

# 3250 Hollywood Boulevard Police Headquarters

Development Opportunity Unsolicited Proposal

Regular Commission Meeting

Item XX – R-2026-XXX

July 7, 2026

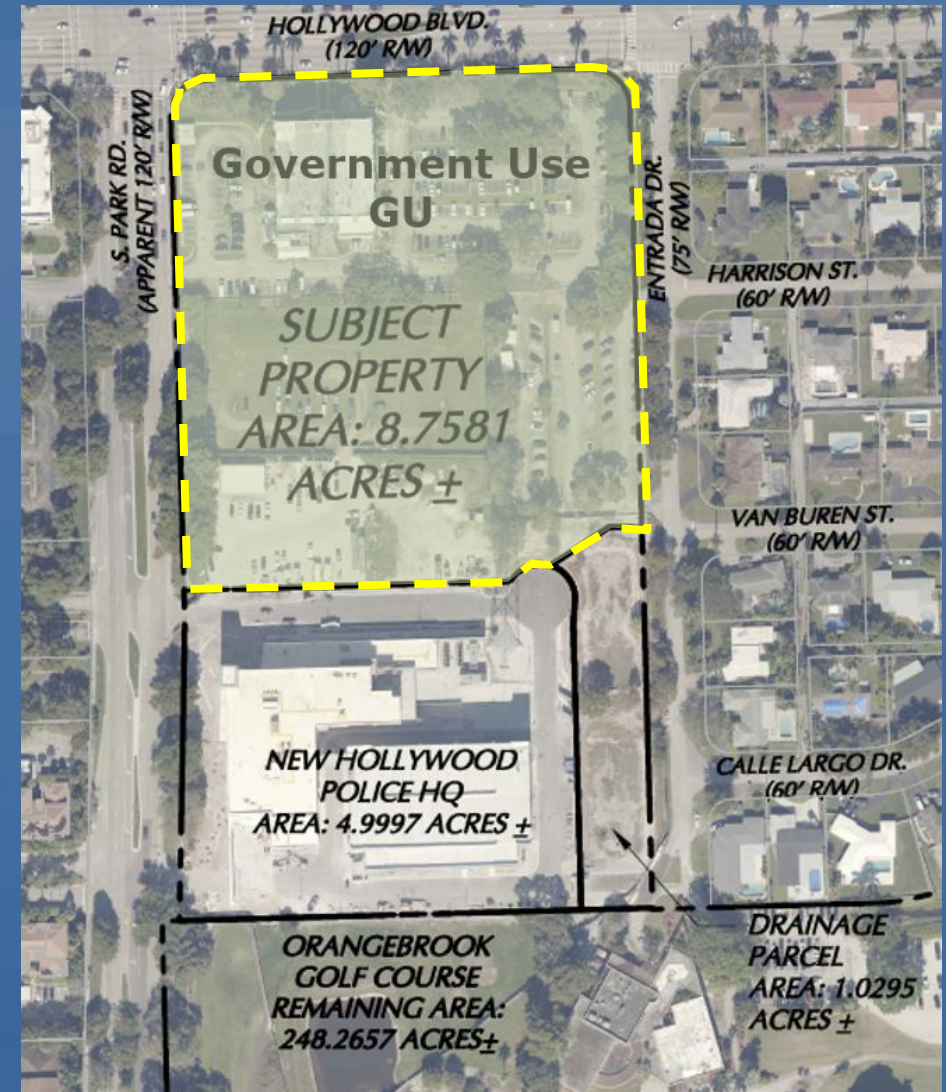
# Background

On July 2, 2025, staff made a presentation highlighting P3 Development Opportunities in the City that included 3250 Hollywood Boulevard, the soon-to-be former Police Headquarters.

- Retail and commercial space
- Relocation of David Park Community Center
- Public recreation facilities such as tennis or pickleball courts
- Continuation of “walking trail”
- Public park including dog park



# 3250 Hollywood Boulevard Hollywood Police Headquarters



# Site Considerations

## Zoning and Land Use

Zoning  
Government Use (GU)

City Land Use  
Community Facility (COMFAC)  
Open Space and Recreation (OSR)

County Land Use  
Community  
Recreation & Open Space

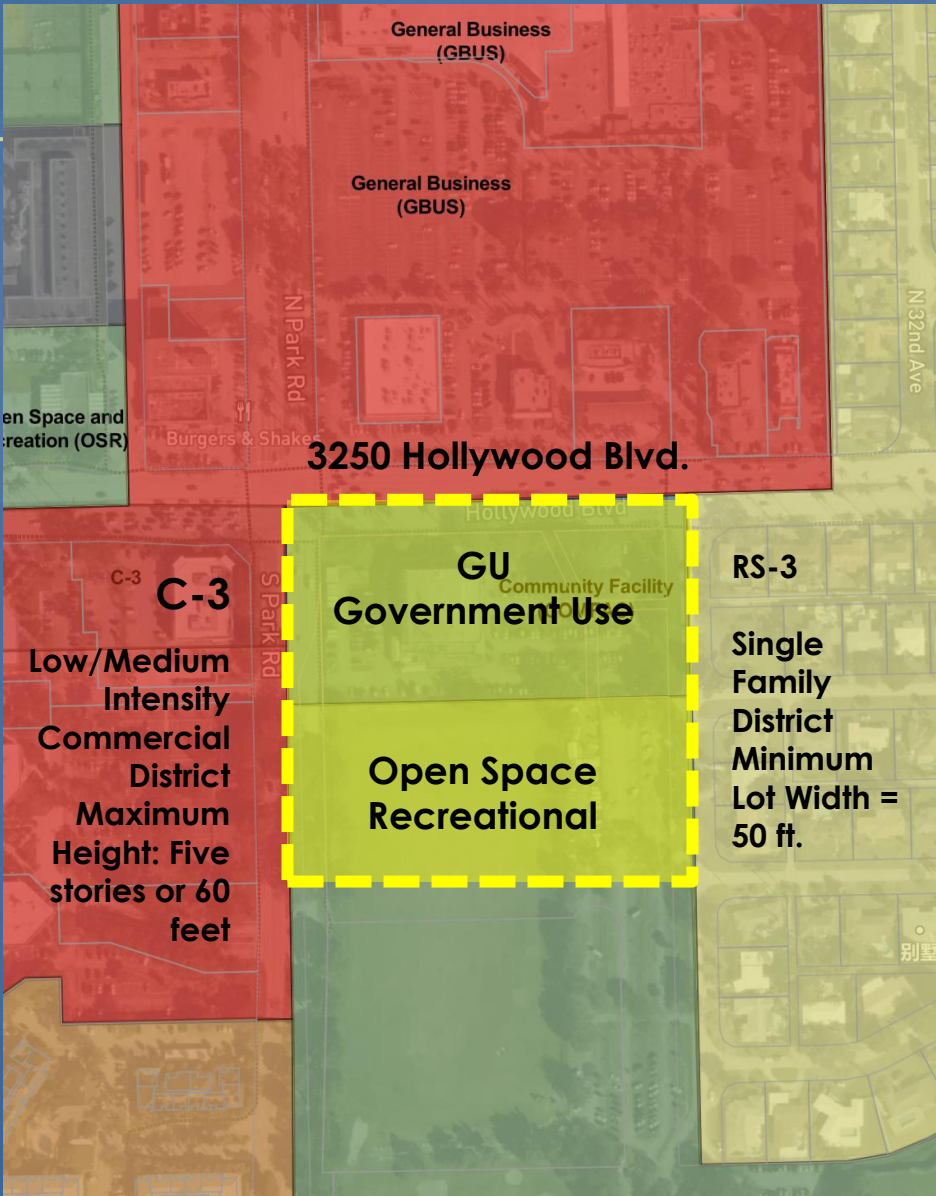
*Permitted land uses:*

- Community and institutional uses, including schools, government offices,
- Active and passive recreation, recreation facilities,
- Limited accessory and special uses

**Considerations:**

County & City Land Use Plan Amendment required for:

- Residential uses
- Commercial Uses
- Hotel & Accommodation Uses
- Office Uses



# Previously Presented Massing Plans



## Planning Guidelines:

- Follows a stepped pattern of height reduction near the RS-3 zoned properties
- Reduction in development intensity closer to Police Headquarters
- Include retail and commercial space
- Buildings designed to shield parking
- Height and density on the west side of the property near the C-2 and C-3 zoned property.
- Utilize the entrance on the south end of the property for access from S. Park Road
- Storm water retention

# Design & Public Realm Considerations



Pedestrian-friendly urban form with multi-modal options



Buffering uses through stepbacks, design, and landscaping



Intentional pedestrian spaces including plazas, parkettes, and flexible use areas.

# Community Outreach

## Park East Civic Association Feedback

- High-end retail supermarket, mid-range restaurant (“non fast-food”), or similar.
- Residential- townhomes, workforce /hero/ senior, or combination; low-rise and low-density.
- Quality of life amenities - Dog park, walking paths, and connectivity Orangebrook Nature Preserve Path.
- Robust landscaping and maintenance plan
- South Park Road primary access, limited on Entrada Drive.
- Buffer zone Entrada Drive.
- Improved safety for pedestrians and cyclists (Hollywood Boulevard crosswalks at Entrada Drive and Park Road.
- Mid-Century architectural design aesthetic, in alignment existing single-family homes in the Park East neighborhood.

## YMCA

- Opposition to a land swap. Concern for what will built there to replace the Y.
- Insufficient space for adequate surface parking.
- Potential large scale and Compatibility
- Loss of property tax revenue for the City.

# Receipt of an Unsolicited Proposal

In May 2026, the City received an unsolicited proposal that upon staff's review appears to meet the definition of a Qualifying Project that serves a public purpose per the Florida Statute 255.065 Public-Private Partnerships

## FS 255.065 Qualifying Project

A facility or project that **serves a public purpose**, including, but not limited to, any ferry or mass transit facility, vehicle parking facility, airport or seaport facility, rail facility or project, fuel supply facility, oil or gas pipeline, medical or nursing care facility, recreational facility, sporting or cultural facility, or educational facility or other building or facility that is used or will be used by a public educational institution, or **any other public facility or infrastructure that is used or will be used by the public at large or in support of an accepted public purpose or activity;**

## Unsolicited Proposal

- Retail and commercial space
- Residential Market Rate

### Public Purpose

- **Workforce Housing**
- **Community Center**
- **Early Childhood Learning Center**
- **Recreational Facilities (Pickleball / Handball Courts) & Playground Areas**
- **Walking path connectivity to Orangebrook Nature Preserve Path**
- **Public Green space & Public Art - Sculptures**

# YMCA



- “The YMCA is the leading nonprofit committed to strengthening community by empowering young people, improving the health and well-being of people of all ages and inspiring action in and across communities.”
- Currently located at 3161 Taft Street
  - 54,829 sq. ft. building on 5.37 acres
- Expressed an interest in relocating and upgrading facility
- Information has been shared, and introductions have been made with developers interested in 3250 Hollywood Blvd.

# YMCA Current Location

## Zoning and Land Use

3161 Taft St. Privately Owned

### Zoning

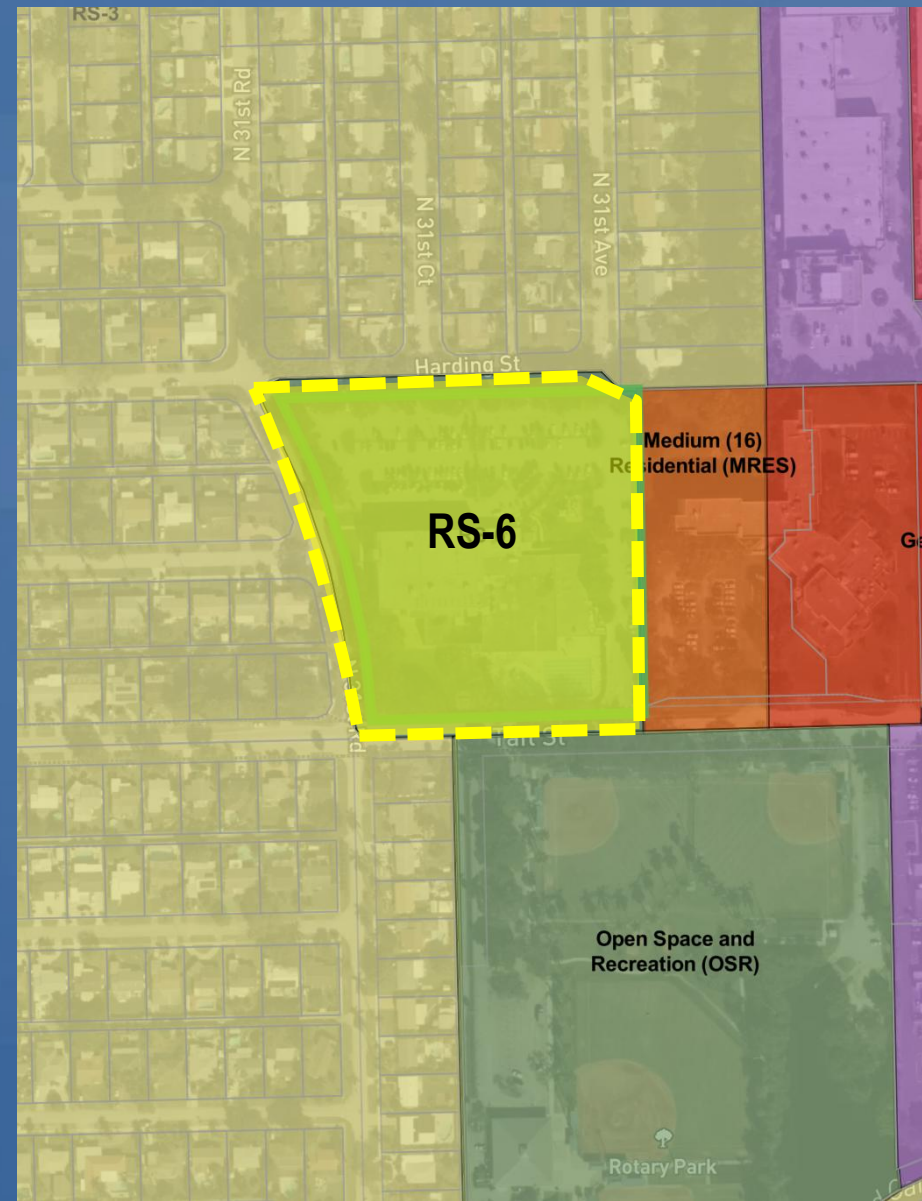
Single Family Residential (RS-6)

City Land Use  
Community

County Land Use  
Community


### ***Permitted land uses:***

- *Community and institutional uses, including schools, government offices,*
- *Active and passive recreation, recreation facilities,*
- *Limited accessory and special uses*



# Next Steps

Options available:

- 
- 1. Accept the Unsolicited Proposal and continue with the P3 process as outlined in Florida Statute 255.065:**
    - a. Issue Notice of Receipt and accept competing proposals.**
    - b. Proceed without public bidding process through a public interest determination.
  2. Reject the Unsolicited Proposal ending the P3 process as outlined in Florida Statute 255.065, and issue a Request for Proposals (RFP) under the City's procurement code for the redevelopment of the property.
  3. Reject the Unsolicited Proposal per FS 255.065 and enter into a Letter of Intent with the YMCA allowing for a prescribed period up to 90 days for the submission of a development proposal this site.

# QUESTIONS AND ANSWERS