

**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 1:37 p.m. on February 3, 2025, at City Hall located at 2600 Hollywood Boulevard, Room 215, and via Cisco WebEx, with the following members present:

Cameron Palmer	Planning Division – Principal Planner
Lauren Pruss	Planning Division – Principal Planner
Clarissa Ip	Engineering Division – City Engineer
Alexander Barr	Engineering Division – Development Review Manager
Alicia Vereas-Feria	Public Utilities – Utilities Permit Review Administrator
James McGuinness	Building Department – Assistant Building Official
Favio Perez	Landscape Inspector/Plans Examiner
Francisco Diaz-Mendez	CRA – Project Manager
Herbert Conde-Parlato	CMED – Economic Development Manager
Marcy Hofle	Fire Rescue and Beach Safety – Deputy Fire Marshall
Rick Mitinger	Engineering Division – Transportation Engineer

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

Carmen Diaz	Planner III
Reginald White	Planner III
Umar Javed	Planner II
Rachel Marshall	Assistant Planner
Shira Ridley Risk	Administrative Specialist II

B. APPROVAL OF MINUTES

Motion for approval of the January 13, 2025, minutes was made by Rick Mitinger and seconded by James McGuinness. (Approved).

C. PRELIMINARY SITE PLAN REVIEW

1. **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.

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 public comments were submitted and/or made. Cameron Palmer closed public comment portion.

The Applicant asked questions of 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.:** 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.

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 public comments were submitted and/or made. Cameron Palmer closed public comment portion.

The Applicant asked questions of 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.:** 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 withing the DH-2 Zoning District in the Regional Activity Center (RAC).

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. One public comment was made by Patricia Antrican. Cameron Palmer closed public comment portion.

The Applicant asked questions of 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.

- 4. 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).

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. One public comment was made by Patricia Antrican. Cameron Palmer closed public comment portion.

The Applicant asked questions of 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.:** 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).

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. One public comment was made by Hubert Jordan. Cameron Palmer closed public comment portion.

The Applicant asked questions of 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-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).

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 public comments were submitted and/or made. Cameron Palmer closed public comment portion.

The Applicant asked questions of 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

Nothing was discussed.

F. NEW BUSINESS

Cameron Palmer mentioned that Planning and Building Priority lists will be circulated for each discipline's review.

The next TAC Meeting is scheduled February 18, 2025, and comments are due by February 12, 2025.

G. ADJOURNMENT

The meeting was adjourned at 3:09 p.m.

H. PRE-APPLICATION CONCEPTUAL OVERVIEW (PACO)

2 items were discussed.