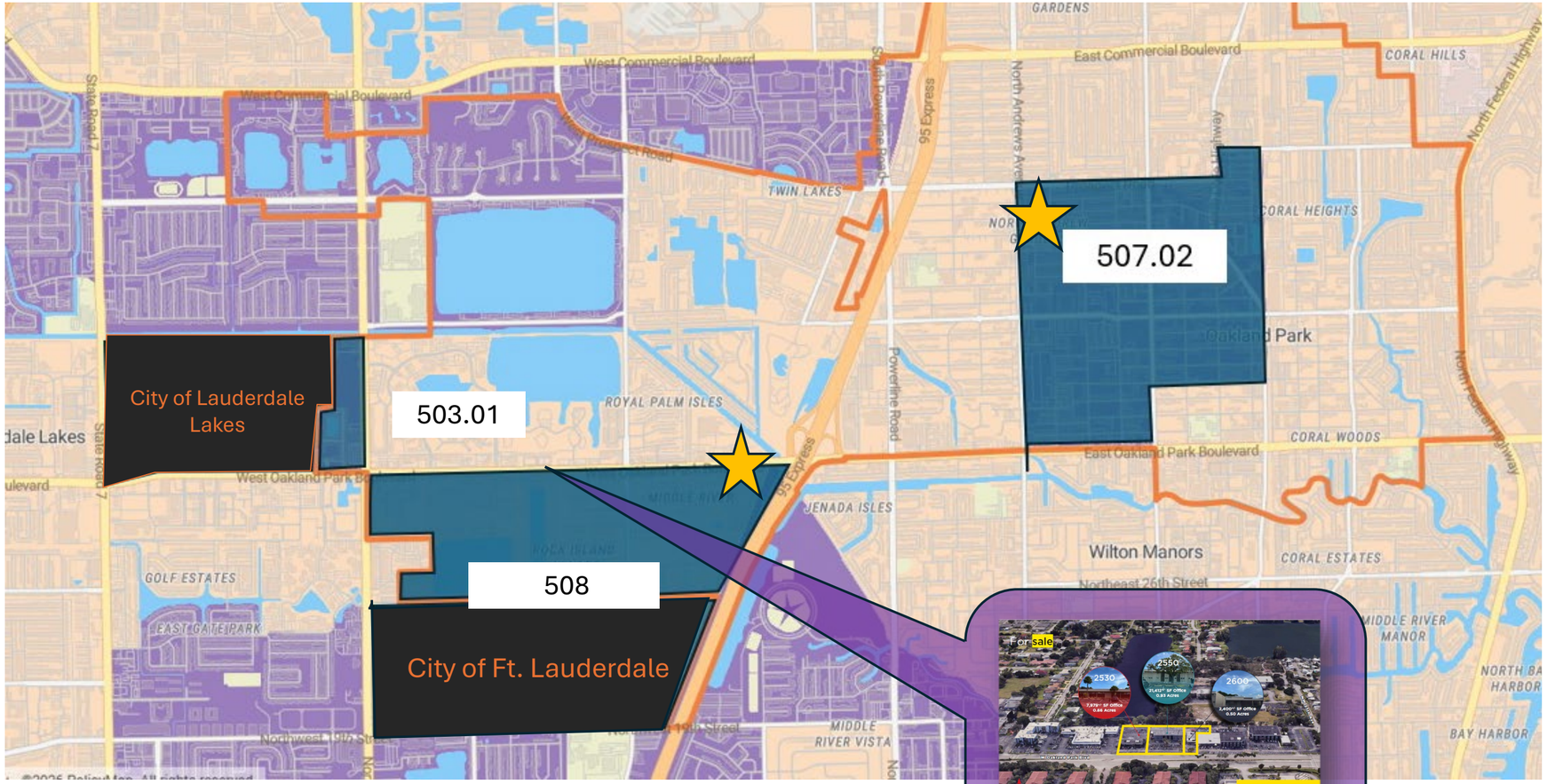
OPPORTUNITY ZONE 2.0

May 14, 2026 , Florida Commerce Meeting



R. MILLER CONSULTING GROUP

Opportunity Zone 2.0 Census Tracts within Oakland Park



APPLICATION PRIORITIES

- Census Tract 12011050702
(Previously designated)

- Census Tract 12011050800
(Newly Eligible)

City Supports City of Lauderdale Lakes' application for Census Tract 503.01

Census Tract 507.02



ECONOMIC DISTRESS — THE CASE FOR CONTINUED DESIGNATION

11.0%
Unemployment rate

15.0%
Below poverty line

54.0%
Housing cost-burdened

$38,399
Median HH income decline

INVESTMENT MOMENTUM — THE CASE FOR ECONOMIC POTENTIAL

$471M+
Private investment since 2021

$51.4M
Public capital investment

$273M
Planned capital projects

16
Active development projects

Census Tract 507.02

SHOVEL-READY PROJECT PIPELINE

Shovel Ready Project – Jobs Creation

530–620	310–370	490–580	1,330–1,570
Construction jobs (direct)	Permanent jobs (direct)	Indirect & induced jobs	Total economic impact jobs

Project	Sector	Status
Private Sector		
Oakland Park Ghost Kitchen / Food Hall	Food & Beverage / Commercial	**Under Construction**
Portiere Industrial Flex	Industrial / Mixed-Use	**Permitting**
Oakland Park Warehouse Complex	Industrial / Commercial	**Permitting**
WOOD-DWG Mixed Use	Mixed-Use / Residential	**Permitting**
Jai Residences	Residential	**Permitting**
The Residence	Residential	**Permitting**
Public Sector		
City Park Phase 2	Parks & Recreation	**Design**
Dixie Highway Pedestrian Bridge	Mobility / Infrastructure	**Planning**
Bus Rapid Transit — Oakland Park Blvd	Regional Transit	**Design**
Community Shuttle	Local Mobility	**Design**

These private sector projects are tangible QOF investment opportunities

Census Tract 508



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)

INVESTMENT MOMENTUM — THE CASE FOR ECONOMIC POTENTIAL

$124M+	$17M	$266M	12
Private pipeline	City capital investment	BRT corridor investment	Active development projects

Census Tract 508

SHOVEL-READY PROJECT PIPELINE

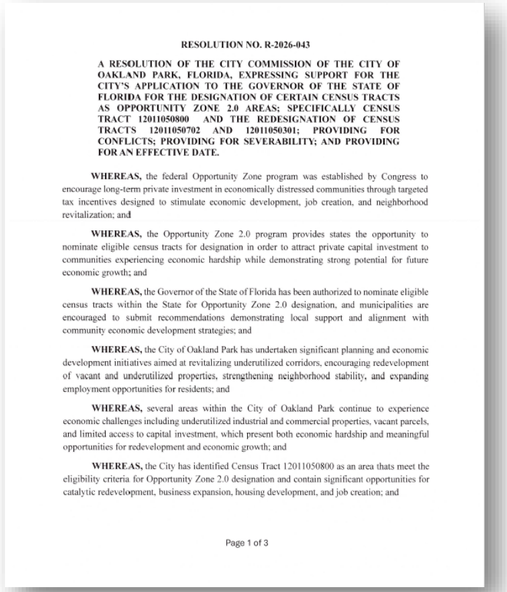
Shovel Ready Project – Jobs Creation

Construction jobs	Permanent jobs	Indirect + induced	Total economic impact
318–396	148–188	412–517	878–1,101
Direct, temporary	Direct, ongoing	Supply chain & spending	All job categories

Project	Sector	Status
Private Sector — Approved Applications		
The Village at Oakland Park — Urban League PUD	Mixed-Use / Residential (469 units)	Permitting
HCA Free Standing Emergency Room	Medical / Healthcare	Permitting
Carroll Warehouse	Industrial / Warehouse	Permitting
Orange Grove Townhomes (10 Units)	Residential — For Sale	Permitting
Orange Grove Townhomes (6 Units)	Residential — For Sale	Permitting
Oakland Park Industrial Building	Industrial — Outdoor Storage	Permitting
Public Sector — Infrastructure Investments		
Bus Rapid Transit — Oakland Park Blvd ($266M)	Regional Transit / TOD Catalyst	In Design
West OPB + NW 31st Street Improvements	Corridor Streetscape & Roadway	In Design
NW 21st Ave, Mast Arm, Northwestern Lakes	Infrastructure & Environmental	Under Construction
Neighborhood Signs + Lakeside Sidewalks	Placemaking & Accessibility	Complete

These private sector projects are tangible QOF investment opportunities

Organizational Alignment and Stakeholder Support



RESOLUTION NO. R-2026-043

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, EXPRESSING SUPPORT FOR THE CITY'S APPLICATION TO THE GOVERNOR OF THE STATE OF FLORIDA FOR THE DESIGNATION OF CERTAIN CENSUS TRACTS AS OPPORTUNITY ZONE 2.0 AREAS; SPECIFICALLY CENSUS TRACT 12011050800 AND THE REDESIGNATION OF CENSUS TRACTS 12011050702 AND 12011050301; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the federal Opportunity Zone program was established by Congress to encourage long-term private investment in economically distressed communities through targeted tax incentives designed to stimulate economic development, job creation, and neighborhood revitalization; and

WHEREAS, the Opportunity Zone 2.0 program provides states the opportunity to nominate eligible census tracts for designation in order to attract private capital investment to communities experiencing economic hardship while demonstrating strong potential for future economic growth; and

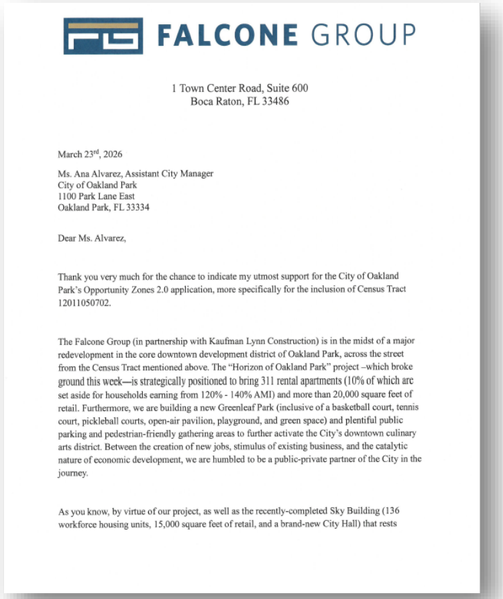
WHEREAS, the Governor of the State of Florida has been authorized to nominate eligible census tracts within the State for Opportunity Zone 2.0 designation, and municipalities are encouraged to submit recommendations demonstrating local support and alignment with community economic development strategies; and

WHEREAS, the City of Oakland Park has undertaken significant planning and economic development initiatives aimed at revitalizing underutilized corridors, encouraging redevelopment of vacant and underutilized properties, strengthening neighborhood stability, and expanding employment opportunities for residents; and

WHEREAS, several areas within the City of Oakland Park continue to experience economic challenges including underutilized industrial and commercial properties, vacant parcels, and limited access to capital investment, which present both economic hardship and meaningful opportunities for redevelopment and economic growth; and

WHEREAS, the City has identified Census Tract 12011050800 as an area thats meet the eligibility criteria for Opportunity Zone 2.0 designation and contain significant opportunities for catalytic redevelopment, business expansion, housing development, and job creation; and

Page 1 of 3



FALCONE GROUP

1 Town Center Road, Suite 600
Boca Raton, FL 33486

March 23rd, 2026

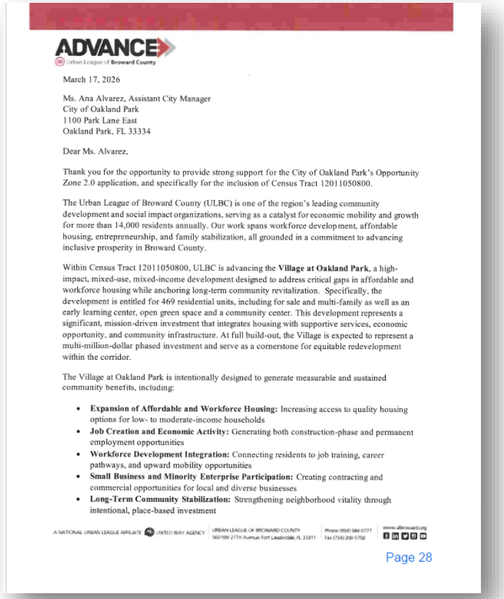
Ms. Ana Alvarez, Assistant City Manager
City of Oakland Park
1100 Park Lane East
Oakland Park, FL 33334

Dear Ms. Alvarez,

Thank you very much for the chance to indicate my utmost support for the City of Oakland Park's Opportunity Zones 2.0 application, more specifically for the inclusion of Census Tract 12011050702.

The Falcone Group (in partnership with Kaufman Lynn Construction) is in the midst of a major redevelopment in the core downtown development district of Oakland Park, across the street from the Census Tract mentioned above. The "Horizon of Oakland Park" project –which broke ground this week—is strategically positioned to bring 311 rental apartments (10% of which are set aside for households earning from 120% - 140% AMI) and more than 20,000 square feet of retail. Furthermore, we are building a new Greenleaf Park (inclusive of a basketball court, tennis court, pickleball courts, open-air pavilion, playground, and green space) and plentiful public parking and pedestrian-friendly gathering areas to further activate the City's downtown culinary arts district. Between the creation of new jobs, stimulus of existing business, and the catalytic nature of economic development, we are humbled to be a public-private partner of the City in the journey.

As you know, by virtue of our project, as well as the recently-completed Sky Building (136 workforce housing units, 15,000 square feet of retail, and a brand-new City Hall) that rests



ADVANCE
Urban League of Broward County

March 17, 2026

Ms. Ana Alvarez, Assistant City Manager
City of Oakland Park
1100 Park Lane East
Oakland Park, FL 33334

Dear Ms. Alvarez,

Thank you for the opportunity to provide strong support for the City of Oakland Park's Opportunity Zone 2.0 application, and specifically for the inclusion of Census Tract 12011050800.

The Urban League of Broward County (ULBC) is one of the region's leading community development and social impact organizations, serving as a catalyst for economic mobility and growth for more than 14,000 residents annually. Our work spans workforce development, affordable housing, entrepreneurship, and family stabilization, all grounded in a commitment to advancing inclusive prosperity in Broward County.

Within Census Tract 12011050800, ULBC is advancing the **Village at Oakland Park**, a high-impact, mixed-use, mixed-income development designed to address critical gaps in affordable and workforce housing while anchoring long-term community revitalization. Specifically, the development is entitled for 469 residential units, including for sale and multi-family as well as an early learning center, open green space and a community center. This development represents a significant, mission-driven investment that integrates housing with supportive services, economic opportunity, and community infrastructure. At full build-out, the Village is expected to represent a multi-million-dollar phased investment and serve as a cornerstone for equitable redevelopment within the corridor.

The Village at Oakland Park is intentionally designed to generate measurable and sustained community benefits, including:

- **Expansion of Affordable and Workforce Housing:** Increasing access to quality housing options for low- to moderate-income households
- **Job Creation and Economic Activity:** Generating both construction-phase and permanent employment opportunities
- **Workforce Development Integration:** Connecting residents to job training, career pathways, and upward mobility opportunities
- **Small Business and Minority Enterprise Participation:** Creating contracting and commercial opportunities for local and diverse businesses
- **Long-Term Community Stabilization:** Strengthening neighborhood vitality through intentional, place-based investment

A NATIONAL URBAN LEAGUE AFFILIATE | UNITED WAY AGENCY | URBAN LEAGUE OF BROWARD COUNTY 560 NW 27th Avenue Fort Lauderdale, FL 33311 | Phone (954) 584-0777 Fax (754) 258-5750 | www.ulbroward.org



OAKLAND PARK
BUSINESS ASSOCIATION

March 18, 2026

The Honorable Ron DeSantis
Governor, State of Florida
The Capitol
400 S. Monroe Street
Tallahassee, FL 32399

Re: Support for Opportunity Zone Designation of **Census Tract 12011050800** and the redesignation of **Census Tracts 12011050702** and **12011050301** as Opportunity Zones

Dear Governor DeSantis,

On behalf of the Oakland Park Business Association, and in my capacity as a member of the Oakland Park Planning & Zoning Advisory Board, I am writing to express strong support for the City of Oakland Park's application for the designation of Census Tract 12011050800 and the redesignation of Census Tracts 12011050702 and 12011050301 as Opportunity Zones.

As an organization committed to advancing the interests of Oakland Park's business community, we recognize the critical role that targeted investment incentives play in fostering economic growth, supporting small businesses, and creating quality job opportunities. The proposed designation and redesignation of these census tracts present a significant opportunity to attract new capital, stimulate redevelopment, and strengthen the long-term economic vitality of our community.

These areas are strategically positioned for reinvestment and revitalization. Opportunity Zone designation will help catalyze private investment in underutilized and emerging corridors, encouraging the development of mixed-use projects, commercial spaces, and infrastructure improvements that directly benefit local businesses and residents alike.

From both a business and land use perspective, this designation aligns with the City's vision for thoughtful, sustainable growth. It will enhance redevelopment efforts, support improved land use outcomes, and create an environment where businesses can expand and thrive.

Importantly, this designation will also support the continued growth of Oakland Park's small business ecosystem by increasing access to investment, strengthening commercial corridors, and enhancing the overall business climate.

The Oakland Park Business Association fully supports the City's efforts and stands ready to partner in advancing initiatives that leverage this designation to drive sustainable economic development.



03/25/2026

NR INVESTMENTS

The Honorable Ron DeSantis
Governor, State of Florida
The Capitol
400 S. Monroe Street
Tallahassee, FL 32399

Re: Support for Opportunity Zone Redesignation of Census Tract 12011050702

Dear Governor DeSantis:

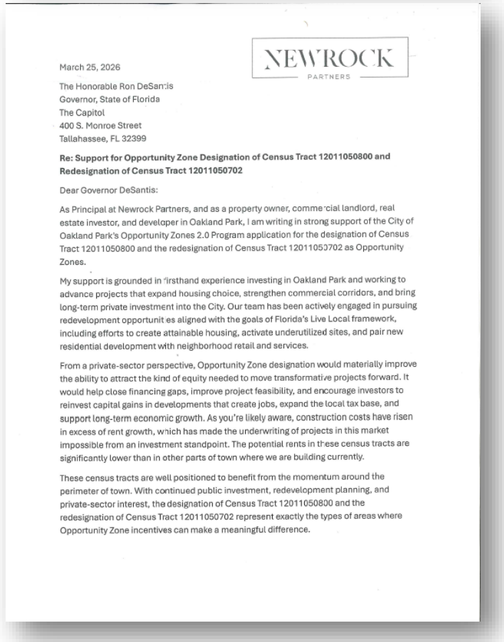
As Principal of NR Investments and owner/developer of the Sky Building in Downtown Oakland Park, I am writing in strong support of the City of Oaklanc Park's application for the redesignation of Census Tract 12011050702 as an Opportunity Zone. Our company has invested directly in this tract through the Sky Building, a transformative project recognized as the first major mixed-use development in Downtown Oakland Park.

Through a public-private partnership between NR Investments, the City of Oakland Park and Broward County, the Sky Building—completed in 2025—includes 136 residential rental units, 17 live/work spaces, 15,000 square feet of commercial space, structured parking, and a new Oakland Park City Hall in the heart of downtown. The project demonstrates the type of catalytic, community-centered investment this tract can attract.

The development also includes an affordable housing component, with 100% of units designated as affordable at 120–140% of the Area Median Income (AMI) for a period of five years.

Redesignation is important because the work of transforming this tract is still underway. Census Tract 12011050702 sits within ZIP Code 33334, which HUD lists as a 2026 metropolitan Difficult Development Area, underscoring the real cost pressures associated with delivering quality mixed-use and housing projects in this market. In that context, Opportunity Zone redesignation would help attract equity, close financing gaps, and support the next wave of investment in housing, commercial activity, and job creation.

From an owner, developer, and long-term investor perspective, I believe the redesignation of Census Tract 12011050702 would send a strong signal that Florida supports continued reinvestment in places where public vision and private capital are already producing results. It would build on the momentum already underway in Downtown Oakland Park and



NEWROCK
PARTNERS

March 25, 2026

The Honorable Ron DeSantis
Governor, State of Florida
The Capitol
400 S. Monroe Street
Tallahassee, FL 32399

Re: Support for Opportunity Zone Designation of Census Tract 12011050800 and Redesignation of Census Tract 12011050702

Dear Governor DeSantis:

As Principal at Newrock Partners, and as a property owner, commercial landlord, real estate investor, and developer in Oakland Park, I am writing in strong support of the City of Oakland Park's Opportunity Zones 2.0 Program application for the designation of Census Tract 12011050800 and the redesignation of Census Tract 12011053702 as Opportunity Zones.

My support is grounded in firsthand experience investing in Oakland Park and working to advance projects that expand housing choice, strengthen commercial corridors, and bring long-term private investment into the City. Our team has been actively engaged in pursuing redevelopment opportunities aligned with the goals of Florida's Live Local framework, including efforts to create attainable housing, activate underutilized sites, and pair new residential development with neighborhood retail and services.

From a private-sector perspective, Opportunity Zone designation would materially improve the ability to attract the kind of equity needed to move transformative projects forward. It would help close financing gaps, improve project feasibility, and encourage investors to reinvest capital gains in developments that create jobs, expand the local tax base, and support long-term economic growth. As you're likely aware, construction costs have risen in excess of rent growth, which has made the underwriting of projects in this market impossible from an investment standpoint. The potential rents in these census tracts are significantly lower than in other parts of town where we are building currently.

These census tracts are well positioned to benefit from the momentum around the perimeter of town. With continued public investment, redevelopment planning, and private-sector interest, the designation of Census Tract 12011050800 and the redesignation of Census Tract 12011050702 represent exactly the types of areas where Opportunity Zone incentives can make a meaningful difference.

THANK YOU

May 14, 2026 , Florida Commerce Meeting

