5. Topic: Affordable or workforce housing plans

Will this be affordable or workforce housing, and what do those words mean here?

The City's Opportunity Zone report says Westside incentives make "affordable and workforce housing development significantly more viable for investors." Its Conceptual Proposal Document presented to the State on May 20th mentions "attainable housing capacity." But on August 6, the City stated that no affordable housing or Live Local project had been proposed or approved through the August 5 action.

In private, the City Manager was clearer. On August 10, he wrote: "while Live Local may make people anxious, it provides significant financial advantages for the developer while allowing the City to 'control' the elements of the development — **a win-win for developers**."

Under Florida's Live Local Act, a minimum of 40 percent of the units must be affordable. The City's own Live Local policy allows 65 homes per acre here, which would mean 320 units on the current 4.95 acres.

According to the "Zoning Comparison for Mixed-Use Development" document created on August 7 and provided to the Chief Planning Officer on August 10, if the City adds a portion of its adjacent lake to increase the footprint to more than 13 acres, the number of units would increase to 340. This number is listed in the analysis as a "Disadvantage"- not because it is too *high*, but because it is too *low*. The document goes on to describe "Advantages" for rezoning to allow for more units - over 400- and "Flexible dwelling unit size allowances including studio/efficiencies of 400 square feet".

The City Manager has also expressed a desire to bring in Ralph Stone of the Broward County Housing Finance Authority, stating that a County tax rebate would "help us bridge the deal with a future developer." Soliciting funding through this agency signals that affordable housing is the development goal.

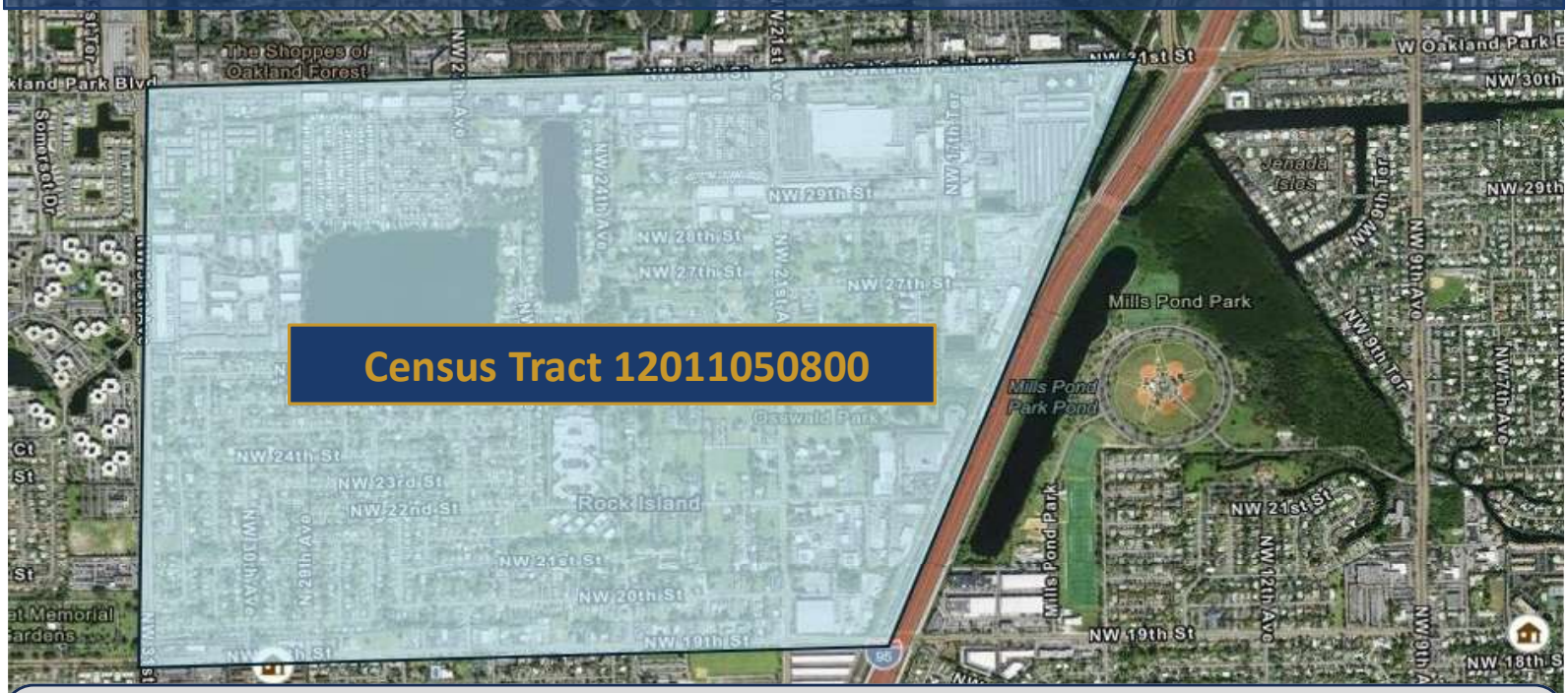
Our census tract already includes a significant inventory of affordable housing, and there is more coming. The Urban League is working on developing the Village at Oakland Park, which will include both rental and fee-simple mixed-income housing for people earning 30-120% of the Area Median Income. This area also includes a new Habitat for Humanity development which recently broke ground – a groundbreaking you all attended on September 3. Notably, Broward County population decreased slightly last year, apartment vacancy rates are rising, and area rental rates are dropping.

The City's Comprehensive Plan policy 2.5.1 says: "Create a greater mix of housing options **in every neighborhood**" – not just concentrated in southwest Oakland Park.

What incomes would "affordable" and "workforce" mean for this development? And why would more of it go on the Westside, where there is already excess inventory?

FLORIDA OZ 2.0

CITY OF OAKLAND PARK, FLORIDA



4.5 Miles
Ft. Lauderdale Executive Airport

11 Miles
FLL

10 Miles
Port Everglades

.5 Miles
I-95

Opportunity Zone

Census Tract

12011050800

Recommendation Detail Report

1.05 sq mi	New Designation	~4,293
Tract Area		Residents (2024)

Contact: Sierra Marrero | Assistant City Manager

City of Oakland Park | 954-630-4479 | Sierra.marrero@oaklandparkfl.gov

1100 Park Lane East, Oakland Park, FL 33334

OPPORTUNITY ZONE 2.0

Governor's Executive Summary

Census Tract 12011050800 | City of Oakland Park, Florida | Broward County | New Designation Request | Florida Commerce 2026 Nomination Cycle

Census Tract 12011050800 in the City of Oakland Park, Broward County, represents one of Florida's most compelling new Opportunity Zone 2.0 designation candidates — a federally verified distressed community carrying a dual QCT designation, a proactive municipal partner, $28 million in committed public infrastructure, and a private development pipeline exceeding $124 million that is positioned to deliver measurable results from the moment designation is confirmed.

ECONOMIC DISTRESS — THE CASE FOR NEW DESIGNATION

6.37%	26.0%	48.0%	$34,699
Unemployment rate	Below poverty line	Housing cost-burdened	Median HH income (2024)

Census Tract 12011050800 qualifies decisively for new OZ 2.0 designation. The tract's unemployment rate of 6.37% is 52% above Broward County's 4.2% and nearly twice Florida's 3.3% statewide rate. Twenty-six percent of residents live below the federal poverty line — more than double both county and state rates. Median household income has collapsed from $62,554 in 2019 to $34,699 in 2024, a 44.5% decline that occurred while county and state incomes grew, meaning this tract is moving in the opposite direction from its regional peers. Population has declined 29% over the past decade — from 6,016 in 2014 to 4,293 in 2024 — confirming chronic underinvestment. The tract also carries an independent federal corroboration of its distress: it is a designated Qualified Census Tract (QCT) under HUD's LIHTC program, confirming that more than 50% of households earn below 60% of the Area Median Gross Income. This dual eligibility — OZ 2.0 qualified and federally verified QCT — creates a unique capital stacking opportunity that makes affordable and workforce housing development significantly more viable for investors.

From: David Hebert <davidh@oaklandparkfl.gov>
Sent: Monday, August 10, 2026 6:35 AM
To: Renee Miller
Cc: Ana Alvarez; Sierra Marrero; Robin Butler
Subject: Commerce

Renee-
Thanks. I thought things went as well as could be expected last week. Note the heavy lift: getting thru lease terms, due diligence and outlining development plan. Ana seems (as always) to have things well in hand. I would like to plan on bringing the first reading of the P&S the second meeting in September. (23rd) provided you are available. At the meeting in addition to P&S I would like to update them on lease terms and status of due diligence as well as outline the plan to seek to prequalify developers who may be interested and explain the plan to be open about accepting development plans with as few "requirements" as possible. We need to stress that while Live Local may make people anxious, it provides significant financial advantages for the developer while allowing the city to "control" the elements of the development as we are the owners of the property — a win-win for developers. As to the food dessert matter, we need to stress two things: grocery stores are for-profit entities and any "business"—grocery store, restaurant, retail, residential, etc. needs to be financially self sufficient or the development will not be financially viable. If the "Proposals" from prequalified bidders provide for "advantages" for the city (park space, food court, museum, etc.) that would be part of the consideration for the Commission to assess (maybe they take less for the sale for example). The question will be what "value" to put on the "advantage." But that last issue, I think we need to leave fluid and see what proposals are received and what the Commission wants us to negotiate. This last issue may be problematic though as we will need some sense of where the Commission stands on what they deem "advantageous" to the city and how much they are willing to "pay" for the advantage(s). Good for thought. Check with AI. Put together some suggestions for a plan. Let's schedule a conference call for next week Tuesday or Wednesday.

Also Ana, make sure Paul Lambert is in the loop as his counsel will be helpful.

Thanks.

Zoning Comparison for Mixed-Use Development

Property Location: **Gross Acres: 0.00 (00,000 SF)**		**B-1** **Community Business District (Sec. 24-37)**	**PRD** **Planned Redevelopment District (Sec. 24-59)**	**PCC-2** **Planned Commerce Center District (Sec. 24-55(C))**	**MULD** **Mixed Use Land Development (Sec. 24-56)**	**NUPD** **New Urban Planned District (Sec. 24-57)** **NO RESTAURANTS PERMITTED**
Density (Du/Ac)	**Maximum Density – 10 acres**	25 du * 00 ac = **000 units**	50 du * 00 ac = **000 units**	30 du * 00 ac = **000 units**	30 du * 00 ac = **000 units**	30 du * 00 ac = **000 units**
	Maximum Density – 00.00 acres	25 du * 00.0 ac = **000 units**	30 du * 0.00 ac = **000 units**	30 du * 00.00 ac = **000 units**	30 du * 00.00 ac = **000 units (Incentive*)**	30 du * 0.0 ac = **000 units**
Maximum Floor Area Ratio (FAR)**		1.0	3.0	None	2.0	4.0 (Comp Plan)
Minimum Square Feet of Floor Area per Dwelling Unit		550 SF	400 SF	400 SF	None	800 SF (1,100 SF Avg)
Landscaped / Pervious Green (Minimum)		25%	20%	25%	25% (B-1)	20%
Setbacks buffer yards	**Front (Oakland Park Blvd)**	25’ (>300 feet deep); 10’ (if the lot is divided and becomes>300 feet deep)	TBD – Currently 10’ for Oakland Park Blvd. and Federal Hwy	25’ from an arterial or urban collector	25’ from an arterial or urban collector (waived CC)	To Be Approved by City Commission
	Rear	15’ (alley, waterway, residential)	15’ (alley, waterway, residential)	15’ (alley, waterway, residential)	15’ (alley, waterway, residential)	
	Side	15' (residential), zero from nonresidential	10' (residential), zero from nonresidential	15’	15’	
	Corner ()	10'	TBD	25’	25’	
	Maximum Height	50’ (Increased setback > 50’)	130’	50’	50’ (B-1)	5 habitable stories not to exceed 76’

***MULD increased density criteria in Sec. 24-56:**

(H) *Optional design guidelines and incentives for increased density.* Based on performance, i.e., the extent to which design standards are incorporated into the development proposal and are found to meet the purpose and intent of these regulations, the project will qualify for increased density. Additional dwelling units may be awarded by the city commission for each of the following optional design guidelines, which are incorporated into the approved site plan. Additionally, a density bonus may be granted by the city commission of up to five units per acre to the extent that the project is

consistent with design ideals that encourage pedestrian-friendly environments with enhanced public access to the city's waterways or the adopted goals, objectives and priority improvement projects of the city's community redevelopment plan adopted under F.S. § 163.360. Allocation of these units shall be commensurate with the value of the planned improvements.

Incentive	Additional Dwelling Unit Density Per Gross Acre
Inclusion of structured parking that provides at least 75% of required parking spaces.	5 DU
Inclusion of plazas, open spaces, greenways, water features, and/or public art.	3 DU
Inclusion of commercial uses at a floor area ratio of 2.0	2 DU
Inclusion of internal mass transit features and parking associated with supporting transit.	1 DU
Inclusion of arcades or other acceptable weather protection for pedestrians.	1 DU
Application of design materials such as special paving, site furniture, specialty light fixtures, and approved signage.	1 DU
Inclusion of trash facilities inside the building envelope.	1 DU
Use of signature trees as street trees.	1 DU
The project provides a variety of housing types.	2 DU
The project provides enhancements to the public's access to adjacent waterways.	5 DU

**Floor Area Ratio is based on the measure of the building space considered to be floor area. Floor area is defined in the Code as a 'livable' area within walls excluding garages, so porches and canopies as well as garages would be excluded.

The word 'livable,' however, is not specifically defined. Various dictionary definitions of the adjective state that it means suitable for living and means having necessities to sustain life (air, plumbing, etc.) the term is synonymous with the word 'habitable.' The term is often used to describe residential settings ("This dumpy apartment is barely livable;" "With some work this old house could become livable;" etc.),

but the term is also used more broadly ("This is a very livable city;" "the bigger windows make this office more livable;" "in Florida, you need air conditioning for your place to be livable," etc.) Given that this term has broad meanings, it appears that the term livable for the definition of floor area means any space that has commonly expected necessities for life including a bathroom, and electricity. The floor area of garages, porches, canopies, and, based on the use of the term 'livable,' buildings without plumbing or electricity would not be calculated for FAR.

Section 24-245:
(40) *Floor area:* The square footage of the livable area within the exterior walls, excluding garages.
(40a) *Floor area ratio (FAR):* The ratio of gross building floor area to the net lot area of the building site.

Advantages/Disadvantages of Each Zoning Option:

B-1 (retain existing zoning)

Advantages:

1. No rezoning needed.
2. A 10-foot setback required along a local street.
3. No setback required abutting _____
4. Options for front screening (2' hedge or wall)

Disadvantages:

1. Low Density limit (25 DU/Acre) limits to total site to 340 dwelling units
2. 25-foot front setback required along Oakland Park Blvd
3. Low FAR of 1.0
4. Residential can only be on upper floors.

PRD Zone

Advantages:

1. Density up to Comp Plan Max (30 DU/Acre) limits total site to 408 dwelling units
2. Flexible setbacks can be developed in the rezoning process (only stated setbacks are for streets near Federal Highway)
3. FAR limit of 3.0
4. Height permitted up to 130 feet with a 20' step back required at 80 feet abutting residential zones.
5. Options for front screening (2' hedge or wall)
6. Parking Study can adjust parking if demonstrated.
7. The bonus density for studio units is available for areas zoned PRD.

Disadvantages

1. Residential can only be on upper floors.
2. PRD text would need to be amended to address the new location away from Federal Hwy.

Zoning Comparison for Mixed-Use Development

PCC-2 Zone

Advantages:

1. Density up to Comp Plan Max (30 DU/Acre) limits total site to _____ dwelling units
2. Flexible dwelling unit size allowances including studio/efficiencies of 400 square feet.
3. No maximum FAR

Disadvantages

1. Higher setbacks than B-1 including 15 feet abutting commercial uses and 25 feet along local streets (may be waived by Commission).
2. Required 3' tall berm along the street frontage and restrictions against paving (for plazas) along both streets.
3. Residential only on upper floors

MULD Zone

Advantages:

1. Density up to Comp Plan Max (30 DU/Acre) limits the total site to ____ dwelling units IF CRITERIA IS MET
2. Flexible dwelling unit size allowances including studio/efficiencies of _____ square feet.
3. FAR of 2.0
4. Options for front screening (2' hedge or wall)
5. Parking reduction is available for mixed-use projects, but only if the criteria are met and presented with a Parking Study

Disadvantages

1. Higher setbacks than B-1 including 15' abutting commercial uses and 25 feet along local streets (may be waived by the Commission).
2. Residential only on upper floors
3. Special criteria need to be met to get a density higher than 10 DU/Acre
4. Additional Development Review Fee
5. Site plan review by P&Z and CC

NUPD Zone

Advantages:

1. Density up to Comp Plan Max (30 DU/Acre) limits total site to 408 dwelling units
2. Flexible setbacks can be developed in the site plan review process.
3. No specified FAR
4. Height permitted up to 76 feet (5 stories)
5. Options for front screening (2' hedge or wall)
6. Parking adjusted by unit size/type provides greater flexibility.
7. Ground floor residential/freestanding residential possible on up to 40 percent of the site

Disadvantages

1. Restaurants are not permitted.
2. Minimum gross unit size limits of 800 square feet minimum and 1,100 square feet average
3. Review/rezoning process like PUD

Conclusion

The greatest flexibility for the redevelopment of the site at _____ is provided by the PRD zone, however, that zone is **currently written only for the Federal Highway Corridor**, and new text (land development code amendment) would need to be added to make it applicable for this area. Also, the Live Local scenario may be another option once the development aspects (attached) are applied by the city to a proposed redevelopment site. Below is a description of the Live Local regulatory topics:

- **Local government regulations**: Under the bill, a local government cannot regulate the use, density, or height (with some exceptions) of an affordable housing development if a proposed rental project is multifamily or mixed-use residential and, in any area, zoned for commercial, industrial, or mixed-use. It also defines, by percentages, what types of multifamily projects qualify. A local government cannot require an authorized development to obtain a zoning/land use change, special exception, conditional use approval, variance or comp plan amendment for use, density, or height.

From: David Hebert <davidh@oaklandparkfl.gov>
Sent: Tuesday, May 26, 2026 9:52 AM
To: Renee Miller
Cc: Sierra Marrero; Ana Alvarez
Subject: West side

I'm very excited about the prospects with the state land. Let's think "next steps." Not sure how best to nail it down. Russ has the fellow in Tallahassee who got the language through the legislature to end School mitigation. He might be useful at least to monitor the situation. I also think we might clue Ralph in. He has been a good partner. If he can commit to the same "tax refund" incentive it might help us bridge the deal with a future developer. Down the line should things go well, as I said last week, I think we should consider the same kind of prequalified process for bidders that we had for Sky. Start with massing study that includes city goals. There are a number of developers we can encourage to consider applying.