


2026 DEVELOPMENT ACTIVITY REPORT



See Life. See Opportunities.

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 nearly \$1.5 billion in real estate development recently completed, 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-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 Boardwalk—a 2-mile pedestrian promenade just steps from the Atlantic 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

CONTACT US

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DEVELOPMENT ACTIVITY



\$1.48 BILLION IN PLANNED,
ONGOING AND RECENT
DEVELOPMENT IN
HOLLYWOOD

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.





DEVELOPMENT ACTIVITY

COMPLETED UNDER CONSTRUCTION IN PERMITTING PLANNED OPPORTUNITIES



THE TROPIC

The Tropic is an 18-story, 223-unit rental community featuring both workforce and market rate units along with 2,200 SF of 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 & S. Federal Highway
Developer: Affiliated Development
Investment: \$54.2 million
Website: affiliateddevelopment.com



SOLESTE VILLAGE NORTH

The North Village is a 12-story, mixed-use high-rise apartment building in Downtown Hollywood. The project delivered 300 residential units and features modern amenities, including a pool and amenity deck, designed to enhance the urban living experience.

Location: 2001 Van Buren Street
Developer: The Estate Companies
Investment: \$70 million
Website: eigfl.com



STIRLING LOGISTICS CENTER

The recently completed Stirling Logistics Center is a Class A, 98,860-square-foot distribution facility co-developed by Cadence Partners and Clarion Partners. Located less than a quarter mile from I-95 with direct frontage on Stirling Road, the property offers prime accessibility for logistics operations. The building features 32-foot clear heights, 30 dock-high doors, two oversized drive-in ramps, and seven additional onsite trailer drops.

Location: 2910 Stirling Road
Developer: Link Construction Group
Investment: \$8.2 million

DEVELOPMENT ACTIVITY

COMPLETED UNDER CONSTRUCTION IN PERMITTING PLANNED OPPORTUNITIES



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 362 multi-family units and 17,000 SF of retail space.

Location: 1740 S. Young Circle
Developer: BTI Partners
Investment: \$58 million
Website: breadbuilding.com

DEVELOPMENT ACTIVITY

COMPLETED UNDER CONSTRUCTION IN PERMITTING PLANNED OPPORTUNITIES



REVV HOLLYWOOD

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

Location: 2233 Hollywood Blvd
Developer: Calta Group
Investment: \$30 million
Website: revvhollywood.com



HOLLYWOOD ART & CULTURE CENTER

The City of Hollywood’s new multi-disciplinary arts education center features a bold design with expanded visual arts galleries. The project includes a dance drama room, visual arts and music classrooms, a broadcast studio, a mixed-use theater, an interactive gallery, and a reception space.

Location: 1650 Harrison Street
Contractor: Pirtle Construction
Investment: \$7.5 million
Website: artandculturecenter.org



DEVELOPMENT ACTIVITY

COMPLETED UNDER CONSTRUCTION IN PERMITTING PLANNED OPPORTUNITIES



Griffin/441

Griffin/441 located on the northeast corner of US-441 and Griffin Road is in close proximity to the Seminole Hard Rock Hotel and Casino. It includes an eight-story, multi-family residential development comprised of 180 units.

Location: 4465 Griffin Rd
Investment: \$44 million



UNIVERSITY STATION

A transformative mixed-use community in downtown Hollywood. Developed in a transformative public-private partnership (P3) with the City of Hollywood, University Station is HTG’s largest development to date and introduces 216 units of affordable and workforce housing, a 635-space public-private parking garage, over 2,000 square feet of retail and commercial space, and a new 12,210 SF campus for Barry University’s College of Nursing and Health Services.

Location: 421 N. 21st Avenue
Developer: Housing Trust Group
Investment: \$100 million
Website: universitystationhtgm.com



HOLLYWOOD HEIGHTS ON THE BOULEVARD

Hollywood Heights on the Boulevard is an eight-story, mixed-use development with 324 luxury residential units and 30,000 SF of commercial space and 475 parking spaces. The floor plans include studios to three-bedroom apartments.

Location: 2001 Hollywood Blvd
Investment: \$109 million
Website: hollywoodheightsontheboulevard.com

DEVELOPMENT ACTIVITY

COMPLETED UNDER CONSTRUCTION IN PERMITTING PLANNED OPPORTUNITIES

TOWN HOLLYWOOD

Town Hollywood is a completed 420-unit garden-style apartment community located on a 26.7-acre site at the southeast corner of Stirling Road and Compass Way. The development consists of 14 three-story residential buildings connected by a bridge spanning the central canal. Residents have access to 714 parking spaces, including 51 garage spaces, and a robust suite of amenities: two pools, a 21,572-square-foot two-story clubhouse, a sand volleyball court, two hard sports courts, a playground, and a dog park.

Location: 2000 Stirling Rd
Developer: The Related Group
Investment: \$68 million
Website: townhollywoodapts.com/



PINNACLE 441

Located at Johnson Street and State Road 7, along the transit-oriented corridor, this attainable housing development has 113 residential units with ground floor retail in Phase I, along with 100 residential rental units in Phase II.

Location: 890 N. State Road 7
Developer: Pinnacle Housing Group
Investment: \$47.8 million
Website: pinnaclehousing.com

DEVELOPMENT ACTIVITY

COMPLETED UNDER CONSTRUCTION IN PERMITTING PLANNED OPPORTUNITIES



PUBLIX ON THE INTRACOASTAL

The first Publix grocery store on the Intracoastal Waterway was completed in 2024. The 30,000 SF supermarket also has boat access.

Location: 3100 South Ocean Drive
Developer: 3100 Ocean Holdings, LLC
Investment: \$18 million



AESTHETIC APARTMENTS

Aesthetic Apartments is a five-story residential multi-family apartment building located in Downtown Hollywood. The building consists of 22 units and a parking garage.

Location: 1936 Jackson Street
Developer: Aesthetic Apartments, Inc.
Investment: \$4.4 million
Website: aesthetic.apartments/home



SEAGIS AT PORT EVERGLADES

Seagis at Port Everglades is a 199,624-square-foot Class A, fully secured, freestanding industrial building designed for a single tenant. Located at the entrance to Port Everglades, the property offers a best-in-market industrial campus environment with dock-high and oversized ramp drive-in doors, plus 45 trailer drops for maximum efficiency and connectivity. Approximately 47,000 square feet of warehouse space is currently available for lease. The building is occupied in part by Informa, a producer of major international boat shows.

Location: 1700 Eller Drive
Developer: Eller Drive Properties, Inc/Seagis Property Group, LP Delaware
Investment: \$16 million
Website: seagis.cbre-properties.com

DEVELOPMENT ACTIVITY

COMPLETED UNDER CONSTRUCTION IN PERMITTING PLANNED OPPORTUNITIES



MONROE RESIDENCES

The Monroe Residences is a five-story, 40-unit luxury condominium near Downtown Hollywood on Monroe Street. The development has 4 three-bedroom units, 16 two-bedroom units and 20 one-bedroom units. Amenities include a 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



NINE HOLLYWOOD

Nine Hollywood is a 13-story, mixed-use development featuring 204 market rate residential units with 7,000 SF of retail space. The project is located just south of ArtsPark at Young Circle.

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



ICON OFFICE BUILDING

Icon Office Building is a 50,000 SF Class A office building and welcomed its first tenants at the end of 2023. 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
Website: firmrealty.com/icon

DEVELOPMENT ACTIVITY

COMPLETED UNDER CONSTRUCTION IN PERMITTING PLANNED OPPORTUNITIES



1818 PARK

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. A new 15,000 SF food hall debuted in 2024, located on the ground floor of 1818 Park.

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



DOLCE BY WYNDHAM HOLLYWOOD

The Dolce by Wyndham Hollywood is a six story hotel 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 serves kosher fare to guests, offering sweeping views of the Hollywood skyline.

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



JOE DIMAGGIO

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: \$201 million
Website: jdch.com

DEVELOPMENT ACTIVITY

COMPLETED UNDER CONSTRUCTION IN PERMITTING PLANNED OPPORTUNITIES



ETURNA

Eterna is a condominium project in Hollywood’s Central Beach area featuring 36 units with one to four-bedroom floor plans.

Location: 3319 N Ocean Drive
Developer: CPGBR1, LLC
Investment: \$12 million
Website: eturnaresidences.com

DEVELOPMENT ACTIVITY

COMPLETED **UNDER CONSTRUCTION** IN PERMITTING PLANNED OPPORTUNITIES



21 HOLLYWOOD

New mixed-use construction, 13 story apartment building, containing 200 units, and approximately 9,977 SF of commercial space. Amenities include: an elevated infinity pool and jacuzzi with surrounding deck and seating areas; private pool cabanas; café bar; a gym; work lounges; a dog park; two courtyards; and a dog wash.

Location: 2100 N Federal Highway
Investment: \$47.1 million



SOLESTE VILLAGE SOUTH

The South Village is an 8-story, mixed-use high-rise apartment building under construction across from Soleste Village North. The project will add 203 residential units to Downtown Hollywood and includes resident amenities such as a pool and amenity deck, complementing the adjacent North tower.

Location: 2001 Van Buren Street
Developer: The Estate Companies
Investment: \$50 million
Website: eigfl.com



ONE OASIS HOLLYWOOD

One Oasis is a development featuring 64 residential units, 1,386 SF of retail, and a 92-space parking garage. Amenities include a fitness center and a pool.

Location: 1109 N Federal Highway
Investment: \$14 million

DEVELOPMENT ACTIVITY

COMPLETED

UNDER CONSTRUCTION

IN PERMITTING

PLANNED

OPPORTUNITIES



CITY OF HOLLYWOOD POLICE DEPARTMENT

New 3 story, state of the art, Hollywood Police Department Headquarter building, south of the existing facility, approximately 100,000 sq ft in size, with a secure parking structure for Police Department staff. Anticipated to open spring of 2026.

Location: 401 S Park Road

Investment: \$36 million

Website: newhollywoodpolicehq.com



HOLLYWOOD BEACH GOLF COURSE AND CLUB HOUSE

New Clubhouse/Community Center on SW corner includes pro shop, dining area, meeting space, cart barn, staging area, signage and parking. Renovated 18 holes with re-alignment for relocated clubhouse. New irrigation, cart paths, landscaping and course restrooms. New curbing and fencing along 17th Ave. Anticipated to open spring of 2026.

Location: 1600 Johnson Street

Investment: \$17.6 million

Website: hollywoodbeachgolf.com



DEVELOPMENT ACTIVITY

COMPLETED **UNDER CONSTRUCTION** IN PERMITTING PLANNED OPPORTUNITIES



THE WESLEY AT FILLMORE

The Wesley at Fillmore is a 4-story multifamily development under construction located on Fillmore Street west of Dixie Highway. The building’s design will pay homage to mid-century architecture.

Location: 2233 Fillmore Street
Developer: CB Fillmore LLC
Investment: \$14 million



RESIDENCES AT BEVERLY PARK

The Residences at Beverly Park is an 11-story mixed-use development underway on a 1.8-acre site. The project will deliver 115 quality affordable multifamily units along with 750 square feet of ground-floor retail space. The project reimagines the site, which currently includes a vacant surface parking lot, a two-story bank, and office building constructed in 1994. The existing building will be preserved and thoughtfully integrated with the new residential tower, creating a cohesive and revitalized urban environment.

Location: 6015 Washington Street
Developer: NuRock
Investment: \$23 million
Website: nurock.com

DEVELOPMENT ACTIVITY

COMPLETED

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OPPORTUNITIES



PRESTIGIA MIDTOWN

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

Location: 2717 Van Buren Street
Developer: Prestigia Immobilier International Group
Investment: \$11 million
Website: fjmholding.fr



ONE HOLLYWOOD

The planned mixed-use development includes 22 stories with 248 residential units and nearly 8,000 SF of commercial space.

Location: 410 N Federal Highway
Developer: Star Developers Group
Investment: \$85 million
Website: onehollywoodresidences.com



COURTYARD MARRIOTT

The planned hotel on Tyler street includes 13 stories and 115 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: \$22 million
Website: mhghotelsllc.com

DEVELOPMENT ACTIVITY

COMPLETED | UNDER CONSTRUCTION | **IN PERMITTING** | PLANNED | OPPORTUNITIES



PARAMOUNT PLACE

Paramount Place is a affordable housing development for seniors. The eight-story building will total and include 96 units., a fourth-floor pool deck, and a fitness center.

Location: 826 Dixie Highway
Developer: Housing Trust Group
Investment: \$25.4 million
Website: htgf.com



CASA LA PLAYA

Casa La Playa is a collection of ten exclusive beachfront residences. Each unit offers more than 3,500 SF of living space with four bedrooms and four-and-a-half baths. Amenities include two rooftop swimming pools with private cabanas, a sundeck, a state-of-the-art gym, and private garages.

Location: 1401 -1421 S Surf Road
Investment: \$ 11 million
Website: casalaplayaresidences.com

DEVELOPMENT ACTIVITY

COMPLETED

UNDER CONSTRUCTION

IN PERMITTING

PLANNED

OPPORTUNITIES



ALTA CONDO

This planned luxury residential community will bring 466 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
Investment: \$95 million
Website: altadevelopers.com



NAUTILUS APARTMENTS

A development that will feature 84 new rental units and 143 parking spaces.

Location: 3500 Washington Street
Developer: Automatic Investments South Inc.
Investment: \$13 million



ICON BEACH

The Diplomat Beach Resort has a planned expansion development that includes 350 condo units and an additional 500 key hotel.

Location: 3210 - 3690 S Ocean Drive
Developer: Related Group and BH Group
Investment: \$150 million
Website: diplomatresort.com

DEVELOPMENT ACTIVITY

COMPLETED | UNDER CONSTRUCTION | **IN PERMITTING** | PLANNED | OPPORTUNITIES



MMVJ LAND LLC

A seven-story apartment complex located three blocks west of Young Circle. The development will include 49 units, 65 parking spaces, and a 2,177 SF amenity space on the third floor. The project features a mix of studio, one-bedroom, and two-bedroom apartments, along with five townhouses on the ground floor.

Location: 2005 Jackson Street
Investment: \$10.8 million



MEMORIAL SURGICAL & CRITICAL CARE TOWER EXPANSION

Memorial Regional Hospital is expanding with more than 400,000 SF of new construction and nearly 50,000 SF of renovations. The new tower will include 150 acuity-adaptable beds, 21 operating rooms, expanded preoperative and recovery bays, and a new sterile processing department.

Location: 3501 Johnson Street
Investment: \$400 million



SOLESTE LA PIAZZA

A planned mixed-use development with 378 apartment units, nearly 7,000 SF of retail, and ±1,700 SF of office, amenities, and parking. The building is broken down into a 13-story tower resting on a 9-story podium. This ties into the proportion and typology existing along Young Circle and promotes a more pedestrian-friendly approach.

Location: 1845 Hollywood Blvd
Developer: The Estate Companies
Investment: \$26.7 million
Website: eigfl.com

DEVELOPMENT ACTIVITY

COMPLETED UNDER CONSTRUCTION IN PERMITTING **PLANNED** OPPORTUNITIES



PARK ROAD DEVELOPMENT

The Park Road Development is a planned Public-Private Partnership with the City of Hollywood that will transform a former landfill and the City’s Public Works site into a mixed-use community. The northern portion includes 618 multifamily units, while the southern portion features 35,000 square feet of retail space and 45,000 square feet of office space.

Location: 1600 S Park Road
Investment: \$30 million

DEVELOPMENT ACTIVITY

COMPLETED | UNDER CONSTRUCTION | IN PERMITTING | **PLANNED** | OPPORTUNITIES



THE PLAZA 441

Across from the Seminole Hard Rock Resort, this planned development includes a 16-story mixed-use building with 200 hotel units and 64 condominiums and 85,000 SF of commercial and office space.

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



FLETCHER TWENTY

A seven-story, 42-unit residential development features a central section rising six stories and an eastern portion with a rooftop terrace on the fifth floor.

Location: 2022 - 2026 Fletcher Street
Investment: \$3.5 million



2543 POLK STREET APARTMENTS

The planned building features 33 residential units and 45 parking spaces, with a rooftop deck containing a pet park, two Jacuzzis and barbecues. The apartments range from 524 to 1,089 square feet, including three studio apartments, 18 one-bedroom units, three one-bedroom units with dens, and six two-bedroom units.

Location: 2543 Polk Street
Investment: \$6 million

DEVELOPMENT ACTIVITY

COMPLETED

UNDER CONSTRUCTION

IN PERMITTING

PLANNED

OPPORTUNITIES



1844 JACKSON STREET APARTMENTS

The planned mixed-use development will be comprised of 200 residential units, tower heights such as 9, 10, and 13 stories with an outdoor 10th level amenities area, and structured parking screened and underneath the building.

Location: 1844 Jackson Street

Investment: \$60 million



2217 JACKSON STREET APARTMENTS

The planned development will include 4 stories, 100 residential units with one and two bedrooms. The development also includes an indoor courtyard and other amenities such as a pool, social room, fitness center and gazebo.

Location: 2217 Jackson Street

Investment: \$53 million



VIVA HOLLYWOOD

The planned development will include 5 stories with 48 residential units. There will also be roof top amenities and parking underneath the building.

Location: 1935 - 1951 Lincoln Street

Investment: \$10 million

DEVELOPMENT ACTIVITY

COMPLETED | UNDER CONSTRUCTION | IN PERMITTING | **PLANNED** | OPPORTUNITIES



PIERCE APARTMENTS

The planned development will include 4 stories with 28 multi-family residential units. The development also includes a 4th floor courtyard with amenities such as a barbecue area, spa and party room.

Location: 2302 - 2306 Pierce Street
Investment: \$5.5 million



2328 JACKSON ST APARTMENTS

This 4-story multi-family residential development includes 33 units and 43 parking spaces.

Location: 2328 Jackson Street



DIXIANA APARTMENTS

The planned development includes 10 stories with 71 multi-family residential units and amenities including outdoor lounges, a pool, pool deck and walking areas.

Location: 182 Dixiana Street
Developer: GN Dixiana LLC

DEVELOPMENT ACTIVITY

COMPLETED

UNDER CONSTRUCTION

IN PERMITTING

PLANNED

OPPORTUNITIES



2021 JEFFERSON STREET APARTMENTS

A seven-story building will feature 53 Class-A residential units with luxury amenities. The property is located in a vibrant district with excellent access to transportation, entertainment, retail, and a walkable neighborhood.

Location: 2021 Jefferson Street
Investment: \$15.5 million



THE GEORGE

The George is a planned 14-story apartment community with 113 residential units and 141 parking spaces. The project will feature a ground-floor coworking space and a fifth-floor amenity deck with a pool, clubhouse, outdoor lounge, yoga deck, and fitness center, designed to offer residents a modern and active urban lifestyle.

Location: 950 S. Federal Highway
Investment: \$41 million
Developer: The Conkreta Group

DEVELOPMENT ACTIVITY

COMPLETED | UNDER CONSTRUCTION | IN PERMITTING | **PLANNED** | OPPORTUNITIES



LINCOLN PARK RESIDENCES

A four-story multifamily project rising approximately 45 feet in height. The building will deliver 111 one and two-bedroom apartments. Amenities include a second-level landscaped courtyard, a rooftop garden, and a rooftop pool with a patio area, covered terrace, and lounge space. With prominent frontages on both Lincoln and Johnson Streets, the project emphasizes innovation, sustainability, and architectural integration while enhancing the surrounding neighborhood.

Location: 2219 Lincoln Street



VAN BUREN APARTMENTS

A four-story, 151-unit residential development will feature a mix of studios, one-bedroom, one-bedroom plus den, and two-bedroom units. The project incorporates a second-floor open courtyard with a pool, outdoor lounge, social room, fitness center, gazebo, and surrounding gardens. The design emphasizes green space, with plantings on the ground floor, second floor, and rooftop. The project also provides resident and guest parking, a loading zone, and bicycle racks, with access from Van Buren Street and additional pedestrian entry from S. 28th Avenue.

Location: 2718 - 2750 Van Buren Street



THE ROE

The Roe is a proposed 4-story residential building with 27 units: 23 one-bedroom, 3 two-bedroom, and 1 three-bedroom. The project will feature a rooftop amenity level with an outdoor terrace, sundeck, bar area, fitness room with restrooms, and landscaped recreational space, offering residents a modern and intimate living experience.

Location: 2242 - 2246 Monroe Street

DEVELOPMENT ACTIVITY

COMPLETED

UNDER CONSTRUCTION

IN PERMITTING

PLANNED

OPPORTUNITIES



1735 JACKSON STREET APARTMENTS

A new 8-story, 70-unit apartment building is proposed on Jackson Street in the Federal Highway corridor within the Regional Activity Center. It will offer a mix of one and two-bedroom homes in a building about 86 feet tall. Amenities will include a fitness center, swimming pool, and pool deck.

Location: 1735 Jackson Street



MAYO STREET APARTMENTS

A new six-story apartment building is proposed along Federal Highway, featuring 49 residential units in a mix of studios, one and two-bedroom layouts. The first two floors will house a parking garage, with residential units above. Designed in a modern, contemporary style, the building will feature glass balconies, stucco framing, and landscaped areas, with parking access from Mayo Street and the rear alley.

Location: 1834-1840 Mayo Street



PIERCE STREET APARTMENTS

A new four-story apartment building is proposed along the Dixie Highway corridor, offering 62 residential units in a mix of one and two-, and three-bedroom layouts (including units with dens). The project will feature rooftop amenities such as a pool, lounge areas with BBQs, trellises, and landscaped green space. Additional highlights include ground-level landscaping, designated parking, guest parking, bicycle racks, and a loading zone.

Location: 2224 Pierce Street

DEVELOPMENT ACTIVITY

COMPLETED

UNDER CONSTRUCTION

IN PERMITTING

PLANNED

OPPORTUNITIES



HILLCREST VILLAGE

A new 8-story affordable apartment community is proposed on Hillcrest Drive, rising about 90 feet and offering 110 one and two-bedroom units. The building’s modern design features smooth stucco in multiple colors, black-framed impact windows, aluminum and glass railings, and wooden slat accents for a natural look. Planned amenities include a pool, fitness center, community clubhouse, cybercafé, playground, rooftop garden, parcel lockers, and 744 square feet of office space. The site plan also adds landscaping and a widened sidewalk to improve the pedestrian experience.

Location:

1101 Hillcrest Drive

Developer:

Housing Trust Group



HARBOR LANDINGS

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

Location:

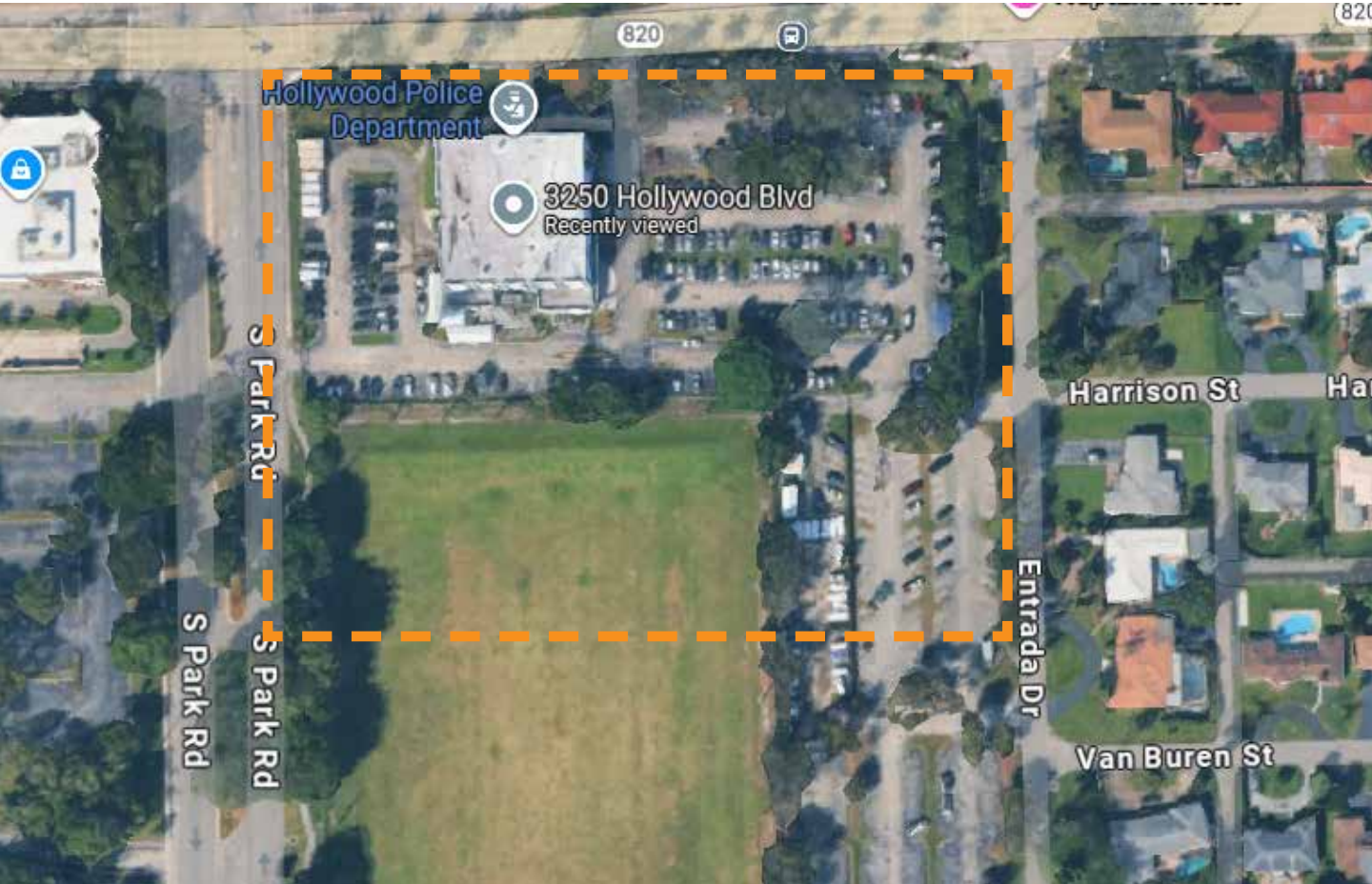
4500 South State Road 7

Developer:

Corporate Coaches Inc.

DEVELOPMENT ACTIVITY

COMPLETED	UNDER CONSTRUCTION	IN PERMITTING	PLANNED	OPPORTUNITIES
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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 Blvd
Area: 3 to 6 acres
Zoning: Government Use
Contact: Lisa Liotta, City of Hollywood, LLiotta@hollywoodfl.org

DEVELOPMENT ACTIVITY

COMPLETED

UNDER CONSTRUCTION

IN PERMITTING

PLANNED

OPPORTUNITIES



CITY HALL CIRCLE

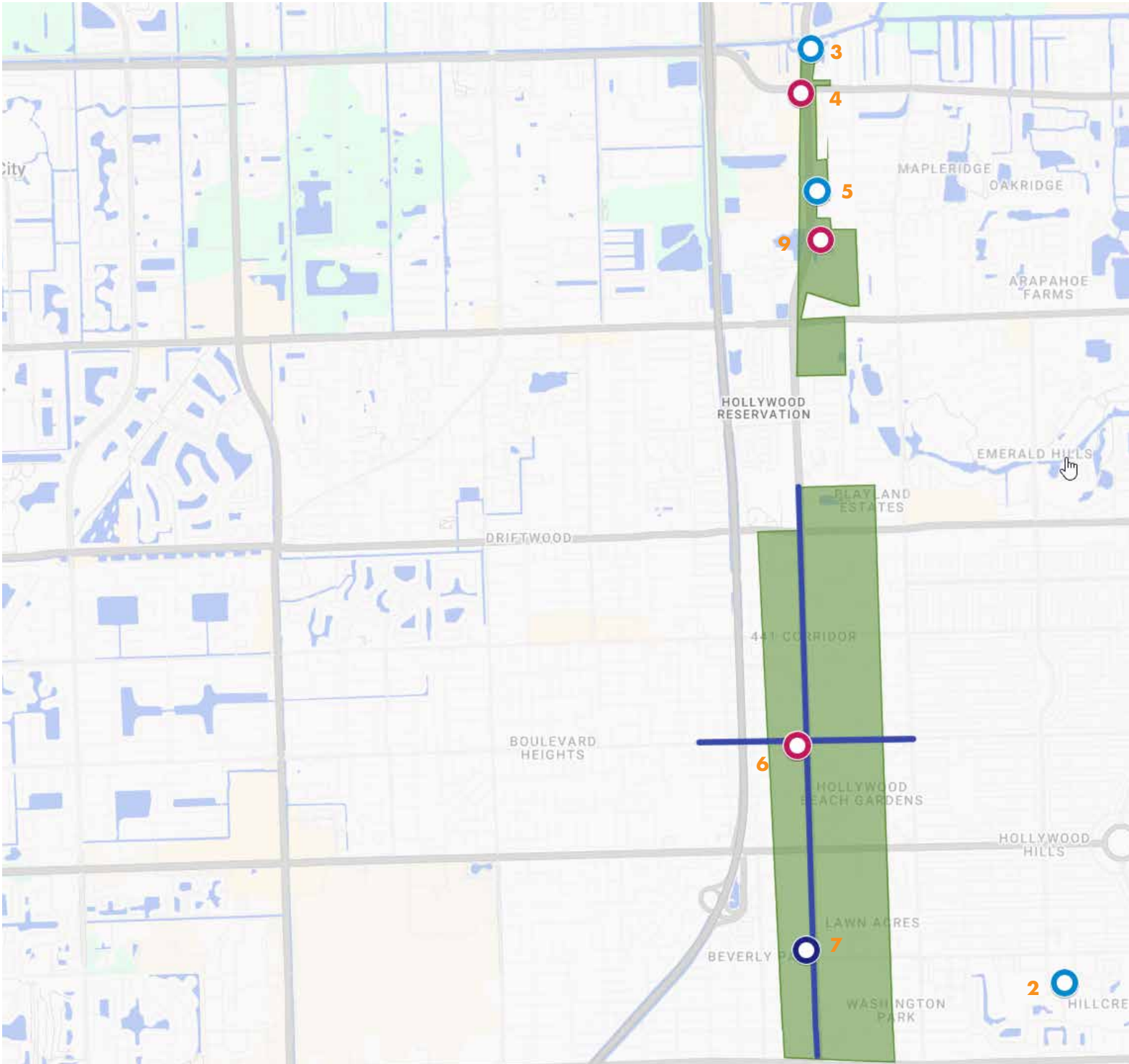
City Hall Circle is ideally located with easy access to I-95 and Tri-Rail. The nearly 10 acre City-owned site presents an exciting opportunity for a public-private partnership anchored by new city facilities and inclusive of new multi-family residential, office, municipal or retail development. The site 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 Blvd

Area: 9± acres

Zoning: Government Use

Contact: Lisa Liotta, City of Hollywood, LLiotta@hollywoodfl.org



WEST SIDE SIGNATURE DEVELOPMENT ACTIVITY

RESIDENTIAL

- 1 Nautilus Apartments
- 2 Hillcrest Apartments

MIXED-USE

- 3 Harbor Landings
- 4 441 ROC
- 5 The Plaza 441
- 6 Pinnacle 441
- 7 Residences at Beverly Park
- 8 Park Road Development

HOTEL

- 9 Dolce by Wyndham Hollywood

DEVELOPMENT STATUS

- Completed
- Under Construction
- In Permitting
- Planned

COMMERCIAL

- 10 Stirling Logistics Center

HEALTHCARE

- 11 Memorial Surgical & Critical Care Tower Expansion
- 12 Joe DiMaggio Children's Hospital Expansion

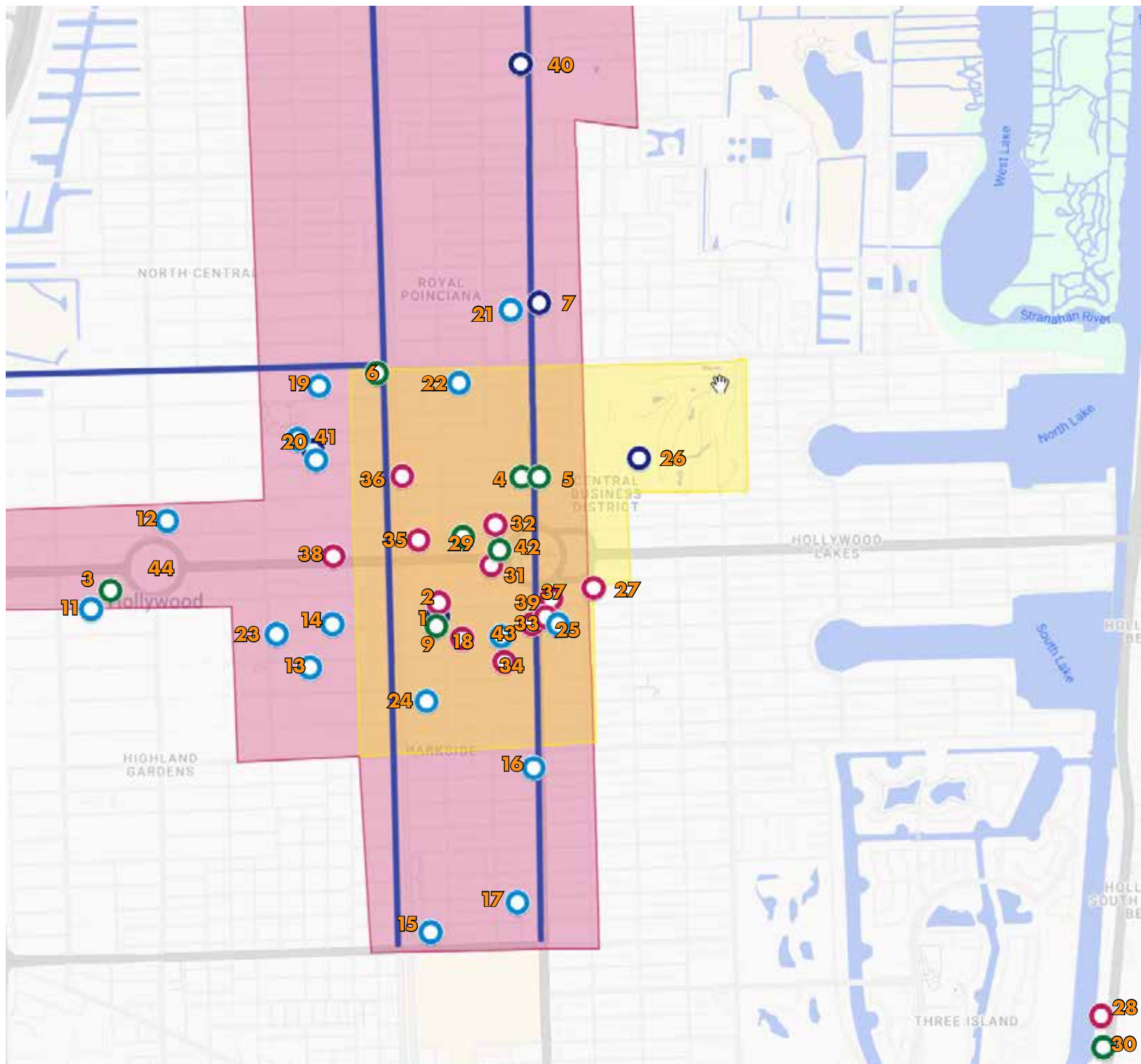
DEVELOPMENT OPPORTUNITIES

- 13 Hollywood Police Headquarters

INFRASTRUCTURE + ZONING

- Transit Oriented Corridor
- Complete Street Projects







EAST SIDE SIGNATURE DEVELOPMENT ACTIVITY

RESIDENTIAL

- 1** Soleste Village South
- 2** Soleste Village North
- 3** Prestigia Midtown
- 4** One Hollywood
- 5** Alta Hollywood
- 6** Paramount Place
- 7** Oasis Hollywood
- 8** Casa La Playa
- 9** MMVJ Land LLC
- 10** Eterna
- 11** Van Buren Apartments
- 12** 2543 Polk Street Apartments
- 13** The Roe
- 14** 2217 Jackson Street
- 15** Fletcher Twenty
- 16** The George
- 17** Mayo Street Apartments
- 18** Aesthetic Apartments
- 19** Lincoln Park Residences
- 20** Pierce Street Apartments
- 21** Dixiana Apartments
- 22** Viva Hollywood
- 23** 2328 Jackson Street Apartments
- 24** 2021 Jefferson Street Apartments
- 25** 1735 Jackson Street Apartments

COMMERCIAL

- 26** Hollywood Beach Golf Course and Club House
- 27** Hollywood Art & Culture Center
- 28** Publix on the Intracoastal

HOTEL

- 29** Courtyard Marriott
- 30** Diplomat Beach Resort



MIXED-USE

- 31** 1818 Park
- 32** Icon Building
- 33** Nine Hollywood
- 34** Monroe Residences
- 35** Hollywood Heights on the Blvd
- 36** University Station
- 37** The Bread Building
- 38** Revv Hollywood
- 39** The Tropic
- 40** 21 Hollywood
- 41** The Wesley at the Filmore
- 42** Soleste La Piazza
- 43** 1844 Jackson Street Apartments




DEVELOPMENT OPPORTUNITIES

- 44** Hollywood City Hall

DEVELOPMENT STATUS

-  Completed
-  Under Construction
-  In Permitting
-  Planned

INFRASTRUCTURE + ZONING

-  Regional Activity Center
-  Community Redevelopment Districts
-  Complete Street Projects

COMMERCIAL MARKETS

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 Office Submarket, which includes portions of Pembroke Pines and Miramar, is large relative to the national norm and contains 6.4 million SF of office space.



OFFICE SUBMARKET

With a current vacancy rate of 8.2%, Hollywood's office submarket presents a unique opportunity for businesses looking to establish or expand their presence in a vibrant community. This balance of supply and demand creates a favorable environment for businesses to find ideal spaces tailored to their needs.

There are approximately 572,000 square feet of space available, resulting in an availability rate of 8.9%. This presents a great opportunity for relocating businesses to find the perfect location to thrive. In fiscal year 2025, 33 successful sales transactions have occurred, with an average sale price of \$231 per square foot, showcasing the strong market interest and investment potential.

Hollywood continues to demonstrate strong rental demand, with average asking rents holding steady at around \$36.00/SF, slightly above the broader Fort Lauderdale metro average of \$35.00/SF. Over the past year, rents in Hollywood have grown by 2.6%, outpacing the metro-wide rate of 1.5%. While this year's growth is more moderate than the submarket's five- and ten-year averages (5.2% and 4.5%, respectively), it reflects a healthy and resilient market adjusting to broader economic conditions.



HOLLYWOOD'S URBAN AND SUBURBAN COMMERCIAL CORRIDORS BOAST 6.4 MILLION SQUARE FEET OF OFFICE SPACE WITH AN OCCUPANCY RATE OF 93.1%



Pro-business mindset at local and state level offering low-cost, low-tax, high-quality corporate environments.



A diverse and well-educated work force. CNBC ranked Florida among the top three states for workforce in the nation.



RANKED AMONG TRIP ADVISOR'S **TOP 25 U.S. BEACH DESTINATIONS**, HOLLYWOOD **DRAWS GLOBAL VISITORS**, FUELING STEADY **DEMAND FOR RETAIL AND ENTERTAINMENT.**



RETAIL SALES VOLUME



Past year	<div></div>	\$80.8M
Past 5 years	<div></div>	\$126M
Past 10 years	<div></div>	\$131M

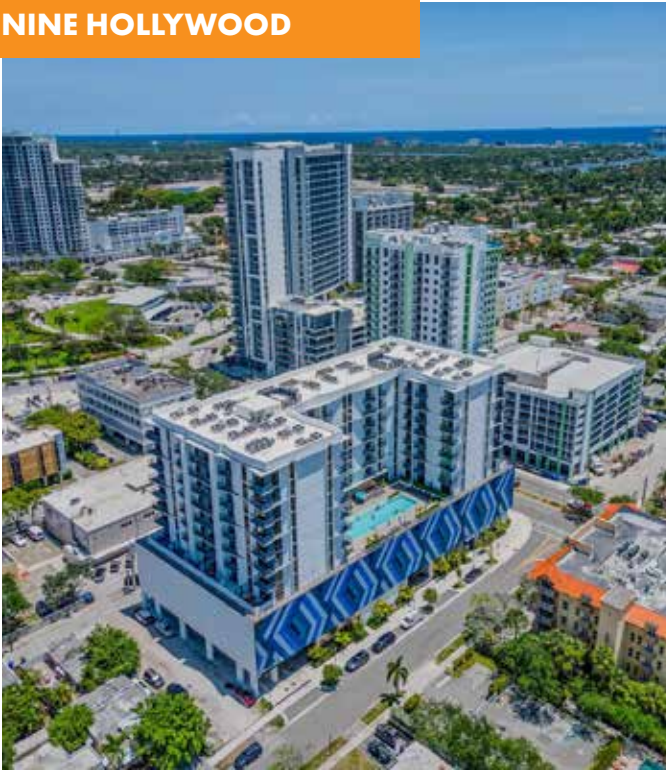
Companies are choosing Hollywood for its convenient location in the heart of South Florida with easy access to Port Everglades and Fort Lauderdale-Hollywood International Airport, as well as major transportation routes and employment centers. Businesses are expanding and new visitors and residents are discovering the unique blend of value and quality that sets Hollywood apart from other South Florida cities.

RETAIL SUBMARKET

- The Hollywood retail submarket remains strong with a balanced 5% vacancy rate as of Q3 2025 and a diverse inventory of nearly 11.8 million square feet across neighborhood centers, power centers, strip centers, malls, and general retail. Market rents are steady at \$37.00 per square foot, showing consistent year-over-year growth of 1.8 percent, with malls leading at 5.0 percent growth.
- Availability stands at 5.4%, and while no traditional retail construction is underway, new retail spaces are opening as part of several mixed-use redevelopment projects. These large developments are introducing tens of thousands of square feet of attractive ground-level retail opportunities. With manageable vacancy, steady rent growth, and expanding retail options, Hollywood offers appealing opportunities for investors, retailers, and businesses seeking a dynamic and growing market.
- In eastern Hollywood, Sheridan Plaza by Regency Centers is anchored by popular retailers including Publix, Ross Dress for Less, Kohl's, LA Fitness, Marshalls, and Burlington. Serving nearly 158,000 households and more than 415,000 residents within a five-mile radius, the center is well positioned to draw consistent foot traffic and remain a key retail destination.
- Hollywood stands out for its mix of value and quality, driven by steady growth and smart investments. Along the City's western edge, the State Road 7/U.S. 441 corridor, branded as 'On the 7,' is emerging as a vibrant hub. Anchored by the iconic Guitar Hotel and energized by new residential and commercial projects, the area reflects a strong economic foundation and forward-looking momentum. A growing restaurant scene and transit-focused improvements further position Hollywood as an ideal place for accessible, high-quality living and investment.
- Strategically located just east of I-95 on Sheridan Street, Oakwood Plaza is a 28-acre power center anchored by national retailers like Home Depot, City Furniture, and BJ's Wholesale Club. With ample parking and a mix of shopping and dining, it remains a popular destination for residents and visitors. To expand housing options and support economic growth, the City Commission approved a Planned Development Master Plan to transform Oakwood into a vibrant mixed-use community. Redevelopment is already underway, including a 120,000 square foot Dick's House of Sport that will feature interactive activities and experiences, along with a 282-unit multifamily residential project.

NEW COMMERCIAL SPACE IN HOLLYWOOD

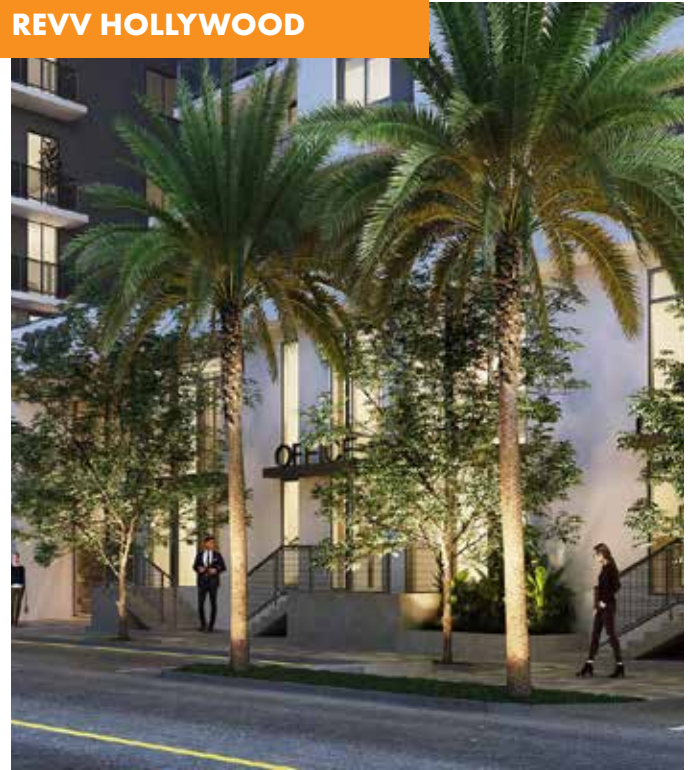
NINE HOLLYWOOD



- ✓ 320 South Federal Highway
- ✓ 2,794 - 5,615 SF of 4-Star Retail Space Available

APEX CAPITAL REALTY
305.770.6273

REVV HOLLYWOOD



- ✓ 2233 Hollywood Boulevard
- ✓ Retail Space Available

ONE SOTHEY'S INTERNATIONAL
786.453.3171

HOLLYWOOD HEIGHTS ON THE BOULEVARD



- ✓ 2001 Hollywood Boulevard
- ✓ 1,054 - 26,542 SF of 4-Star Retail Space Available

SRS REAL ESTATE PARTNERS
954.703.3604

1818 PARK



- ✓ 1820 Hollywood Boulevard
- ✓ 500-6,000 SF of Retail Space Available

SOCIETY 8 HOSPITALITY GROUP
954.205.2731 / 954.357.2616

ICON OFFICE BUILDING



- ✓ 1895 Tyler Street
- ✓ 8,200 SF of Office Space Available

FIRM REALTY
954.926.2506



INDUSTRIAL SUBMARKET

Hollywood sits at the center of Southeast Broward's industrial corridor, offering industrial use zoning near major highways, dense residential areas, Port Everglades, and Fort Lauderdale-Hollywood International Airport. This access to infrastructure, labor, and consumers makes Hollywood an ideal choice for logistics, light manufacturing, and service-based industries.

While annual net absorption across Southeast Broward has slowed to 220,000 square feet following a record-setting 2022, vacancy remains low at 4.3 percent. Much of the recent increase in vacancy reflects turnover in older properties rather than weakening demand.

Despite a limited supply of developable land, construction activity in the region has been strong. More than 2.7 million square feet of new space has been delivered since 2018, with over 80 percent already leased. Tenant interest continues to grow, especially in Hollywood's top-tier industrial parks such as the South Florida Design and Commerce Center and Port 95 Commerce Park. These hubs support a wide range of industries, from aerospace and advertising to uniform services and architectural firms. The South Florida Design and Commerce Center alone is home to more than 20 high-end design firms, including Kravit, Jerry Pair, and Pindler.

Rent growth remains steady at 2.8 percent year over year. Although new construction has slowed due to rising costs and financing constraints, the long-term fundamentals remain strong. Hollywood offers a rare combination of stable returns, a skilled workforce, and limited competition in a supply-constrained market.

This is the right time to invest or expand in Hollywood. With access to key transportation routes, a strong tenant base, and a selection of well-positioned properties, businesses can bring their products and services to market faster and more efficiently.

TARGET INDUSTRIES

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.
Social Mobile	A technology company specializing in providing custom mobile device solutions and enterprise mobility services to enhance business operations and customer experiences.
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 Global, Inc.	Leading provider of compliance, technology, and engineering consulting solutions with over 3,400 employees and 100 offices worldwide.
Quantum Marine	A pioneer in the world's most advanced marine stabilizing technologies, serving the luxury yacht, military and commercial industries.
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 supports business expansion with cost-effective solutions, reflecting growing trends 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.



WHAT PEOPLE LIKE ABOUT BUSINESS IN HOLLYWOOD:

”

It is a thriving city, centrally located to serve all of my clientele

”

We've been in Hollywood for 29 years and have grown right along with the city, watching it become an even more dynamic place to do business

”

City employees are readily accessible whenever assistance is needed

-City of Hollywood, Communications, Marketing & Economic Development Business Visitation Program Survey Responses



CHOOSE HOLLYWOOD

MEGA-REGION OF THE FUTURE

Approximately 60% of the
population in South Florida
is in the prime working
ages

34%

residents in
Broward County
hold a bachelor's
degree or higher,
including advance
& specialized
degrees

35

Colleges &
Universities

Over

84,000

potential job seekers are
pursuing new opportunities
across a wide range of
industries

Zero
State
Income
Tax

Four
continents
within reach in
one day

Florida's
\$1.74 Trillion
economy has
the 2nd fastest
growth rate in
the U.S

-Greater Fort Lauderdale Alliance, Broward County; Florida Chamber, Florida by the Numbers 2025

ECONOMIC ENGINES

Port Everglades is South Florida's powerhouse port and one of the most diverse seaports in the United States. It ranks among the top cruise ports globally and is one of the busiest containerized cargo ports in the country. The port serves as South Florida's primary seaport for petroleum products, including gasoline and jet fuel. With its combined strength in exotic cruise vacations and international trade, Port Everglades is a vital economic engine for Hollywood and Broward County.

PORT EVERGLADES

As a leading container port in a region heavily reliant on trade and tourism, Port Everglades offers an ideal gateway for companies doing business in Latin America, the Caribbean, Europe, and the Far East. The port features a Foreign Trade Zone and available office space, making it a highly attractive business center for global commerce.

Port Everglades operates as a self-supporting enterprise fund within Broward County and does not rely on local tax dollars for its operations or capital projects. The total economic impact generated by the port now exceeds \$29 billion annually, supporting over 197,000 Florida jobs, including approximately 11,000 people employed by companies providing direct services to the port.

Several expansion projects are underway to meet growing demand and enhance the port's capacity. These improvements are expected to be completed and will increase productivity and throughput while creating an estimated 4,700 construction jobs. Notably, Disney Cruise Line has opened a new homeport terminal at Port Everglades, further solidifying the port's status as a premier cruise destination.

Port Everglades ranks third in Florida for total container cargo activity and serves more than 150 ports across 70 countries, underscoring its critical role in global trade and regional economic growth.





\$28.1 BILLION ANNUAL
ECONOMIC
ACTIVITY

4+ MILLION CRUISE
PASSENGERS
ANNUALLY

\$9.4 BILLION WAGE SALARIES
GENERATED BY CARGO &
CRUISE ACTIVITY

Source: FY2024 Port Everglades Annual Financial Report

TRANSPORTATION + ACCESSIBILITY



FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT (FLL)

Strategically located on Hollywood's northern boundary, the Fort Lauderdale-Hollywood International Airport (FLL) remains a powerful driver of regional growth and economic impact. In 2024, the airport welcomed 35.2 million passengers, ranking as the 19th busiest airport in the United States and 13th for international travelers. FLL averaged 337 daily departures, offering nonstop service to 97 U.S. cities and 55 international destinations across 25 countries. This extensive connectivity continues to position Hollywood as a highly accessible and connected community for residents, visitors, and businesses alike.

FLL plays a central role in the local economy, supporting nearly 18,000 direct jobs and contributing approximately \$37.5 billion in annual economic activity to Broward County. As passenger volumes continue to grow steadily, the airport remains a vital hub for travel, commerce, and investment, reinforcing Hollywood's strategic location within one of South Florida's most important transportation corridors.

FREIGHT RAIL

Hollywood is well served by two major freight railroads, the Florida East Coast Railway (FEC) and CSX Transportation, providing efficient and cost-effective options for moving goods between rail yards and trucking terminals. The FEC has made significant investments to expand its intermodal capabilities, most notably with the development of a 43-acre near-dock Intermodal Container Transfer Facility at Port Everglades.

This facility has increased FEC's capacity from 100,000 to 450,000 container lifts annually, streamlining the transfer of international and domestic cargo between ships and rail while helping reduce highway congestion. The project was supported by state grants and loans totaling \$72 million, reinforcing the region's commitment to modernizing its logistics infrastructure. CSX Transportation, with its extensive eastern United States network covering approximately 21,000 route miles, complements this connectivity by providing Hollywood businesses access to national and international markets.

Together, these railroads strengthen Hollywood's position within Florida's transportation network, supporting economic growth, trade, and job creation across the region.

PASSENGER RAIL

Hollywood is served by the South Florida Regional Transportation Authority's Tri-Rail commuter service, which connects the City to Miami to the south and downtown West Palm Beach to the north. Hollywood has two Tri-Rail stations, each offering convenient bus connections that extend access throughout the region. The three major South Florida airports are also accessible via Tri-Rail and connecting shuttle services, making travel seamless for residents and visitors alike.

In August 2022, the Broward County Commission approved a locally preferred alternative for the Broward Commuter Rail South project. This plan calls for extending commuter rail service along the Florida East Coast Railway corridor, covering approximately 11.5 miles from the new passenger station in Aventura down to Fort Lauderdale. Key stations are planned in Downtown Hollywood, Fort Lauderdale-Hollywood International Airport, and near Broward Health Medical Center. This expansion will provide direct, convenient connections from downtown Hollywood to downtown Fort Lauderdale, the Broward County Convention Center, Port Everglades, and the Beaches. The project is currently in the development stage and will require state and federal funding. This project will enhance regional mobility and support economic growth by offering an efficient transit option for commuters and visitors throughout Broward County.



FIRST + LAST MILE CONNECTIONS

The Sun Shuttle, powered by Circuit®, offers an eco-friendly, electric public transportation option for residents and visitors. This convenient service transports riders through key areas, including Downtown Hollywood, Hollywood Beach, Federal Highway, and West Hollywood. With the "Ride Circuit" app, getting around has never been easier.

The City recently launched the new Holly-Go Community Shuttle, a free service funded by the Broward County Transportation Surtax. This initiative enhances mobility throughout the City and serves as a vital connector for residents. Both shuttles provide a clean and green way to access essential services, grocery shopping, entertainment, and recreational venues in our beautiful City.

Experience the ease and sustainability of getting around Hollywood.





Rendering: FEC Corridor Complete Streets



Rendering: Federal Highway Complete Streets

URBAN DESIGN + INFRASTRUCTURE

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, A1A on Hollywood Beach and Federal Highway.

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.

DOWNTOWN REGIONAL ACTIVITY CENTER

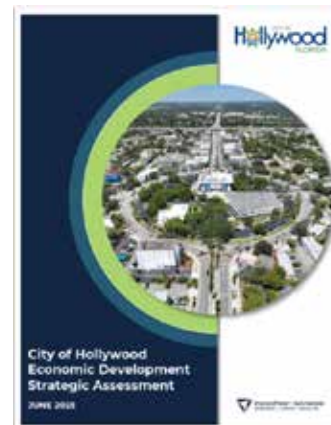
Recognizing the importance of the Regional Activity Center (RAC) designation, the City of Hollywood rezoned the RAC to encourage attractive and functional redevelopment in this area of regional significance. Hollywood's RAC covers an area over 1,450 acres including Downtown Hollywood and the key commercial and residential corridors of Federal Highway, Dixie Highway and Hollywood Boulevard. More than 3,500 new residential units are planned, under construction, or completed in this area.

ECONOMIC DEVELOPMENT STUDIES AND ASSESSMENTS

Hollywood's economic development team recently completed a Strategic Assessment to guide the City's growth over the next 6 to 36 months. Building on current initiatives, the plan offers a clear, actionable framework rooted in data, community feedback, and industry best practices. It outlines nine key priorities focused on creating a stronger and more inclusive local economy. The assessment is designed to help align efforts, strengthen partnerships, and drive meaningful progress.

In addition, a citywide commercial corridor analysis was conducted to support business retention and attract new retail opportunities. This study took a close look at Hollywood's major corridors, evaluating zoning, market trends, foot traffic, and commuter activity. The findings highlight the City's competitive advantages and offer targeted strategies to enhance its business environment.

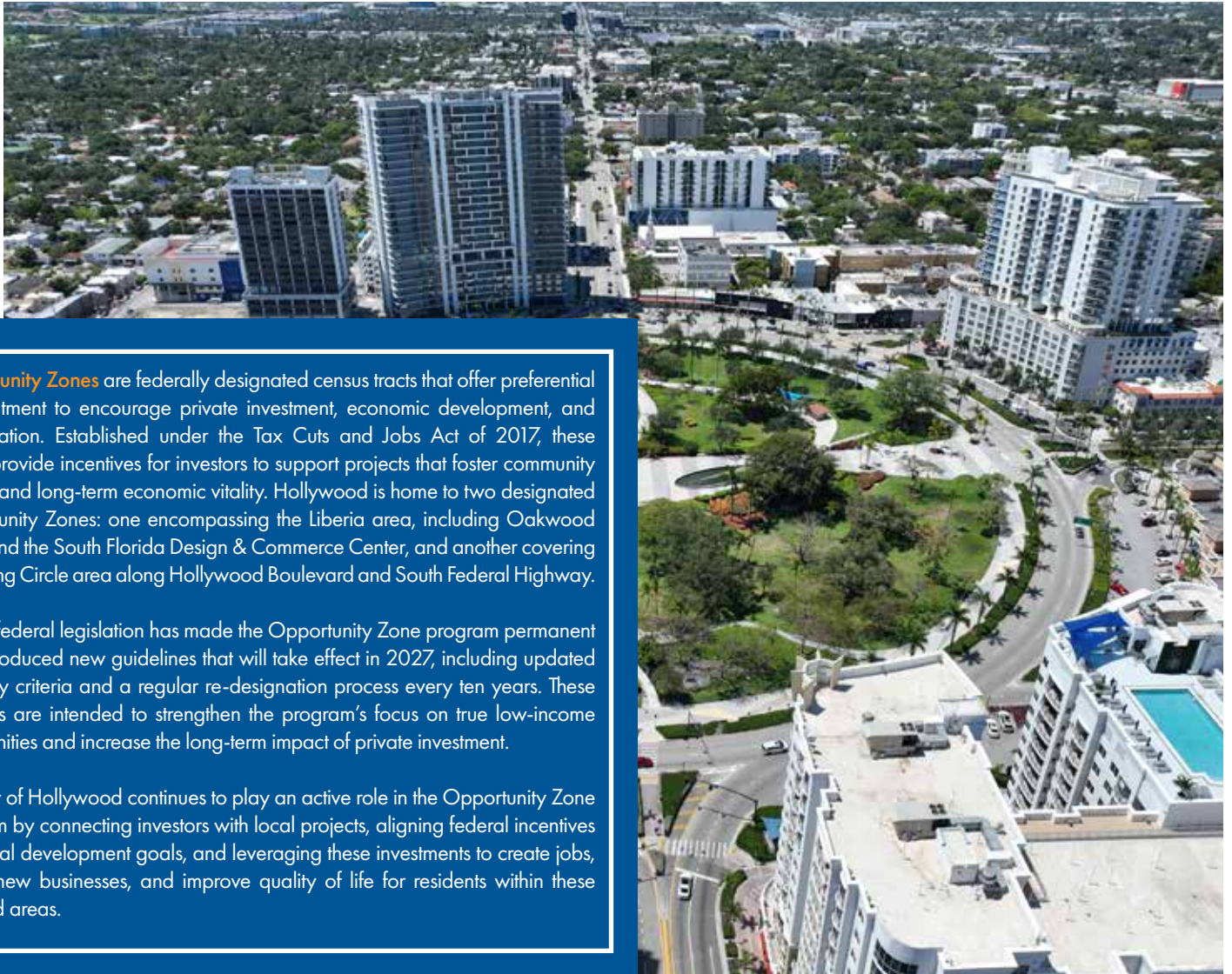
Together, these tools will help shape Hollywood's economic future and provide a solid foundation for decision-making and investment.



[READ THE ASSESSMENT HERE](#)



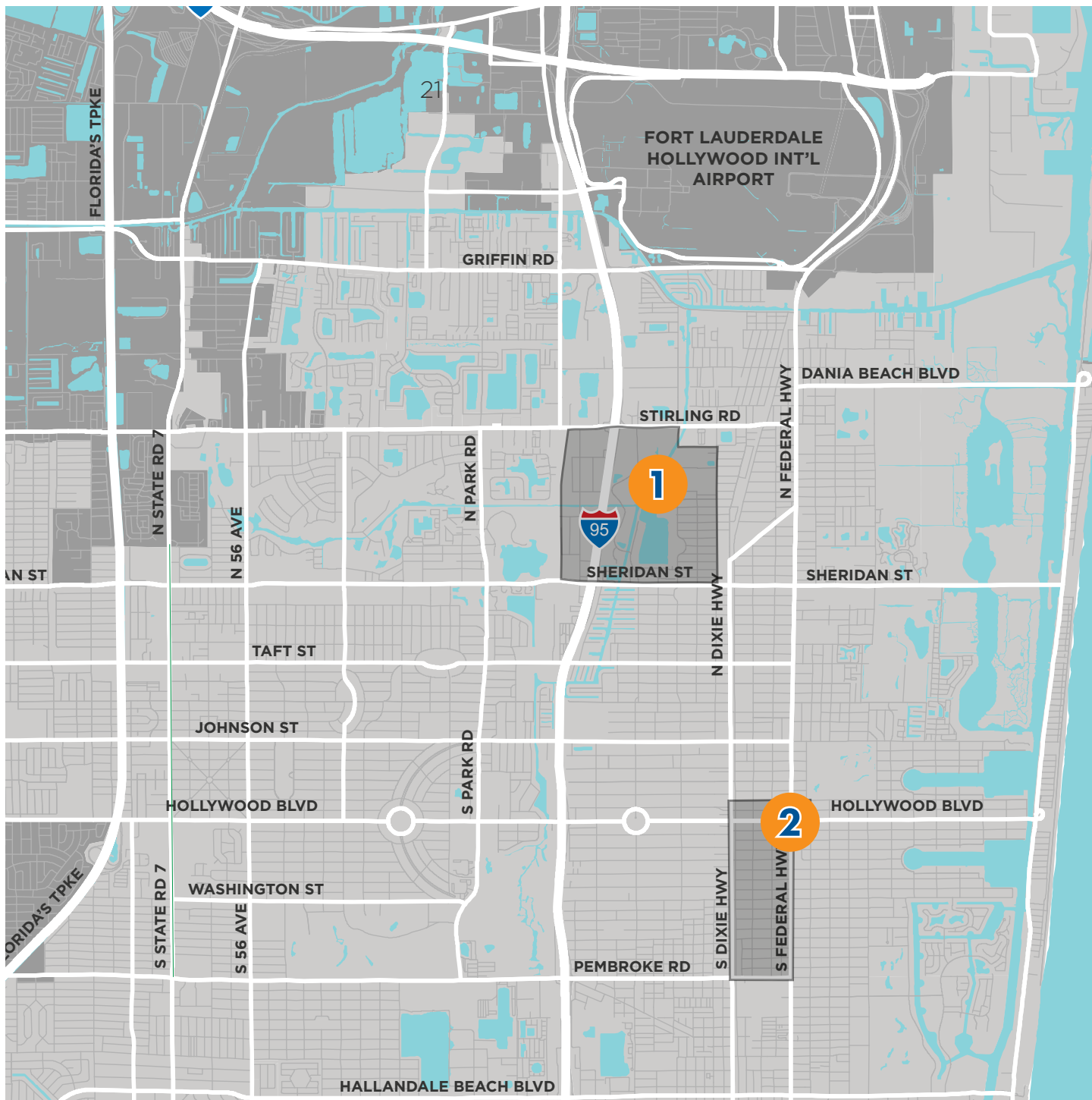
OPPORTUNITY AWAITS



Opportunity Zones are federally designated census tracts that offer preferential tax treatment to encourage private investment, economic development, and job creation. Established under the Tax Cuts and Jobs Act of 2017, these zones provide incentives for investors to support projects that foster community growth and long-term economic vitality. Hollywood is home to two designated Opportunity Zones: one encompassing the Liberia area, including Oakwood Plaza and the South Florida Design & Commerce Center, and another covering the Young Circle area along Hollywood Boulevard and South Federal Highway.

Recent federal legislation has made the Opportunity Zone program permanent and introduced new guidelines that will take effect in 2027, including updated eligibility criteria and a regular re-designation process every ten years. These changes are intended to strengthen the program's focus on true low-income communities and increase the long-term impact of private investment.

The City of Hollywood continues to play an active role in the Opportunity Zone program by connecting investors with local projects, aligning federal incentives with local development goals, and leveraging these investments to create jobs, attract new businesses, and improve quality of life for residents within these targeted areas.



COMMUNITY REDEVELOPMENT AGENCY

The Hollywood Community Redevelopment Agency (CRA) includes two districts: the Beach district and the Downtown district. Following Florida State Statute Chapter 163, Part III, the CRA districts were developed to encourage investment and redevelopment, providing financial and planning tools to create programs that foster private investment.

CRA BEACH DISTRICT

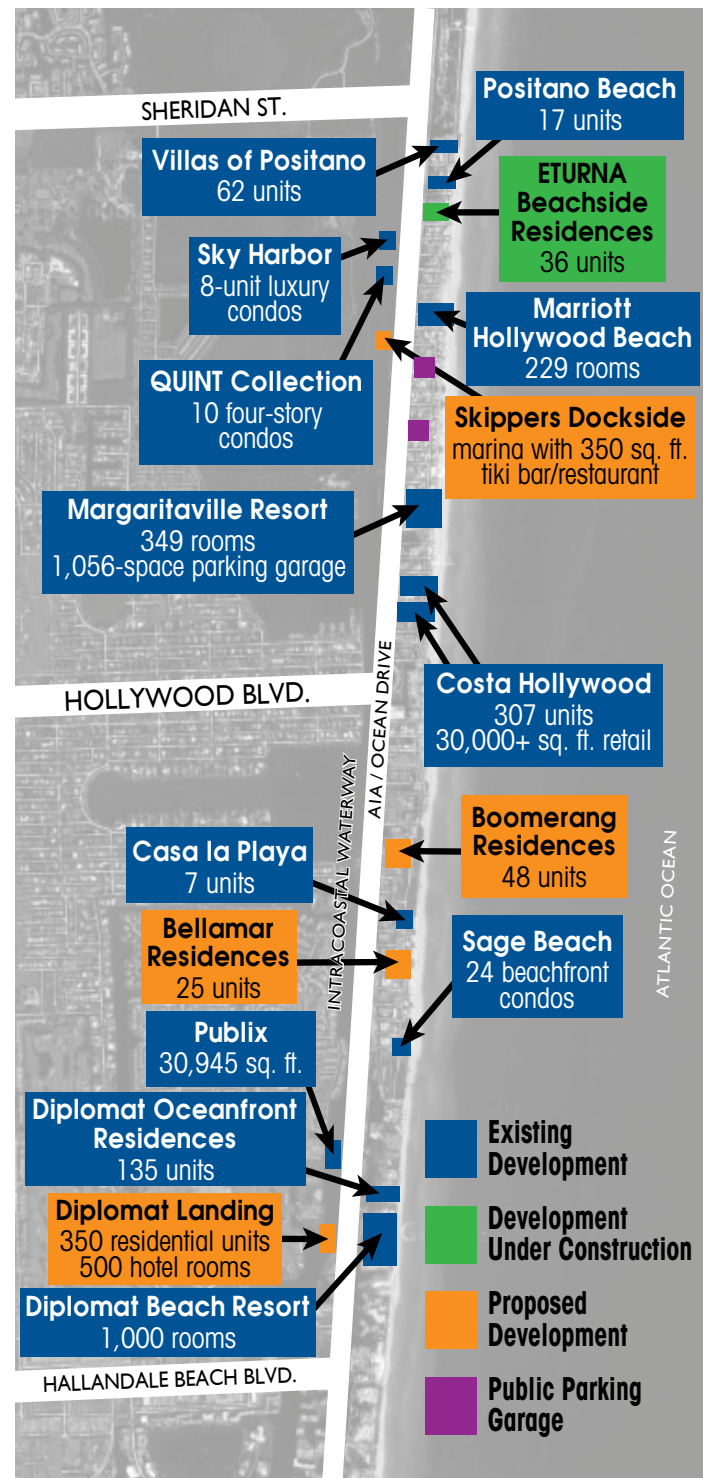
The Beach District includes approximately 293 acres from Sherman Street south to the southern property line of the Diplomat Beach Resort, and from the Intracoastal Waterway east to the Atlantic Ocean. The Redevelopment Agency's focus is on improving and revitalizing the District by implementing a multi-pronged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

Hollywood Beach is known for its world-famous Broadwalk 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.



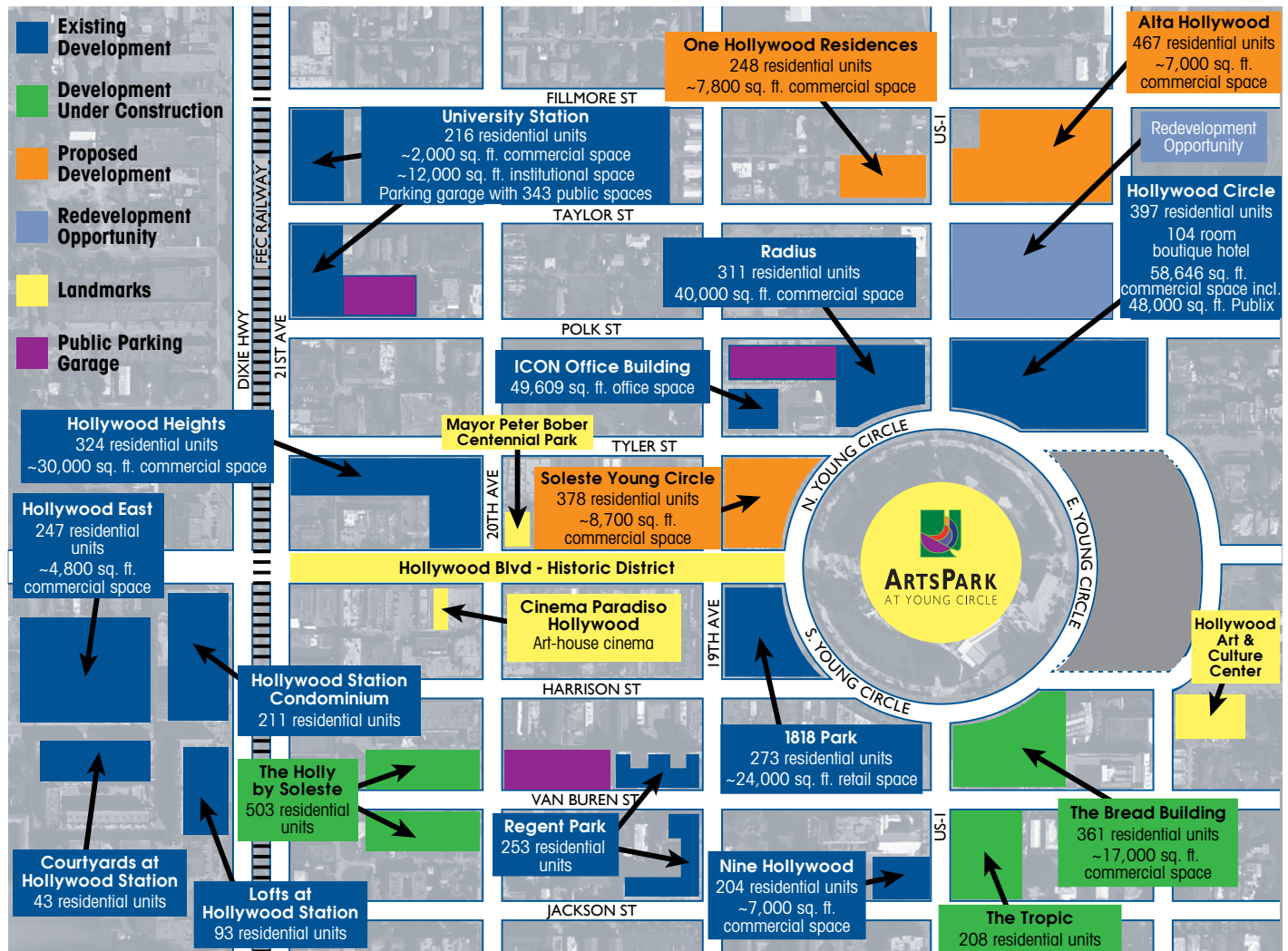
Hollywood Beach Broadwalk

Named one of America's Best Beach Boardwalks by Travel + Leisure magazine



CRA DOWNTOWN DISTRICT

The Downtown District includes approximately 580 acres, including the 10-acre ArtsPark at Young Circle, and the Hollywood Beach Golf Club. Downtown Hollywood offers new and planned construction of Class-A office space, co-working space, mixed-use development opportunities, flexible zoning and the charm of a traditional downtown. Pedestrian-friendly, brick-paved sidewalks and convenient north-south and east-west corridors make Downtown Hollywood an easy and ideal area to navigate by foot, bicycle, vehicle or public transportation. Home to the Hollywood Art & Culture Center; Cinema Paradiso – Hollywood's art-house cinema; ArtsPark at Young Circle; and dozens of international restaurants, galleries and unique shops, Downtown Hollywood is a distinctive business, cultural and entertainment market, and an exciting place to live, work and play.



HOLLYWOOD BOULEVARD STREETScape



The recently completed Hollywood Boulevard Streetscape Project in the historic downtown features reconstruction of the Boulevard from 21 Street Avenue to Young Circle, while maintaining the existing center median with its extensive tree canopy and diagonal parking spaces. The sidewalks have been widened to increase the outdoor café zones. The new sidewalks feature decorative concrete shell pavers in multiple shades of gray in a striking geometric design and includes a curbless transition between the sidewalk and parallel parking creating a plaza-like space. New landscape material was selected to provide shade for pedestrians while improving visibility to the active storefronts of the historic district. New energy-efficient, historically inspired vintage lighting complements the new streetscape and historic quality of the district. In addition, the project included the replacement of the water line on of Hollywood Boulevard to ensure reliable service.

CITY OF HOLLYWOOD + CRA GRANT PROGRAMS

COMMERCIAL PROPERTY IMPROVEMENT PROGRAM (CPIP)

The Commercial Property Improvement Program (CPIP) in Hollywood offers reimbursement grants to help property owners enhance the exterior of their commercial or industrial buildings. Grants cover a portion of construction costs, with a maximum of \$25,000 per property, paid after project completion. The program recently expanded to include three participation levels to better serve a range of property owners: a comprehensive level offering up to \$25,000 for projects involving three or more eligible improvements; a paint or landscape-only level providing up to \$5,000 for cosmetic updates; and a combined paint and landscape option with reimbursements up to \$12,500. Properties with active violations may also participate, provided all issues are resolved before receiving reimbursement. These improvements are designed to encourage private investment, attract customers, and create economic opportunities throughout the City.

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 \$75,000 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. Properties located along the Intracoastal are eligible for up to an additional 50% reimbursement (\$50,000 maximum) for dock or seawall repairs or construction. (Properties that receive reimbursement for dock or seawall must complete repairs as a part of a larger renovation.)

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.

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 \$15,000 for cleaning, patching and painting of the building exterior when done by a licensed contractor. The intent of this program is to encourage property and business owners to improve their property, thereby improving the area's visual quality and attractiveness, and increasing property values.

MURAL ONLY PROGRAM (MOP)

The Mural Only Program (MOP) is a grant program for properties located in the Hollywood CRA Districts. It provides a 50% reimbursement grant up to a maximum reimbursement amount of \$10,000 per property in the Downtown District for a painted mural, and \$25,000 per property in the Beach District for a mosaic mural, for costs associated with the creation and installation, including design, labor, materials and equipment, on the exterior surface of buildings and structures located within the CRA Districts.

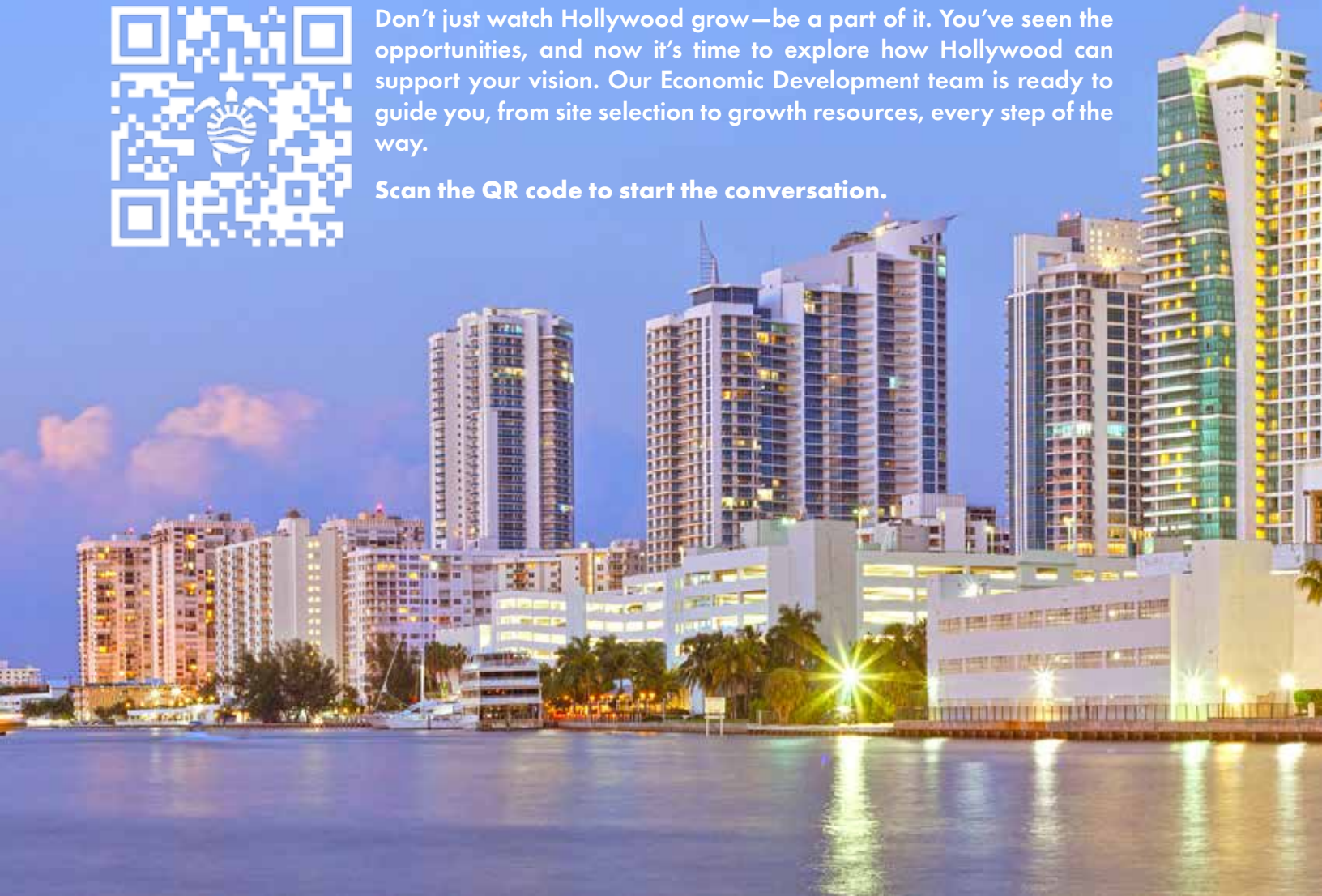
See Life. See Opportunities.

CHOOSE HOLLYWOOD, FL



Don't just watch Hollywood grow—be a part of it. You've seen the opportunities, and now it's time to explore how Hollywood can support your vision. Our Economic Development team is ready to guide you, from site selection to growth resources, every step of the way.

Scan the QR code to start the conversation.





NOTES

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[illegible]

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

PREPARED BY:



2600 Hollywood Boulevard
Hollywood, FL 33020
954.921.3620

www.ChooseHollywoodFL.com
www.HollywoodFL.org

Scan Here to
View the Digital
Development Activity
Guide



The City of Hollywood makes reasonable efforts to ensure the accuracy of this publication recognizing the content is subject to change.