

Technical Advisory Committee

Monday, July 7, 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_0616_Minutes_DRAFT.pdf](#)

C. Preliminary Site Plan Review[1. 2025_0707](#)

FILE NO.: 25-DP-14
APPLICANT: Conbraja LLC
LOCATION: 5624 Johnson Street
REQUEST: Design and Site Plan for a one-story commercial building containing six units for a total building area of 4,436 square feet.

D. Final Site Plan Review**E. Old Business****F. New Business**

Planning Priority List
Building Priority List

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.

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. If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).

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.



City of Hollywood

Staff Summary

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

Agenda Date: 7/7/2025

To: Technical Advisory Committee

Title:

**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 1:33 p.m. on June 16, 2025, at City Hall located at 2600 Hollywood Boulevard, Room 215, and via Cisco WebEx, with the following members present:

Anand Balram	Planning Division - Manager
Cameron Palmer	Planning Division – Principal Planner
Clarissa Ip	Engineering Division – City Engineer
Rick Mitinger	Engineering Division – Transportation Engineer
Alexander Barr	Engineering - Development Review Engineering Manager
Joi Ford	Public Utilities
James McGuinness	Building Department – Assistant Building Official
Herbert Conde-Parlato	CMED Economic Development Manager
Marcy Hofle	Deputy Fire Marshall

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

Carmen Diaz	Planner III
Nicole Moyo	Planner III – Urban Design
Umar Javed	Planner II
Adrian Montoya	Planner II
Urja Modi	Planner I
Stephanie Rivera	Development Review Coordinator
Shira Ridley Risk	Administrative Specialist II

B. APPROVAL OF MINUTES

Motion for approval of the June 2, 2025, minutes was made by Rick Mitinger and seconded by Alexander Barr. (Approved)

C. PRELIMINARY SITE PLAN REVIEW

1. **FILE NO.:** 25-DP-55
APPLICANT: Cioan Holding Inc
LOCATION: 1715 Roosevelt Street
REQUEST: Design and Site Plan Request for a new four (4) story, 15-unit multi-family development in the FH-1 zoning district within the Regional Activity Center (RAC).

Anand Balram asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Anand Balram opened the public comment portion. Ann Ralston and Pamela Burgio made comments regarding this item. There were no other submittals and/or comments. Anand Balram closed public comment portion.

The Applicant had 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-91
APPLICANT: Life Storage LP
LOCATION: 21109 N 21st Avenue
REQUEST: Design and Site Plan Review for a four (4) story, 50,472 sq. ft. self-storage building with one (1) residential unit within the Regional Activity Center (RAC) and DH-3 zoning district.

Anand Balram asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Anand Balram opened the public comment portion. There were no submittals and/or comments. Anand Balram closed public comment portion.

The Applicant had 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.

D. FINAL SITE PLAN REVIEW

3. **FILE NO.:** 25-DP-13
APPLICANT: BSD 23 Development LLC
LOCATION: 2910 Polk Street
REQUEST: Design and Site Plan Review for a new five (5) story, 61,492 square foot office building with a 5-story parking garage in a TC-1 zoning district within Regional Activity Center (RAC).

Anand Balram asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Anand Balram opened the public comment portion. Patricia Antrican made comments regarding this item. There were no other submittals and/or comments. Anand Balram closed public comment portion.

The Applicant had 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 Sign-Off.

E. OLD BUSINESS

There were no items for discussion.

F. NEW BUSINESS

Anand Balram discussed the Planning Priority List and James McGuinness discussed the Building Priority List.

The next TAC Meeting is scheduled for Monday, June 30, 2025, and comments are due by June 25, 2025.

G. ADJOURNMENT

The meeting was adjourned at 2:55 p.m.



City of Hollywood

Staff Summary

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

File Number: 1. 2025_0707

Agenda Date: 7/7/2025

Agenda Number:

To: Technical Advisory Committee

Title: FILE NO.: 25-DP-14
APPLICANT: Conbraja LLC
LOCATION: 5624 Johnson Street
REQUEST: Design and Site Plan for a one-story commercial building containing six units for a total building area of 4,436 square feet.
