

Technical Advisory Committee

Monday, March 17, 2025

1:30 PM

City of Hollywood



Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

Room 215

Thank you for demonstrating an interest in the City of Hollywood Technical Advisory Committee meeting. The public may view the meeting either in person or virtually <http://hollywoodfl.org/calendar> and selecting the meeting's date.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so either in person or virtually:

In-person:

On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Committee Chair prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

Virtually:

Virtual comment is offered as a courtesy. The City is not responsible for technical difficulties that may periodically arise. Pre-registration shall be **REQUIRED**.

To register use the Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting:

<https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal>

Comments **CANNOT** be read into the record. Public comment shall be limited to three minutes speaking time maximum. Comments left on voicemail machines, emailed, posted to the City's social media accounts shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. For the hearing and speech impaired at 800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at planningdivision@hollywoodfl.org.

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

A. Roll Call

B. Approval of Minutes

Attachments: [2025_0303_Minutes_Draft](#)

C. Preliminary Site Plan Review

[1. 2025 0317](#)

FILE NO.: 25-DP-21
APPLICANT: Aleksej Bereznoj
LOCATION: 2241 Madison Street
REQUEST: Site Plan Review for a new 2 story, 12-unit multi-family development in a DH-2 zoning district within the Regional Activity Center (RAC).

Attachments: [2521_P_Application_Package_2025_0317_Part_I](#)
[2521_P_Application_Package_2025_0317_Part_II](#)
[2521_P_Application_Package_2025_0317_Part_III](#)
[2521_P_Application_Package_2025_0317_Part_IV](#)
[2521_P_Application_Package_2025_0317_Part_V](#)
[2521_P_Application_Package_2025_0317_Part_VI](#)
[2521_P_Application_Package_2025_0317_Part_VII](#)
[2521_P_Application_Package_2025_0317_Part_VIII](#)
[2521_P_Application_Package_2025_0317_Part_IX](#)
[2521_P_Application_Package_2025_0317_Part_X](#)

[2. 2025 0317](#)

FILE NO.: 24-DP-75
APPLICANT: DNS Reit LLC.
LOCATION: 2135-2137 Washington Street
REQUEST: Site Plan review for a 4-story, 30-unit residential multifamily development located in the DH-3 Zoning District within the Regional Activity Center.

Attachments: [2475_P_Application_Package_2025_0317](#)

D. Final Site Plan Review

[3. 2025 0317](#)

FILE NO.: 24-DP-78
APPLICANT: 2323 Polk LLC.
LOCATION: 2323 Polk Street
REQUEST: Design and Site Plan for approval of a new 4-story 27-unit multi-family residential development in the DH-2 Zoning District within the Regional Activity Center (RAC).

Attachments: [2478_F_Application_Package_2025_0317_Part_I](#)
[2478_F_Application_Package_2025_0317_Part_II](#)

[4. 2025 0317](#)

FILE NO.: 24-DP-08
APPLICANT: VIELIX INVESTMENTS LLC.
LOCATION: 2127 N State Road 7
REQUEST: Design and Site Plan review for an 8-story mixed-use development of 36 multifamily units and 2,500 SF of commercial space located in the C-MU zoning district within the Transit Oriented Corridor.

Attachments: [2408 F Application Package 2025 0317 Part I](#)
[2408 F Application Package 2025 0317 Part II](#)

[5. 2025 0317](#)

FILE NO.: 25-DP-02
APPLICANT: HTG Paramount LTD.
LOCATION: 826 Dixie Highway
REQUEST: Design and Site Plan Review for an 8-story, 96-unit multifamily (senior) residential development located in the DH-3 Zoning District within the Regional Activity Center (RAC).

Attachments: [2502 F Application Package 2025 0317 Part I](#)
[2502 F Application Package 2025 0317 Part II](#)
[2502 F Application Package 2025 0317 Part III](#)

[6. 2025 0317](#)

FILE NO.: 24-DP-32
APPLICANT: Oceanside Senior Living LLC.
LOCATION: 1600 Taft Street
REQUEST: Site Plan review and Special Exception to increase the number of Assisted Living Facility beds from 90 to 122, in an existing ALF within the RM-18 zoning district.

Attachments: [2432 F Application Package 2025 0317](#)

E. Old Business

F. New Business

G. Adjournment

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Two or more members of the same city board, commission, or committee, who are not of this Commission, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

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Note: Pre-Application Conceptual Overview (PACO) conference will be held immediately following conclusion of the Technical Advisory Committee (TAC). PACO is a non-sunshine conference.

