

Technical Advisory Committee

Monday, March 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. 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_0218_Minutes_Draft](#)

C. Preliminary Site Plan Review

1. 2025 0303

FILE NO.: 25-DP-10
APPLICANT: Gmax FL LLC.
LOCATION: 1949 Harding Street
REQUEST: Site Plan review for a 5-townhomes development within the ND-1 Zoning District located in the Regional Activity Center.

Attachments: [2510 P Application Package 2025 0303](#)

2. 2025 0303

FILE NO.: 25-DP-07
APPLICANT: ZE Management LLC.
LOCATION: 4110 N 31st Terrace
REQUEST: Site Plan review for a 9-townhome development within the C-2 Zoning District.

Attachments: [2507 P Application Package 2025 0303](#)

3. 2025 0303

FILE NO.: 25-DP-16
APPLICANT: First Eagle Management, LLC.
LOCATION: 4100 N Hills Drive
REQUEST: Site Plan review for a multifamily development consisting of 324 townhouses as part of a new Planned Development located in the Country Club Zoning District.

Attachments: [2516 P Application Package 2025 0303](#)

D. Final Site Plan Review

4. 2025 0303

FILE NO.: 24-FJDP-80
APPLICANT: Harwin-Tobin 1101 LLC.
LOCATION: 1101 Hillcrest Drive
REQUEST: Site Plan review for an 8-story multifamily development consisting of 120 affordable units located as part of an amendment to a Planned Unit Development in the PUD-R zoning District and associated Flex Unit request.

Attachments: [2480 F Application Package 2025 0303 Part I](#)
[2480 F Application Package 2025 0303 Part II](#)
[2480 F Application Package 2025 0303 Part III](#)
[2480 F Application Package 2025 0303 Part IV](#)
[2480 F Application Package 2025 0303 Part V](#)

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.

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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.