

**SUMMARY OF THE MINUTES
TECHNICAL ADVISORY COMMITTEE MEETING**

**CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020**

A. ADMINISTRATIONS

The regular meeting of the Technical Advisory Committee (TAC) convened at 1:39 p.m. on May 6, 2024, at City Hall located at 2600 Hollywood Boulevard, Room 215, and via Cisco Webex, with the following members present:

Andria Wingett	Director of Development Services
Cameron Palmer	Planning Division – Principal Planner
Azita Behmardi	Development Services – Deputy Director
Clarissa Ip	Engineering Division – City Engineer
John Neff	Engineering Division – Development Review Manager
Rick Mitinger	Engineering Division – Transportation Engineer
Alicia Vereas-Feria	Public Utilities – Utilities Permit Review Administrator
Francisco Diaz-Mendez	CRA – Project Manager
Herbert Conde-Parlato	CMED – Economic Development Manager
Chris Clinton	Fire Rescue and Beach Safety – Fire Marshall
Dan Quintana	Building Division – Assistant Building Official

The following members from the Department of Development Services – Division of Planning and Urban Design were also present:

Carmen Diaz	Planning Administrator
Reginald White	Planning Administrator
Joseph Colon	Associate Planner
Laura Gomez	Associate Planner
Tasheema Lewis	Associate Planner
Daniela Solange Baquero-Meza	Development Review Coordinator
Shira Ridley-Risk	Administrative Specialist II

B. APPROVAL OF MINUTES

Motion for approval of the April 15, 2024, minutes was made by Herbert Conde-Parlato and seconded by Rick Mitinger. (Approved).

There was a five (5) minute pause at 1:45 p.m. to correct technical difficulties. The meeting resumed at 1:50 p.m.

C. PRELIMINARY SITE PLAN REVIEW

- 1. FILE NO.:** 24-DP-34
APPLICANT: Giltor 36 LLC
LOCATION: 2101-2111 N 16th Avenue
REQUEST: Site Plan Review for a 22-unit residential development in the Regional Activity Center

Cameron Palmer asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Cameron Palmer opened public comment, no comments were submitted or made. Cameron Palmer closed public comment portion.

The Applicant did not have any questions for the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for Final TAC.

- 2. FILE NO.:** 24-DP-31
APPLICANT: Oakwood Plaza LP & Oakwood Business Center LP
LOCATION: 2800 Oakwood Boulevard
REQUEST: Site Plan Review for new commercial development with approximately 125,000 sq. ft. of retail space and relocation of parking in the Oakwood Activity Center (Oakwood Plaza South Retail Project, Phase 1).

Cameron Palmer asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report. Cameron Palmer mentioned the Public Art Implementation.

Cameron Palmer opened public comment, no comments were submitted or made. Cameron Palmer closed public comment portion.

The Applicant asked questions to the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for Final TAC.

- 3. FILE NO.:** 24-DP-38
APPLICANT: South Broward Hospital District
LOCATION: 3501 Johnson Street
REQUEST: Site Plan Review for renovations and expansion to an existing hospital of approximately 409,000 sq. ft. in the HD Zoning District (Memorial Regional Hospital).

Cameron Palmer asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Cameron Palmer opened public comment, no comments were submitted or made. Cameron Palmer closed public comment portion.

Dwayne Dickerson and Mike Greenspan represented the Applicant and asked questions to the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for Final TAC.

D. FINAL SITE PLAN REVIEW.

- 4. FILE NO.:** 23-DP-04
APPLICANT: Quads Investments LLC/Baktier Khan
LOCATION: 5730 Johnson Street
REQUEST: Site Plan Review for a mixed-use development consisting of 4,250 sq. ft. of Commercial space and 4 residential units in the C-3 zoning district (Quads Plaza).

Cameron Palmer asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Cameron Palmer opened the public comment portion, and Rick Chevalier made comments regarding the project. No other comments were submitted or made. Cameron Palmer closed public comment portion.

The Applicant asked questions to the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for TAC Sign-off.

- 5. FILE NO.:** 23-DP-97
APPLICANT: MEC Investments Inc.
LOCATION: 1938-1942 Taylor Street
REQUEST: Site Plan Review for an 18-unit residential development in the Regional Activity Center (Urbinia).

Cameron Palmer asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Cameron Palmer opened the public comment portion, and comments were made by Margaret Elaine Kooser and Lynn Smith. No other comments were submitted or made. Cameron Palmer closed public comment portion.

The Applicant asked questions to the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for TAC Sign-off.

- 6. FILE NO.:** 24-DP-16
APPLICANT: Konkreta QOZB, LLC
LOCATION: 950 South Federal Highway, 1813-1815 Dewey Street
REQUEST: Site Plan Review for a 113-unit residential development in Regional Activity Center (The George).

Cameron Palmer asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Cameron Palmer opened the public comment portion, and comments were made by Margaret Elaine Kooser and Lynn Smith. No other comments were submitted or made. Cameron Palmer closed public comment portion.

The Applicant asked questions to the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for TAC Sign-off.

E. OLD BUSINESS

There were no items for discussion.

F. NEW BUSINESS

Cameron Palmer stated that the Technical Advisory Committee Review Process will be presented before the Planning and Development Board on May 15th and before the City Commission on June 5th.

The next TAC Meeting is scheduled for May 20, 2024, and comments are due by May 15, 2024.

G. ADJOURNMENT

The meeting was adjourned at 3:44 p.m.

H. PRE-APPLICATION CONCEPTUAL OVERVIEW (PACO)

There were five items for discussion.