



Find Your
Future in Florida's
Hollywood

2022 DEVELOPMENT ACTIVITY REPORT

ABOUT US

Hollywood is the third largest city in Broward County and is strategically located on the South Florida coast between Fort Lauderdale and Miami. Hollywood is adjacent to the Fort Lauderdale-Hollywood International Airport and is the primary home to Port Everglades. In addition to its proximity to I-95 and the Florida Turnpike, Hollywood is home to two Commerce/Industrial Parks and has a growing niche in Professional Services and Healthcare. There is more than \$1.5 billion in real estate development, planned or under construction, throughout the city with key commercial corridors offering additional redevelopment opportunities. Hollywood is easily accessible to South Florida's major cities and offers convenient transit and commuter rail connections creating an ideal environment for mixed-use, transit-



Hollywood

oriented projects that provide the urban lifestyle many are seeking.

Hollywood is a global tourism destination with visitors coming to stay along the historic oceanfront Broadwalk—a 2 mile pedestrian promenade just steps from the Atlantic Ocean featuring shops, restaurants, and accommodations to fit every taste and budget. The city boasts a high quality of life with more than 60 parks, five golf courses, and a variety of recreational amenities including a nearly 10-acre urban park in the heart of Downtown Hollywood with outdoor concerts and special events within a burgeoning arts scene.

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OUR MISSION

The City of Hollywood's economic development team is committed to implementing a holistic and sustainable economic growth strategy that results in a robust economy and healthy neighborhoods. We are here to help you with:

- Confidential Project Management
- Site Selection
- Market Research + Data
- Business Connections
- Permitting + Regulatory Guidance
- Economic Incentives

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Hollywood Beach
Broadwalk

From its beaches, to its lively downtown, to its distinctive neighborhoods, Hollywood is a city focused on the future where businesses discover a welcoming climate for economic growth and sustainable development. Florida's Hollywood offers all the amenities and resources national and international companies seek when looking for the right location to call home. The Hollywood Submarket in Fort Lauderdale is a large submarket relative to the national norm and contains about 6.4 million SF of office space.

Hollywood's urban and suburban commercial corridors boast more than 6.4 million square feet of office space with an occupancy rate above 95%

- The vacancy rate has fallen significantly over the past year, and at 5.0%, the rate is below the 10-year average as of 2022 Q3.
- Net absorption over the past year has tallied about 92,000 SF. That's a welcome reversal of the longer-term trend: Rents grew by 5.2% over the past 12 months, easily exceeding the 4.1% average annual change over the past decade.
- There is approximately 60 SF of office development underway in Hollywood, the most space under construction in more

than a decade. While this is not the only construction the submarket has seen in recent memory, it does represent a turnabout from the overall trend. Specifically, the inventory has contracted over the past 10 years, as demolition activity has outpaced new construction.

- Companies are choosing Hollywood for its convenient location in the heart of South Florida with easy access to Port Everglades and Fort Lauderdale Hollywood International Airport, as well as major transportation routes and employment centers.

Businesses are expanding and new visitors and residents are discovering the unique blend of value and quality that sets Hollywood apart from other South Florida cities.

- National tenants are locating in Hollywood and adding to its core retail market which continues to grow at a steady and sustainable pace with retail vacancies trending below 4%.
- CenterPointe Offices at Oakwood, designed for the next-gen user, will bring a stylish, sunlit architectural smart building with state-of-the-art technology and be designed to meet new workplace demands. At the corner of Sheridan Street and I-95, the project is strategically located within South Florida's tri-county region and offers

up to over 225,000 square feet of retail and nearly one million square feet of office space. It's minutes from the region's major air & seaports and is within close proximity of all major highways and modes of public transportation.

- City Furniture, a leading furniture and home accents destination, completed an approximately 120,000 SF showroom located in the Oakwood Plaza. The next-generation showroom is merchandised by style, featuring various home trends, plus perks like private appointments, design services, and a wine and coffee bar.
- A major facelift is underway for Sheridan Plaza Center, a community center with a strong retailer lineup. Located at Sheridan Street and N 52nd Avenue, Sheridan Plaza is anchored by Publix, Ross Dress for Less, Kohl's, LA Fitness, and Burlington. Co-tenants include Starbucks, Panera Bread, Chili's, Massage Envy, Bath & Body Works, Carter's, and the Children's Place. This busy center serves nearly 140,000 households and more than 400,000 people living within a 5-mile radius. The recent renovation of the 11.6-acre development transformed the property making this plaza a welcoming destination for the neighborhood shopping. Upgrades include new change to façades, hardscape, landscaping, seating, and amenities to create gathering spaces.



74%
AVERAGE HOTEL
OCCUPANCY



Source: Greater Fort
Lauderdale Convention
& Visitors Bureau

\$185
AVERAGE
DAILY RATE



Hollywood Beach is consistently a **top 25 beach destination** and continues to attract tourists from around the world. This steady flow of visitors creates a constant demand for quality retail and entertainment options.

The Southeast Broward County Industrial Market, encompassing Hollywood, Dania Beach, Hallandale Beach and Fort Lauderdale, continues to shine, buoyed by favorable demographic and economic trends. Vacancy rates in the industrial market have dipped to an all-time low and at 2.7% the market is historically tight. Net absorption over the past year clocked in at about 660,000 SF, more than twice the five-year average. Rents grew by 17.9% over the past 12 months, easily exceeding the 7.3% average annual change over the past decade. Industrial rents in Southeast Broward run for about \$19.20/SF, which is just above the metro average. Tenant interest continues to grow in the prime industrial parks in Hollywood including the South Florida Design and Commerce Center and the Port 95 Commerce Park. These ideally located parks are populated by a wide variety of businesses, from aerospace companies to advertising agencies, uniform and facility services providers to architectural and interior design firms.

An eclectic cluster of high-end design firms have formed the South Florida Design Park which features Kravit, Jerry Pair, Stark Carpet, Scalamandré, Stephen Turner, J Nelson, Judith Norman Now, Jeffrey Michaels and Snaidero, among others.

The time is right to invest in starting or growing a business in Hollywood. Prime locations will give you a competitive advantage to get your products and services to market faster and at a lower cost.

“ Vacancy rates in the industrial market have trended below 3% with average asking rents at \$19.20. ”



32.9
MILLION SF

Sources:
CBRE,
CoStar

Total Industrial
Inventory



55,000 SF Sintavia aerospace component production facility in Port 95 Commerce Park

ABOUT OUR WORKFORCE

35  AREA COLLEGES & UNIVERSITIES

33% BACHELOR'S DEGREE OR HIGHER

75,000+  AVIATION WORKERS

13,000  LIFE SCIENCE WORKERS

79,000+  EMPLOYEES IN HEALTH CARE & SOCIAL ASSISTANCE

80,000  INFORMATION & COMMUNICATION TECHNOLOGY WORKERS

LABOR FORCE

1.42M+
HOLLYWOOD

1.7M+
BROWARD COUNTY

Source: Greater Fort Lauderdale Alliance

Hollywood is at a crossroads for international trade with easy access to major employment centers, seaports, airports and railways. Leading companies call Hollywood home including:

HEICO Corporation - a top manufacturer of aerospace, defense, industrial and electronics components.

Sintavia - the first of its kind metal additive manufacturer (AM) in North America offering large-scale AM production coupled with a robust aerospace quality management system.

NV5 - leading provider of compliance, technology, and engineering consulting solutions with over 3300 employees and 100 offices worldwide.

Diplomat Resort & Spa - ranked among the top 20 most popular meeting resorts by CVENT.

Quantum Marine - a pioneer in the world's most advanced marine stabilizing technologies, serving the luxury yacht, military and commercial industries.

Margaritaville Hollywood Beach Resort - a destination resort and entertainment complex on the legendary Hollywood Beach Broadwalk.

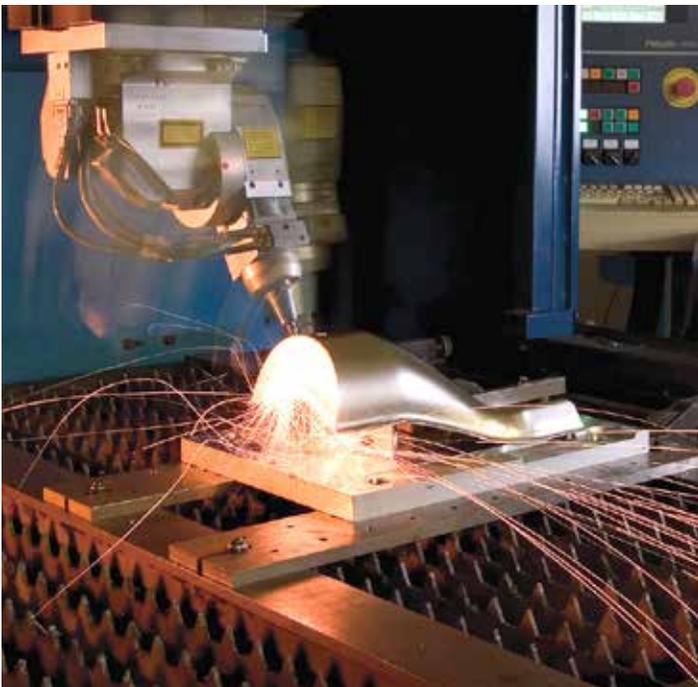
Chewy.com - the nation's largest online pet retailer has its customer service center in Hollywood.

Memorial Healthcare System - one of the largest public healthcare systems in the nation.

Incredible opportunities exist for Hollywood's target industry clusters. The city is focused on expanding these industries:

- Healthcare
- Aerospace/Aviation
- Marine Industries
- Professional Services/Info Tech

Are you considering a corporate relocation or are you an entrepreneur seeking the right environment for your start-up? Hollywood offers affordable corporate office space to grow your business with trends showing an increase in the office rental market. The city works in partnership with private industry, economic development organizations, and educational institutions to create the ideal conditions for business growth.





Port Everglades is South Florida's "powerhouse port" and one of the most diverse seaports in the United States. It is among the top cruise ports in the world and one of the most active containerized cargo ports in the United States, serving as South Florida's main seaport for petroleum products such as gasoline and jet fuel.

Exotic cruise vacations and international trade are what make Port Everglades a vital economic engine for Hollywood and Broward County. As a leading container port in a region that thrives on trade and tourism, the Port is the ideal point of entry for companies that conduct business in Latin America, the Caribbean, Europe and the Far East. A foreign-trade zone and available office space within the Port make it a highly desirable business center for world trade.

Port Everglades is a self-supporting Enterprise Fund of Broward County government. It does not rely on local tax dollars for operations or capital improvements.

The total value of economic activity at Port Everglades now tops more than \$30.5 billion annually, and more than 231,579 Florida jobs are impacted by the Port, including 13,127 people who work for companies that provide direct services to Port Everglades.

The Port is moving forward with several expansion projects designed to meet the demands of a growing population and the needs of the maritime industry. These capital improvements are expected to be completed during the next five years increasing productivity and throughput.

\$30.5+
BILLION

Annual Economic Activity

3rd
BUSIEST

Cruise Port
in the World

2.5
MILLION

Cruise Passengers
Annually

Source: FY2021 Port Everglades Commerce Report



Hollywood is at the nexus of South Florida, offering unbeatable proximity to key transportation assets. Hollywood provides easy access to major highways including Interstates 95, 595 and 75, along with Florida's Turnpike.

Fort Lauderdale-Hollywood International Airport (FLL)

As one of the leading economic engines in Broward County, FLL generates 255,386 direct, indirect, and induced jobs and has an annual economic impact of \$37.5 billion, according to results of a 2019 independent consultant's review. FLL is located on the City's northern boundary and was one of the the fastest-recovering airports in the U.S. in 2021. Despite the impact of the COVID-19 pandemic on the aviation industry in 2020,

FLL ranked 6th in total passenger traffic recovery and 4th in international traffic recovery among U.S. airports. The airport processed more than 28 million passengers in 2021—an increase of 70.3 percent from the previous year. Pre-pandemic, FLL ranked 18th in the U.S. in total passenger traffic and 10th in international passengers in 2019, according to data from Airports Council International-North America (ACI-NA). During that year, airlines at FLL offered more than 350 departures on average daily, including nonstop service to 84 U.S. cities and global connectivity to 66 international destinations in 33 countries.

Freight Rail

Both the Florida East Coast Railway (FEC) and CSX Railroad run through Hollywood

offering convenient and affordable rail transportation for moving freight between rail yards and trucking terminals. To ensure continued economic growth for the region, FEC has invested in a \$53 million, 43-acre near-dock intermodal container transfer facility within Port Everglades that transfers international and domestic containers between ship and rail and handles domestic containers originating in or destined for the eastern United States.

Passenger Rail

As part of the South Florida Regional Transportation Authority, Tri-Rail commuter service connects Hollywood with Miami to the south and downtown West Palm Beach to the north. Two stops are located in Hollywood and convenient bus connections are provided from all Tri-Rail stations. Additionally, the three major South Florida airports (Fort Lauderdale/Hollywood, Palm Beach and Miami) are accessible via train and connecting shuttle service.

In August 2022, the Broward County Commission adopted a locally preferred alternative for Broward Commuter Rail South to extend commuter rail service on the FEC Railway corridor from the planned passenger station in the City of Aventura north to the City of Fort Lauderdale, a distance of 11.5 miles. Stations are recommended in downtown Hollywood, Fort Lauderdale-

Hollywood International Airport, and Broward Health Medical Center, providing convenient connections from downtown Hollywood to downtown Fort Lauderdale, the Broward County Convention Center, Port Everglades, and the Beaches. The first phase of the Broward Commuter Rail project is now in line to achieve federal and state grants to help fund construction.

Sun Shuttle

The Sun Shuttle, powered by Circuit© is an environmentally-friendly, electric public transportation option that transports riders through service areas in Downtown Hollywood, on Hollywood Beach, and along Federal Highway. Riders can download the “Ride Circuit” app to quickly and easily get where they want to go in Hollywood.





Rendering: FEC Corridor Complete Streets



Rendering: Federal Highway Complete Streets



State Road 7 Corridor Expansion

State Road 7 serves as a key corridor through South Florida serving numerous commercial and residential districts. The State Road 7 expansion features six traffic lanes and incorporates sewer service throughout the corridor. The project follows a Complete Streets model which includes landscaped safety medians, new lighting, sidewalks, bicycle lanes and bus bays. A new linear park along the corridor makes this a distinctive, visually appealing thoroughfare that is safer for pedestrians, residents and motorists. Rezoning of this area has been completed to allow for mixed-use development and increased density and intensity of uses.

Welcoming + Accessible Complete Streets

Construction is complete on the City's first Complete Streets project — Hollywood Boulevard from City Hall east to Dixie Highway. This is the Broward County Metropolitan Planning Organization's flagship project serving as a model for how streets should be designed to support all forms of transportation in the future. Additional Complete Streets projects are planned or currently underway in Hollywood including: the FEC Corridor Greenway (Dixie Highway and 21st Avenue), N. 29th Avenue, and A1A on Hollywood Beach and Federal Highway.

Downtown Regional Activity Center

Recognizing the importance of the Regional Activity Center (RAC) designation, the City of Hollywood rezoned the RAC to encourage attractive and functional redevelopment in this area of regional significance. Hollywood's RAC covers an area over 1,450 acres including Downtown Hollywood and the key commercial and residential corridors of Federal Highway, Dixie Highway and Hollywood Boulevard. More than 3500 new residential units are planned or under construction in this area.



View of the 1818 Park at
Young Circle in Downtown Hollywood

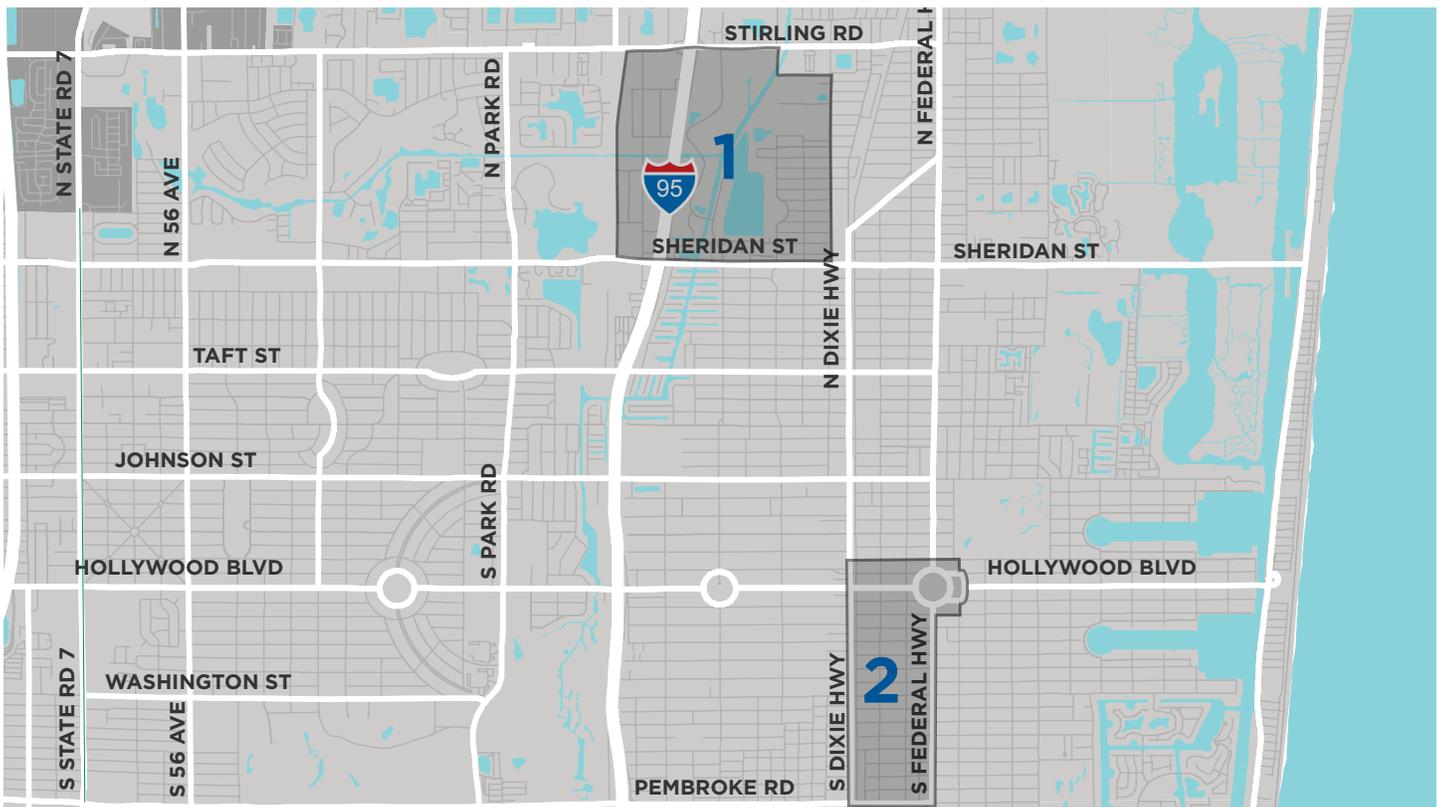
Opportunity Zones

Opportunity Zones are census tracts designated by the federal government, where investments receive preferential tax treatment under the Tax Cuts and Jobs Act of 2017. The goal is to spur economic development and job creation in these areas by providing tax incentives.

Two designated Opportunity Zones are located in the City of Hollywood:

1. Liberia - Oakwood Plaza - South Florida Design & Commerce Center
2. Young Circle - Hollywood Boulevard - South Federal Highway

The City's role in the Opportunity Zones program is to connect funding with projects, provide a database of investment projects and to leverage zone investment to create new opportunities for residents that encourage upward mobility.



COMMUNITY REDEVELOPMENT AGENCY

Florida State Statute Chapter 163, Part III allows a local government to create a Community Redevelopment Area (CRA) when conditions of slum and blight exist. It provides financial and planning tools to create programs that foster private investment. The Hollywood CRA is comprised of two districts: the Beach district and the Downtown district.

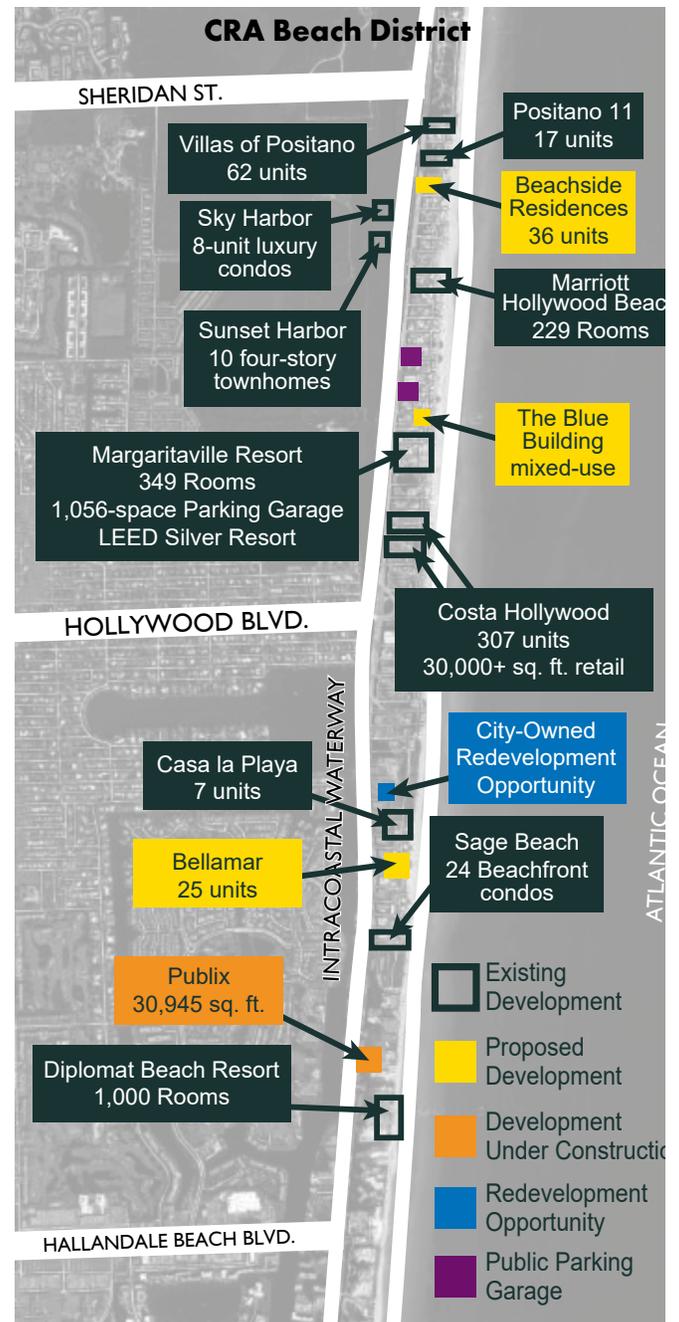
CRA Beach District

The CRA Beach District includes approximately 293 acres from Sherman Street south to the southern property line of the Diplomat Beach Resort, and from the Intracoastal Waterway east to the Atlantic Ocean. The Redevelopment Agency's focus is on improving and revitalizing the District by implementing a multi-pronged approach to redevelopment.

Hollywood Beach is known for its world-famous Boardwalk which stretches 2 miles along the white sand. Luxury resorts and charming boutique hotels accommodate international and domestic visitors. Hollywood Beach offers numerous retail, residential and commercial redevelopment opportunities.

CRA Downtown District

The Downtown District includes approximately 580 acres, including the 10-acre ArtsPark at Young Circle, and the Hollywood Beach Golf Club. The boundaries are Washington Street to the south, 22nd Avenue to the west, and Johnson Street to the north. The eastern boundaries are: 14th Avenue from Johnson Street south to Polk Street, 16th Avenue from Polk Street to Van Buren Street, and 17th Avenue from Van Buren Street to Washington Street.





Mural in Downtown Hollywood
by artist Fabio Onrack

 DOWNTOWN HOLLYWOOD
MURAL PROJECT

Commercial Property Improvement Program (CPIP)

This program is designed to improve the façades of privately owned commercial or industrial buildings in Hollywood's commercial areas. CPIP grant funds are available to property owners who restore, renovate or improve the exterior of their building and property enhancing the visual quality and attractiveness of the corridor. The program consists of a reimbursement grant for a percentage of the construction cost up to a maximum amount of \$25,000 per property/property owner on a post-completion basis.

Property Improvement Program (PIP)

The Property Improvement Program (PIP) is a grant program for buildings located in the Hollywood CRA Districts. It provides a 50% reimbursement grant up to \$50,000 for comprehensive fixed capital improvements to the property. The intent of the program is to encourage property and business owners to restore, renovate and improve their property, thereby improving the area's visual quality and attractiveness, and increasing property values.

Hotel Improvement Program (HIP)

The Hotel Improvement Program (HIP) is a grant program for hotels/motels, inns, or bed and breakfasts located in the Hollywood CRA

Districts. It provides a 33% reimbursement grant up to \$250,000 or 20% of the assessed value, whichever is lower, for comprehensive fixed capital improvements to both the interior and exterior of the property. To receive this grant, the property is required to become certified as a Superior Small Lodging (SSL) or AAA Diamond Rated property.

Paint Only Program (POP)

The Paint Only Program (POP) is a grant program for properties located in the Hollywood CRA Districts. It provides a 50% reimbursement grant up to \$10,000 for cleaning, patching and painting of the building exterior when done by a licensed contractor.

Mural Only Program (MOP)

The Mural Only Program (MOP) is a reimbursement grant program to leverage private investment for on-site property enhancements. The MOP offers a 50% reimbursement grant up to a maximum reimbursement of \$10,000 per property for costs associated with the creation and installation of a painted or mosaic mural, including design, labor, materials and equipment, on the exterior surface of buildings and structures located within the CRA Districts.

DEVELOPMENT ACTIVITY | COMPLETED



Approximately \$200 million in development was completed in Hollywood last year including more than 50,000 SF of retail, restaurant and entertainment space, with more on the way. It's never been a better time to invest in Hollywood. From its strategic location and proactive business environment to its outstanding quality of life, Hollywood is where you want to be.

The Hollywood submarket is a center for employment in healthcare and retail trade, and its two main office nodes are along Hollywood Boulevard and Sheridan Street. Some of the major employers include HEICO, Brandsmart, Royal Caribbean and the Seminole Hard Rock Hotel & Casino. Some of the largest tenants include Amsurg, the IRS and AT&T. Vacancies for retail properties in Hollywood were under the five-year average during the third quarter, and they compressed in the past year. The rate also comes in below the region's average. Meanwhile, rents have surged in the past 12 months, growing by 9.4% year over year. Relative to Fort Lauderdale, market pricing sits at \$299/SF, which is right in line with the region's average pricing.

11.7^S_F
MILLION

Total Retail Inventory

\$200+
MILLION

Development Delivered
to Market Last Year



Joe DiMaggio Children's Hospital Expansion

Memorial Healthcare System's Joe DiMaggio Children's Hospital underwent an expansion to add over 156,000 SF to its existing facilities by adding four floors. The expansion project consolidated pediatric healthcare services (i.e. ICU, Operating Rooms, and Cardiac Surgery) on the same floor and expanded private and semi-private rooms.

Location: 1005 Joe DiMaggio Drive
 Developer: Memorial Healthcare System
 Investment: \$200.9 million
 Website: www.jdch.com



Hollywood East (CRA Downtown District)

Hollywood East brings a 15-story, mixed-use development featuring over 247 residential units to Downtown Hollywood. The project includes nearly 4,800 SF of commercial space.

Location: 2165 Van Buren Street
 Developer: Hollywood East, LLC
 Website: www.hollywoodeastapartments.com

DEVELOPMENT ACTIVITY | COMPLETED



Design Center of Hollywood/Kravet

The redevelopment of a former manufacturing facility into the Design Center of Hollywood began in 2017. Kravet has a stunning new 14,000 SF office, showroom and warehouse in the facility located within the South Florida Design & Commerce Center. Kravet is the industry leader in to-the-trade fabric and furnishings, offering the widest range of colors, patterns and textures in every design style. The build out of an additional 46,000 SF of showroom and office space is now complete featuring several tenants.

Location: 3040 North 29th Avenue
Developer: Josh Yashar + Shlomo Yashar
Website: www.tdcoh.com



Hudson Village

Hudson Village is an attainable rental community along the South Federal Highway corridor between Dewey and Washington Streets in Hollywood. This 96-unit development reflects the zoning changes made to the city's downtown Regional Activity Center designed to attract mixed-use development.

Location: 901 S Federal Highway
Developer: Housing Trust Group, LLC (HTG)
Investment: \$28 Million
Website: www.htgf.com



Pinnacle at Peacefield

Pinnacle at Peacefield is a multi-family development comprised of 120 units qualified as affordable rental housing for seniors. The three-story buildings are located in Hollywood's Regional Activity Center featuring associated parking, landscaping, and common recreational area and activity elements.

Location: Adams Street and South 24th Avenue and South Dixie Highway
 Developer: Pinnacle at Peacefield
 Investment: \$15 million
 Website: www.pinnaclehousing.com



Parkview at Hillcrest

Parkview at Hillcrest is an approximately 243 acre residential development located between Pembroke Road and Washington Street east of 52nd Avenue. It is a project of Pulte Homes, Inc. consisting of 645 single family homes and townhomes. This three-phase development was completed in 2021.

Location: 4600 Hillcrest Drive
 Developer: Hillcrest Country Club, LLP
 Investment: \$300 Million
 Website: www.pulte.com/parkview

DEVELOPMENT ACTIVITY | COMPLETED



1818 Park (CRA Downtown District)

1818 Park is a mixed-use development located at the southwest corner of Hollywood Boulevard and Young Circle. The development includes 269 upscale residential units with approximately 30,000 SF of retail space, including a replication of the façade of the historic Great Southern Hotel.

Location: 1858 Hollywood Blvd.
Developer: Block 40, LLC
Investment: \$80 Million
Website: block40eb5.com



The Preserve at Emerald Hills

MG3's development on the former site of Lake Eden, The Preserve at Emerald Hills is a master planned community consisting of 40 luxury coach homes and 77 luxury estate homes. Phase I is complete with homeowners moving in while Phase II is well underway.

Location: Stirling Road + SW 35th Avenue
 Developer: MG3 Developers
 Investment: \$60 Million
 Website: www.thepreserveatemeraldhills.com



Quint Collection (CRA Beach District)

The Quint Collection is a residential development on Hollywood Beach featuring ten luxury townhomes, each selling for more than \$2.5 million with a private marina for its residents.

Location: 2800 N Ocean Drive
 Developer: JQ Group of Companies
 Website: www.quintcollection.us

DEVELOPMENT ACTIVITY | UNDER CONSTRUCTION



Eterna (CRA Beach District)

Eterna is a planned condominium project in Hollywood's Central Beach area featuring 36 units with one to four bedroom floorplans.

Location: 3319 N Ocean Drive
Website: www.eturnaresidences.com



Pinnacle 441 - Phase I

Located at Johnson Street and State Road 7, along the transit-oriented corridor, this attainable housing development will provide 213 residential rental units in two phases, along with ground floor retail in Phase I. Construction on the first phase is underway, while Phase II continues through approvals and permitting.

Location: 890 N. State Road 7
Developer: Pinnacle Housing Group
Investment: \$35 million
Website: www.pinnaclehousing.com



The Bread Building

The Bread Building is a mixed-use development located on the southeast corner of Hollywood Boulevard and Young Circle at the site of the former Hollywood Bread Building. The development includes 361 multi-family units and 17,000 SF of retail space.

Location: 1751 Jackson Street
Developer: BTI Partners
Website: btipartners.com

DEVELOPMENT ACTIVITY | UNDER CONSTRUCTION



Wyndham Dolce Kasher House Hotel

The Wyndham Dolce Kasher House Hotel is a six-story hotel development located on South State Road 7 directly across from the famed Seminole Hard Rock Hotel and Casino. This development includes 100 guest rooms and a roof-top eatery that will serve kosher fare to guests, offering sweeping views of the Hollywood skyline.

Location: 5530 S. State Road 7
Developer: BSD Capital
Investment: \$10 Million



Monroe Residences (CRA Downtown District)

The Monroe Residences is a five-story, 40-unit luxury condominium under construction near Downtown Hollywood on Monroe Street. The development will have four three-bedroom units, 16 two-bedroom units and 20 one-bedroom units. Amenities will include rooftop green space, access-controlled parking with 44 spaces, a pool, a gym and a barbecue and picnic area.

Location: 1840-1850 Monroe Street
Developer: Gusmell, LLC
Investment: \$7 Million
Website: monroecondo.com



441 ROC

441 ROC is a commercial development located on the northeast corner of US-441 and Griffin Road in close proximity to the Seminole Hard Rock Hotel and Casino. The development includes an eight-story, multi-family residential development comprised of 180 units, a Wawa gas station with 16 fueling stations, Wendy's restaurant and a self-storage facility.

Location: NE Corner of US-441 and Griffin Road
 Developer and construction management:
 Lojeta Group, Partners - Priv Cap Development,
 Canyon Capital Partners
 Investment: \$48 million
 Website: www.lojeta.com



Carvana

Fronting I-95, Hollywood will soon be home to a 6000 SF Carvana vehicle distribution center featuring its innovative multi-story car vending machine. Based in Tempe, Arizona, Carvana is a leading e-commerce company that sells used cars through an easy-to-use technology internet platform. The company is the fastest growing online used car dealer in the United States and made the 2021 Fortune 500 List.

Location: 3950 N 28th Terrace
 Developer: Scozak Realty Inc.

DEVELOPMENT ACTIVITY | UNDER CONSTRUCTION



Nine Hollywood (CRA Downtown District)

Nine Hollywood is an 18-story, mixed-use commercial, multi-family residential development with 204 units and 7,500 SF of retail space located just south of the ArtsPark at Young Circle.

Location: 320 South Federal Highway
Developer: Jackson Street Development LLC
Investment: \$30 million



Icon Office Building (CRA Downtown District)

Icon Office Building is a 50,000 SF Class A office building slated to welcome its first tenants before the end of 2022. It is located in the heart of Downtown Hollywood with retail bays and a financial institution on the ground floor.

Location: 1895 Tyler Street
Developer: Icon Office Building, LLC
Investment: \$10 million



Soleste Hollywood Boulevard

Soleste Hollywood Boulevard is a planned eight-story, mixed-use development with 347 residential units. The site would include a 233-unit building and a 114-unit building, 30,000 SF of commercial space and 475 parking spaces. The floorplans include studios to three-bedroom apartments.

Location: 2001 Hollywood Boulevard
 Developer: The Estate Companies
 Investment: \$109.3 million
 Website: eigfl.com



Publix on the Intracoastal

Plans are underway for the first Publix grocery store on the Intracoastal Waterway. The 30,000 SF supermarket with Intracoastal Waterway access has been fully approved and building permits have been applied for.

Location: 3100 South Ocean Drive
 Investment: \$18 million

DEVELOPMENT ACTIVITY | PLANNED



Pinnacle 441 - Phase II

Located at Johnson Street and State Road 7, along the transit-oriented corridor, this attainable housing development will provide 213 residential rental units in two phases, along with ground floor retail in Phase I. Construction on the first phase is underway, while Phase II continues through approvals and permitting.

Location: 890 N. State Road 7
Developer: Pinnacle Housing Group
Investment: \$35 million
Website: www.pinnaclehousing.com



Soleste Village North and South

Soleste Village North and South is a planned development a block south of Soleste Hollywood Boulevard along Van Buren Street. Totalling 206,985 square feet in 12 stories, it would have 300 apartments, 384 parking spaces and a pool, plus indoor amenities on the fifth floor.

Soleste Village South would rise eight stories and total 160,250 square feet, with 203 apartments, 273 parking spaces, and an amenity/pool deck on the fourth floor.

Location: 115 S 21st Avenue
Developer: The Estate Companies



2215-2239 Hollywood Boulevard

This project represents an assemblage of five parcels along Hollywood's signature boulevard. The planned mixed-use development will include 180 residential units and approximately 10,000 SF of retail space in the Regional Activity Center.

Location: 2215-2239 Hollywood Boulevard
Developer: Hollywood Investment Corp.



DEVELOPMENT ACTIVITY | PLANNED

The Tropic

The Tropic is a planned 244-unit rental community featuring both workforce and market rate units along with 650 SF of ground floor commercial space. The development is located in the Regional Activity Center at the corner of Van Buren Street and S. Federal Highway.

Location: Van Buren Street and S. Federal Highway
Developer: Affiliated Development
Website: www.affiliateddevelopment.com





58 Oak

58 Oak is a planned four-story mixed-use development including 58 residential units and 9300 square feet of office space.

Location: 4231 N 58th Avenue
 Developer: PPG Development
 Investment: \$1 million
 Website: ppgdevelopment.com



Hotel of Hollywood

The planned hotel (Marriott brand anticipated) on Tyler Street includes 13 stories and 112 rooms. The new hotel's amenities will include a pool, a bistro and bar, a Starbucks, meeting rooms, a business center and a gym.

Location: 1926 – 1934 Tyler Street
 Developer: MHG Hotels
 Investment: \$30 million
 Website: www.mhghotelsllc.com

DEVELOPMENT ACTIVITY | PLANNED



Prestigia Midtown

Prestigia Midtown is a planned 7-story apartment complex with 48 units and 5 townhomes as part of the first phase of redevelopment. Located a block south of Hollywood Boulevard, Prestigia Midtown will offer easy access to I-95 and Tri-Rail.

Location: 2717 Van Buren Street
Developer: Prestigia Immobilier
International Group
Website: fjmholding.fr



Midtown 1 + 2

Midtown 1 + 2 is a planned development with two buildings. Each building would include 42,228 SF in four stories, with 45 apartments, 52 parking spaces and a roof-top pool and gym. Each unit will be a 637 SF one bedroom.

Location: 2723, 2741, 2718, 2742 Polk Street
Developer: S&B ENT LLC



Town Hollywood

Town Hollywood is a planned 420-unit, garden-style apartment complex on a 26.7-acre site at the southeast corner of Stirling Road and Compass Way. The development would spread across 14 buildings of three stories each, with a bridge over the canal that runs through the middle of the property. Plans include 714 parking spaces, with 51 in garages and the rest surface parking. Amenities include two pools; a 21,572 SF, two-story clubhouse; a sand volleyball court; two hard sports courts; a playground and a dog park.

Location: SE Corner of Stirling Road and Compass Way
 Developer: The Related Group
 Website: www.relatedgroup.com



Atrium

Atrium is a planned 28,500 SF mixed-use development in Downtown Hollywood.

Location: 115 S 21st Avenue
 Developer: 115 Holdings, Inc
 Investment: \$5 million

DEVELOPMENT ACTIVITY | PLANNED



University Station (CRA Downtown District)

University Station is a planned attainable housing community with 15,000 SF of ground floor retail which will house Barry University's College of Health Sciences. This is public private partnership between the City and Housing Trust Group. Also planned is a shared parking garage with approximately 343 public parking spaces to be managed by the City's parking division.

Location: 421 N. 21st Avenue
Developer: Housing Trust Group
Website: www.htgf.com





5300 S. State Rd 7

This planned development includes a 16-story mixed-use building with 200 hotel units and 64 condominiums and 22,726 SF retail/restaurant space.

Location: 5300 South State Road 7
Developer: Rock Center of Hollywood, LLC
Investment: \$60 million

DEVELOPMENT ACTIVITY | PLANNED



B57 North and South

The planned redevelopment of the commercial parcel on the east side of Hollywood's ArtsPark at Young Circle includes the reconfiguration of Hollywood Boulevard to connect directly with Young Circle dividing the site into two development parcels. The proposed redevelopment includes north and south towers featuring 802 residential units and approximately 180,000 SF of commercial/office space.

Location: East side of ArtsPark at Young Circle
Developer: BTI Partners
Website: www.btipartners.com



Alta Hollywood

This planned luxury residential rental community will bring 467 new units to the north side of Young Circle in the Downtown Regional Activity Center along with 7,000 SF of commercial space. This project overlooks the Hollywood Beach Golf Course.

Location: 401 N. Federal Highway
Developer: Alta Developers
Website: www.altadevelopers.com



DEVELOPMENT ACTIVITY | PLANNED



Harbor Landings

Harbor Landings is a planned development with a 7-story 230-room hotel, 8-story multi-family building with 274 apartment units and approximately, and approximately 11,000 SF of retail space. Planned amenities include swimming pools, restaurants, covered parking and clubhouse.

Location: 4500 South State Road 7
Developer: Corporate Coaches Inc.



Seagis Eller Drive Warehouse – Port Everglades

This planned development includes an approximately 200,000 SF warehouse/distribution center.

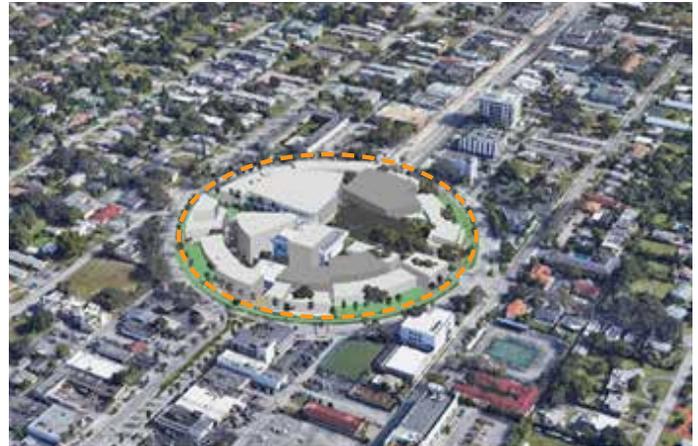
Location: 1700 Eller Drive
Developer: Eller Drive Properties, Inc/Seagis Property Group, LP Delaware
Website: www.seagisproperty.com



Hollywood Central - PD Site

This high-visibility 3 to 6 acre site fronts Hollywood Boulevard just west of I-95. The property currently houses the Hollywood Police Department Headquarters building and several surface parking lots. With a new Police Headquarters planned south of the current location, this desirable site will become available for redevelopment that makes beneficial use of this ideal location.

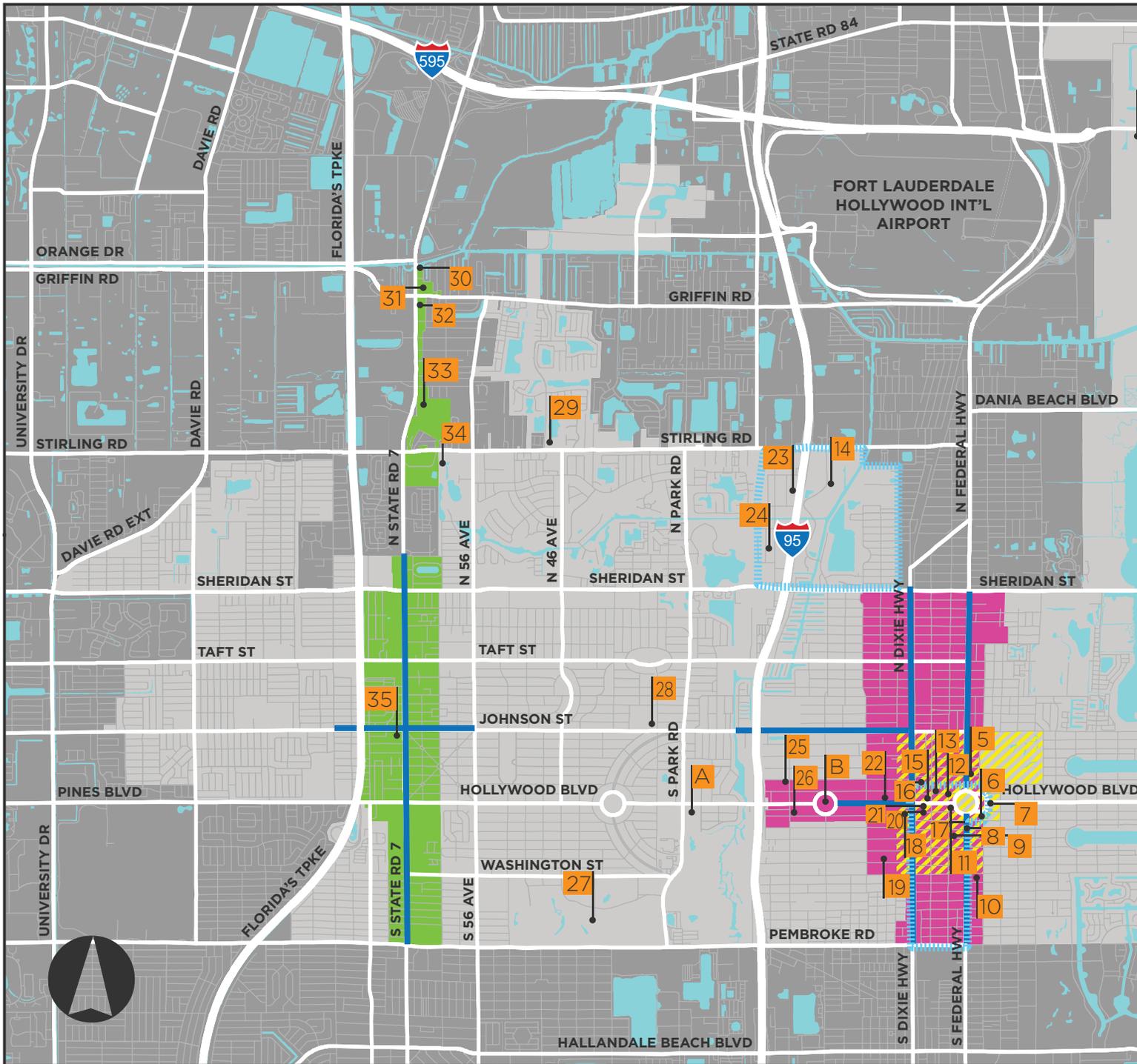
Location: 3250 Hollywood Boulevard
 Area: 3 to 6 acres
 Zoning: Government Use
 Contact: Raelin Storey, City of Hollywood
rstorey@hollywoodfl.org



City Hall Circle

City Hall Circle is ideally located with easy access to I-95 and Tri-Rail. The nearly 10 acre city-owned site presents an exciting opportunity for a public-private partnership anchored by new city facilities and inclusive of new multi-family residential, office and retail development. The site is blocks from Hollywood's Downtown District. It currently houses the city's administrative offices and the Hollywood Branch of the Broward County Library, a facility constructed to support two additional floors.

Location: 2600 Hollywood Boulevard
 Area: 9+/- acres
 Zoning: Government Use
 Contact: Raelin Storey, City of Hollywood
rstorey@hollywoodfl.org



SIGNATURE DEVELOPMENT ACTIVITY

RESIDENTIAL

- 2 The Quint Collection
- 3 Eterna
- 9 Monroe Residences
- 10 Hudson Village
- 14 Town Hollywood
- 18 Hollywood East
- 19 Pinnacle at Peacefield
- 20 Soleste Village North & South
- 25 Midtown 1+2
- 26 Prestigia Midtown
- 27 Parkview at Hillcrest
- 29 The Preserve at Emerald Hills

COMMERCIAL

- 1 Publix on the Intracoastal
- 4 Seagis Eller Drive Warehouse
- 12 The Icon Building
- 23 Carvana
- 24 Design Center of Hollywood/Kravet

HOTEL

- 13 Hotel of Hollywood
- 30 Harbor Landings
- 33 Kosher House Hotel

HEALTHCARE

- 28 Joe DiMaggio Children's Hospital

MIXED-USE

- 5 Alta Hollywood
- 6 The Bread Building
- 7 Block 57
- 8 The Tropic
- 11 1818 Park
- 15 Soleste Hollywood Boulevard
- 16 University Station
- 17 Nine Hollywood
- 21 Atrium
- 22 2215-2239 Hollywood Boulevard
- 31 441 ROC
- 32 5300 South State Road 7
- 34 58 Oak
- 35 Pinnacle 441 Phase I & II

DEVELOPMENT OPPORTUNITIES

- A Hollywood Police Headquarters
- B City Hall Circle

INFRASTRUCTURE + ZONING

-  Regional Activity Center
-  Transit Oriented Corridor
-  Community Redevelopment Districts
-  Complete Streets Projects
-  Opportunity Zones



Economic Development
2600 Hollywood Boulevard
Hollywood, FL 33020
954.921.3620



Community Redevelopment Agency
1948 Harrison Street
Hollywood, FL 33020
954.924.2980

View the
Development Activity Guide



www.choosehollywoodfl.com

The City of Hollywood makes reasonable efforts to ensure the accuracy of this publication recognizing the content is subject to change. All information based on Quarter 3 - 2022 data.

