

## Technical Advisory Committee

Monday, February 3, 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](mailto: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](mailto: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\\_0113\\_Minutes\\_Draft](#)

**C. Preliminary Site Plan Review**

[1. 2025 0203](#)

**FILE NO.:** 25-DP-02  
**APPLICANT:** HTG Paramount LTD.  
**LOCATION:** 826 S Dixie Highway  
**REQUEST:** Site Plan review for a 96-unit senior housing development within the DH-3 Zoning District in the Regional Activity Center.

**Attachments:** [2502 P Application Package 2025 0203](#)

[2. 2025 0203](#)

**FILE NO.:** 25-DP-05  
**APPLICANT:** ZEBI Development Group Inc.  
**LOCATION:** 1715-1727 McKinley Street  
**REQUEST:** Site Plan review for a 11-story, residential building with 141 units within the FH-1 and FH-2 Zoning Districts in the Regional Activity Center (RAC); pursuant to Senate Bill 102 - Live Local Act.

**Attachments:** [2505 P Application package 2025 0203](#)

**D. Final Site Plan Review**

[3. 2025 0203](#)

**FILE NO.:** 24-DP-90  
**APPLICANT:** 2327 & 2339 LINCOLN ST LLC.  
**LOCATION:** 2327-2339 Lincoln Street  
**REQUEST:** Site Plan review for a three story, 15-unit multifamily residential development within the DH-2 Zoning District in the Regional Activity Center (RAC).

**Attachments:** [2490 F Application Package 2025 0203 Part I](#)  
[2490 F Application Package 2025 0203 Part II](#)  
[2490 F Application Package 2025 0203 Part III](#)  
[2490 F Application Package 2025 0203 Part IV](#)  
[2490 F Application Package 2025 0203 Part V](#)  
[2490 F Application Package 2025 0203 Part VI](#)

[4. 2025 0203](#)

**FILE NO.:** 20-DP-20b  
**APPLICANT:** 2302-2306 PIERCE ST LLC..  
**LOCATION:** 2302-2306 Pierce Street  
**REQUEST:** Site Plan review for a four story, 24-unit multi-family residential development within the DH-2 Zoning District in the Regional Activity Center (RAC).

**Attachments:** [2020b F Application Package 2025 0203 Part I](#)  
[2020b F Application Package 2025 0203 Part II](#)

[5. 2025 0203](#)

**FILE NO.:** 24-DP-52  
**APPLICANT:** Investment UNO LLC.  
**LOCATION:** 699 S Federal Highway  
**REQUEST:** Site Plan review for a 4-story, 42-room hotel with 3,500 sq. ft. of retail space within the FH-2 Zoning District in the Regional Activity Center (RAC).

**Attachments:** [2452 F Application Package 2025 0203 Part I](#)  
[2452 F Application Package 2025 0203 Part II](#)

[6. 2025 0203](#)

**FILE NO.:** 24-DP-66  
**APPLICANT:** Guitar View LLC.  
**LOCATION:** 5200 S. State Road 7  
**REQUEST:** Site Plan review for a 15-story, mixed-use building with 261 residential units and 4,831 sq. ft. of commercial space within the North Mixed-Use (NMU) District; pursuant to Senate Bill 102 - Live Local Act (Guitar View).

**Attachments:** [2466 F Application package 2025 0203](#)

**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.