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 $1.45 billion in real estate development, planned or under construction, throughout the city with key commercial corridors offering additional redevelopment opportunities. Downtown Hollywood is easily accessible to South Florida’s major cities and offers convenient connections through commuter rail service 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 Broadwalk—a 2.5 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.
Hollywood’s urban and suburban commercial corridors boast more than 5 million square feet of office space with an occupancy rate above 93%. 
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 of a global tourism destination combined with the resources national and international companies seek when looking for the right location to call home.

- Office vacancy rates are trending lower and asking rents are up, yet Hollywood remains competitively priced for businesses seeking to relocate or expand while keeping costs down.
- Companies are choosing Hollywood for its convenient location with easy access to Port Everglades, Fort Lauderdale Hollywood International Airport, and major transportation routes.

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 5%.
- The Place at Hollywood, completed in early 2016, boasts over 300,000 square feet of new and redeveloped retail space and is thriving with national retailers such as Walmart, Pollo Tropical, TD Bank, Ross, Burlington, Bank of America and Aldi.

Seminole Hard Rock Hotel & Casino

$1.5 BILLION EXPANSION

Fall 2019 Completion
Voted a top 15 beach destination by TripAdvisor and ranked as one of BuzzFeed’s best vacation spots, Hollywood Beach attracts tourists from around the world. This steady flow of visitors creates a constant demand for quality retail and entertainment options.
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.

The Southeast Broward County Industrial Market, encompassing Hollywood, Dania Beach, Hallandale Beach and Fort Lauderdale, has shown positive growth for the past year. Vacancy rates in the industrial market have trended below 4% with average asking rents at $10.70 SF. Tenant interest has grown in the prime industrial parks in Hollywood including the South Florida Design & Commerce Center and the Port 95 Commerce Park. These ideally located parks are populated by a wide variety of business sectors, from aerospace companies to advertising agencies to architectural and interior design firms.

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

40 AREA COLLEGES & UNIVERSITIES

38% BACHELOR’S DEGREE OR HIGHER

46,000+ AVIATION WORKERS

13,000 LIFE SCIENCE WORKERS

79,000+ EMPLOYEES IN HEALTH CARE & SOCIAL ASSISTANCE

80,000 INFORMATION & COMMUNICATION TECHNOLOGY WORKERS

83,000+ HOLLYWOOD

1M BROWARD COUNTY

Source: Greater Fort Lauderdale Alliance
It’s all about location and Hollywood has it - in the heart of South Florida between Fort Lauderdale and Miami. Hollywood is at a crossroads for international trade with easy access to major employment centers and key transportation routes. 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.

**Quantum Marine** - pioneered the world’s most advanced marine stabilizing technologies, serving the luxury yacht, military and commercial industries.

**Chewy.com** - the online pet retailer recently brought its customer service center to 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 $34 billion annually, and more than 231,600 Florida jobs are impacted by the Port, including 13,130 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.

**34 BILLION**
Annual Economic Activity

**FLORIDA’S #1**
Seaport by Revenue

**3RD BUSIEST**
Passenger Cruise Port

Source: FY2018 Port Everglades Commerce Report
Hollywood is 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)**
FLL is located on the City’s northern boundary and is the fastest growing large hub airport in the country. The airport processed nearly 36 million passengers in 2018—an increase of 10.6 percent from the previous year. There are more than 350 departure and 325 arrival flights daily, and FLL offers nonstop service to more than 100 U.S. cities and flights to Canada, the Caribbean, Mexico, Latin America, Europe and the Middle East, including non-stops to Dubai. With an average of 650 commercial flights per day on 30 airlines, each day over 36,000 travelers pass through the four terminals at FLL.

**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.

**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, completely free of charge.
Welcoming + Accessible Complete Streets

Construction is nearly 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), State Road 7, 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.
View of the Circ Hotel and Circ Residences on 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.
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 Broadwalk which stretches 2.5 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 Hollywood District boundaries include 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.
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 art-house cinema; the 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.
Mural in Downtown Hollywood
by artist Ernesto Maranje
Commercial Property Improvement Program (CPIP)
This program is designed to improve the façades of privately owned commercial or industrial buildings within commercial corridors including Hollywood Boulevard, Johnson Street, Dixie Highway and Federal Highway. 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.
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. Its two main office nodes are along Hollywood Boulevard and Sheridan Street. Major employers include HEICO, Brandsmart, and the Seminole Hard Rock Hotel & Casino. Major tenants include Amsurg, the IRS and AT&T. Rents trend slightly less than the metro average with higher than average occupancy rates. Sales activity was solid in 2018. One of the largest trades occurred in July when the Memorial South medical building sold for $11.5 million, or about $198.91/SF, representing an almost 40% gain over what the sellers paid for the asset in 2015.

50,000 SF
Retail + Restaurant + Entertainment Space

$200+ MILLION
Development Delivered to Market Last Year
Hollywood-based Sintavia, LLC, the leading Tier One metal additive manufacturer for the Aerospace & Defense industry, has opened a new 55,000 SF advanced manufacturing facility. This new facility offers large-scale AM production coupled with a robust aerospace quality management system. The expansion brings more than 130 new jobs for skilled employees and support staff to Hollywood.
Büro Hollywood (CRA Downtown District)

Büro’s newest co-working space is located in the heart of the emerging arts district in historic Downtown Hollywood. The three-story 15,000 SF building boasts double height ceilings on the ground level with mezzanine space and classic art-deco features.

Location: 2031 Harrison Street
Developer: 2031 Harrison, LLC
Investment: $2.5 Million
Website: buromiami.com
Costa Hollywood (CRA Beach District)

Costa Hollywood Condo Resort is one of South Florida’s premier mixed-use hotel developments. It features 304 condo-hotel units, 11,000 SF of retail space, 24,000 SF of restaurant space, meeting space as well as a gym and spa. The hotel boasts its own 225-car mechanical parking system that allows visitors and residents to drop keys with a valet, after which the car is whisked into its vertical storage space via elevator.

Location: 777 North Ocean Drive
Developer: Liberty Grande, LLC
Investment: $150 Million
Website: costahollywood.com
Hollywood Circle
(CRA Downtown District)

Hollywood Circle is a 25-story, mixed-use development located in the center of Downtown Hollywood on Young Circle. The development includes 397 upscale rental apartments ideal for those seeking an exciting, urban environment: The Circ, a uniquely branded 111-room boutique hotel; a 46,000 SF Publix supermarket; and approximately 15,000 SF of additional retail space.

Location: 1776 Polk Street
Developer: Hollywood Circle, LLC
Investment: $160 Million
Website: hollywoodcirclefl.com
Seaside Village

Seaside Village is a boutique style development consisting of 15 waterfront condo units and 8 luxury single family homes. The project is located adjacent to the Intracoastal Waterway in Hollywood’s North Beach neighborhood and also includes a marina.

Location:       6024 North Ocean Drive  
Developer:     Vintage Homes, Inc.  
Investment:   Approx $38 Million  
Website:        seasidevillagenorthbeach.com

Nevada Street Garage  
(CRA Beach District)

The Nevada Street Garage is a 304-space public parking garage to Hollywood Beach between Nebraska and Nevada Streets along A1A and North Surf Road. The eight level, 128,542 SF garage has Real-Time Parking Space Availability Counter System, ParkMobile and Pay-By-Plate options, eight handicap accessible spots for disabled drivers, and four electric vehicle charging stations.

Location:       327 Nebraska Street  
Construction Contractor:  Kaufman Lynn  
Website:        www.kaufmanlynn.com
Sintavia

Sintavia is an advanced manufacturing facility located on the northeast corner of SW 25th Avenue and SW 39th Street, within the Port 95 Commerce Park. The two-story building encompasses approximately 55,000 SF of office and warehouse space. It is an industry leader in the additive manufacturing process through its use of metal powder bed fusion printers (3D metal printers), metallurgical laboratory, mechanical testing and CT scanners.

Location: 2500 SW 39th Street
Developer: Apogee Investment Partners, LLC
Investment: $8.5 Million
Website: sintavia.com

Toyota of Hollywood

Toyota of Hollywood developed an approximately 408,000 SF dealership that replaced its former facility. The new Toyota complex was built on multiple lots totaling about 7.5 acres. It includes a showroom, office, service area and a five-story parking garage.

Location: 1841 N State Road 7
Developer: Triangle Auto Center, Inc.
Investment: $25 million
Website: toyotaofhollywood.com
Design Center of Hollywood
Kravet
The redevelopment of a former manufacturing facility into the Design Center of Hollywood began in 2017. Kravet recently opened a refurbished 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. Known for extraordinary quality, Kravet offers the finest fabric, furniture, wallpaper trimming, carpet and drapery hardware. The build out of an additional 46,000 SF of showroom and office space is still underway in the Design Center.

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

Hollywood East
(CRA Downtown District)
Hollywood East (formerly known as H3) will bring a 15-story, mixed-use development featuring over 247 residential units to Downtown Hollywood. The project will also include nearly 4,800 SF of commercial space.

Location: 2165 Van Buren Street
Developer: Hollywood East, LLC
Pinnacle at Peacefield is an approved multi-family development comprised of 120 units qualified as affordable rental housing for seniors. The three-story building will be located in Hollywood’s Regional Activity Center District featuring associated parking, landscaping, and common recreational area and activity elements. The first residents are expected to move in Spring 2020.

Location: Adams Street and South 24th Avenue and South Dixie Highway
Developer: Pinnacle at Peacefield
Investment: $15 million
Hyde Beach House

Hyde Beach House is the Related Group’s second Hyde branded resort on Hollywood Beach. The development will be a mixed-use condo hotel on a 2.4 acre site along Hollywood Beach’s Intracoastal. The development nearing completion, will feature 342 luxury units and will include ground floor retail.

Location: 4000 South Ocean Drive
Developer: PRH 4000 South Ocean
Investment: $225 Million
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. Phase I is largely completed with homeowners moving in while Phases II and III are moving forward.

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

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 nearing completion with homeowners moving in while Phase II gets underway.

Location: Stirling Road + SW 35th Avenue  
Developer: MG3 Developers  
Investment: $60 Million  
Website: thepreserveatemeraldhills.com
Block 40
(CRA Downtown District)

Block 40, formerly Young Circle Commons, is an approved mixed-use development located at the southwest corner of Hollywood Boulevard and Young Circle at the site of the former Great Southern Hotel. The development will include 166 upscale residential units and 103 hotel rooms with approximately 30,000 SF of commercial space. The development will preserve and incorporate the north and west facades of the former hotel with the new project.

Location: 1858 Hollywood Blvd.
Developer: Block 40, LLC
Investment: $80 Million
Hollywood House

Hollywood House is a planned mixed-use development near the SR-7 corridor south of Stirling Road. The development will include 47 residential units and 9617 SF of general office space.

Location: 4231 N 58th Avenue
Developer: 58 Oak, LLC
Investment: $18 million

441 ROC

441 ROC is an approved commercial development located on the northeast corner of US-441 and Griffin Road. The development includes an eight-story, multi-family residential development comprised of 180 units, a Wawa gas station, Wendy’s restaurant and a storage facility.

Location: NE Corner of US-441 and Griffin Road
Developer: LL Hart Development LLC
Investment: $42 million
The Blue Building
(CRA Beach District)

The Blue Building is an approved mixed-use development located at 320-324 Minnesota Street on Hollywood Beach. The development includes a five-story building featuring hotel rooms on the second, third and fourth floors and office space on the fifth floor.

Location: 320-324 Minnesota Street
Developer: Marilyn Gallego and Aylee Hallak
Investment: $3.1 million

Nine Hollywood
(CRA Downtown District)

Nine Hollywood is a planned 18-story, mixed-use commercial, multi-family residential development with 226 units and 7,315 SF of retail space located just north of the ArtsPark at Young Circle.

Location: 320 South Federal Highway
Developer: Jackson Street Development LLC
Investment: $30 million
Fiori Village
Fiori Village is an approved residential development located along the South Federal Highway corridor between Dewey and Washington Streets in Hollywood. This 100-unit development reflects the recent 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: $18 Million

Monroe Residences
(CRA Downtown District)
The Monroe Residences is an approved five-story, 40-unit condominium near Downtown Hollywood on Monroe Street. The proposed 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
Parc Place Block 58  
(CRA Downtown District)

Parc Place is a planned mixed-use development located in Downtown Hollywood consisting of three towers with 433 apartments, 786 parking spaces and 20,160 SF of commercial space. The three-phase construction project consists of two towers 11 stories tall and one 25-story tower.

Location: 1727-1745 Van Buren, 1700-1716 Harrison Street, 1740-1760 South Young Circle

Sol Van Buren  
(CRA Downtown District)

Sol Van Buren is an approved residential development located at the southwest corner of Van Buren Street and South 20th Avenue in Downtown Hollywood. The development includes 62 units: seven lofts, seven studios, 23 units with one bedroom and 25 units with two bedrooms.

Location: 2000 Van Buren Street  
Developer: Sol Van Buren LLC  
Investment: $4.7 million
DEVELOPMENT ACTIVITY | PLANNED

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

Tobin Office Building
Tobin Building is a planned 18,000 SF office building near Memorial Regional Hospital South in Hollywood.

Location: 5530 S. State Road 7
Developer: Shoppes of Hard Rock, LLC
Investment: $10 Million

Location: 3701 Hillcrest Drive
Developer: Jason L Tobin
Investment: $4.6 million
Icon Office Building
(CRA Downtown District)

Icon Office Building is a planned 72,000 SF commercial building with retail bays and a financial institution on the ground floor.

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

Tyler Street Offices
(CRA Downtown District)

Tyler Street Offices is an approved commercial development located at 1955 Tyler Street in Downtown Hollywood. The development includes a three-story building with retail spaces on the ground floor and executive suites on the second and third floors.

Location: 1955 Tyler Street and 209 N 20th Avenue
Developer: Tyler Street Offices
Investment: $2 million
**North Federal**

Be a part of the revitalization of a prime commercial corridor just blocks from bustling Young Circle and Downtown Hollywood’s rapidly changing core, where more than $350 million in public and private investment is taking shape.

- **Location:** 1203 N. Federal Highway
  Federal Highway north of Hollywood Boulevard
- **Area:** 0.45 Acres
- **Zoning:** C-2 - allows residential, hotel, retail, office and other uses
- **Land Use:** Regional Activity Center
- **ADT:** Federal Highway - 27,500 Vehicles
- **Contact:** Raelin Storey, City of Hollywood
  rstorey@hollywoodfl.org

**Sheridan Station TOD**

The Florida Department of Transportation is interested in a public-private partnership for the development of the Sheridan Street Park & Ride Lot owned by the FDOT and adjacent to the Tri-Rail station. Developer would construct, operate and maintain a mixed-use commercial/residential Transit Oriented Development while preserving the existing transportation-related facilities.

- **Location:** Generally southwest of I-95 + Sheridan Street
- **Area:** 17.5 Acres
- **Zoning:** Planned Development
- **Land Use:** Transit Oriented Development
- **ADT:** 320,000 Vehicles
- **Contacts:**
  Dan Marwood, FDOT
  954.777.4238
  dan.marwood@dot.state.fl.us
  
  Raelin Storey, City of Hollywood
  rstorey@hollywoodfl.org
University Station

The City of Hollywood and the Hollywood CRA are seeking proposals for a Transit Oriented Development in close proximity to the city’s historic Downtown. The subject site is along the FEC Rail Corridor is being considered as a potential commuter rail stop. Additionally, Barry University’s College of Heath Sciences is currently located at the subject site.

Location: 309 N. 21st Ave/Dixie Highway
            East of FEC Railway + north of Hollywood Blvd
Area: 2.51 Acres
Zoning: Government Use
Land Use: Regional Activity Center
Contacts: Raelin Storey, City of Hollywood
          rstorey@hollywoodfl.org
          Jorge Camejo, Hollywood CRA
          jcamejo@hollywoodfl.org

Hollywood Boulevard

The City of Hollywood is investing $73 million for a 120,000 SF new police headquarters with a 450 space parking garage. The new headquarters will be located south of the current facility, making available more than 3 acres fronting Hollywood Boulevard for future commercial development.

Location: 3250 Hollywood Boulevard
Area: Approximately 3+ Acres
Zoning: Government Use
Contacts: Raelin Storey, City of Hollywood
          rstorey@hollywoodfl.org
          Shiv Newaldass, City of Hollywood
          snewaldass@hollywoodfl.org
**SIGNATURE DEVELOPMENT ACTIVITY**

<table>
<thead>
<tr>
<th>RESIDENTIAL</th>
<th>MIXED USE</th>
<th>COMMERCIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Sage Beach</td>
<td>16 Hyde Resort &amp; Residences</td>
<td>13 West Lake Commons</td>
</tr>
<tr>
<td>19 Positano Beach</td>
<td>15 Hyde Beach House</td>
<td>15 The Icon Building</td>
</tr>
<tr>
<td>10 Seaside Village</td>
<td>14 Costa Hollywood</td>
<td>22 Büro</td>
</tr>
<tr>
<td>18 Monroe Residences</td>
<td>14 Hollywood Circle</td>
<td>23 Tyler Street Offices</td>
</tr>
<tr>
<td>20 Fiori Village</td>
<td>16 Parc Place</td>
<td>28 Kravet</td>
</tr>
<tr>
<td>21 Sol Van Buren</td>
<td>17 Nine Hollywood</td>
<td>29 Tobin Office Building</td>
</tr>
<tr>
<td>24 JED Tower</td>
<td>18 Block 40</td>
<td>30 Sintavia</td>
</tr>
<tr>
<td>26 Pinnacle at Peacefield</td>
<td>25 2165 Van Buren Street</td>
<td>32 Quantum Marine Headquarters</td>
</tr>
<tr>
<td>27 Parc Station Apartments</td>
<td>35 Shoppes at 57th Avenue</td>
<td>36 The Place at Hollywood</td>
</tr>
<tr>
<td>30 Parkview at Hillcrest</td>
<td>37 Toyota of Hollywood</td>
<td>38 AutoNation Honda</td>
</tr>
<tr>
<td>33 The Preserve at Emerald Hills</td>
<td>40 441 ROC</td>
<td></td>
</tr>
<tr>
<td>34 Hollywood House</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HOTEL</th>
<th></th>
<th>OTHER</th>
</tr>
</thead>
<tbody>
<tr>
<td>9 Margaritaville Hollywood</td>
<td></td>
<td>17 CRA Public Parking Garage</td>
</tr>
<tr>
<td>8 The Blue Building</td>
<td></td>
<td>18 Nevada Street Garage</td>
</tr>
<tr>
<td>39 The Rock Hotel</td>
<td></td>
<td>19 Port Everglades ICTF</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INFRASTRUCTURE + ZONING</th>
<th></th>
<th>DEVELOPMENT OPPORTUNITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Activity Center</td>
<td></td>
<td>A Hollywood Police Headquarters</td>
</tr>
<tr>
<td>Transit Oriented Corridor</td>
<td></td>
<td>B Sheridan Station TOD</td>
</tr>
<tr>
<td>Community Redevelopment Districts</td>
<td></td>
<td>C University Station</td>
</tr>
<tr>
<td>Complete Streets Projects</td>
<td></td>
<td>D North Federal</td>
</tr>
<tr>
<td>Opportunity Zones</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **PORT EVERGLADES**