUE PHYSICAL BARRIER FENCE ALONG THE NORTH BOUNDARY. MOTION PASSED 7-1 BY ROLL CALL VOTE.**

|                  |     |
|------------------|-----|
| Lise Bazinet     | No  |
| Clifford Germano | Yes |
| Joshua Levy      | Yes |
| David McLeod     | Yes |
| Ed O'Donnell     | Yes |
| Diana Pittarelli | Yes |
| Shannon Stough   | Yes |
| John Passalacqua | Yes |

10. **FILE NO:** 15-JPZ-44  
**APPLICANT:** Hillcrest Country Club, LP  
**LOCATION:** Generally located between Washington Street, Pembroke Road, S. 52nd Avenue and S. 35th Avenue  
**REQUEST:** Recommendations for amendments to the existing Hillcrest Planned Unit Development (PUD-R) and Final Site Plan, including modifications, to redistribute the previously approved 645 residential units and amenities, including but not limited to, portions of the 9-hole and 18-hole golf courses

**Mr. Ed O'Donnell had filed Form 8B "Memorandum Of Voting Conflict For County, Municipal, And Other Local Public Officers" regarding, File No. 15-JPZ-44 at the February 11, 2016 meeting because the Applicant has members who are also invested in a project that Mr. O'Donnell's architecture firm is currently providing services as Architect of Record.**

John Passalacqua read the Application.

Tekisha Ivy Jordan, Principal Planner, made a presentation and answered questions from the Board.

William Riley, representing the Applicant, made a presentation and answered questions from the Board.

Jerry Gavcovich, representing the Applicant, spoke 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                      |
|------------------|-----------------|--|
|                  |                 | Howard Sher<br>Lynn Smith<br>b.I. Henrickson |

Mr. Passalacqua closed the public comment portion.

Board discussion ensued.

Adam Kerr, representing the Applicant, spoke and answered questions from the Board.

Ken DeLaTorre, representing the Applicant, spoke and answered questions from the Board.

Michael Myers, representing the Applicant, spoke and answered questions from the Board.

Tony Palumbo, representing the Applicant, spoke and answered questions from the Board.

**MOTION WAS MADE BY LISE BAZINET AND SECONDED BY DIANA PITTARELLI TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION WITH STAFF'S CONDITIONS AND THE FOLLOWING CONDITIONS: A) THE APPLICANT WORK WITH STAFF TO AMEND THE RECOMMENDED CONDITIONS TO REFLECT PROPOSED PHASING; AND B) ASPHALT SHINGLES SHALL NOT BE USED AS A ROOFING MATERIAL. MOTION PASSED 6-1 BY ROLL CALL VOTE.**

|                  |     |
|------------------|-----|
| Lise Bazinet     | Yes |
| Clifford Germano | No  |
| Joshua Levy      | Yes |
| David McLeod     | Yes |
| Diana Pittarelli | Yes |
| Shannon Stough   | Yes |
| John Passalacqua | Yes |

**C. OLD BUSINESS**

None

**D. NEW BUSINESS**

There will be an Informational presentation: Grand Floridian Hotel, generally located at the intersection of Hollywood Boulevard and A1A, including 101 N. Ocean Drive, 321 Tyler Street, and associated right-of-way improvements on February 23, 2016 at 4 p.m. at the Historic Preservation Board meeting.

**E. ADJOURNMENT**

The meeting adjourned at 11:43 p.m.