



TOWN OF DAVIE  
ECONOMIC DEVELOPMENT

# OPPORTUNITY ZONES 2.0

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# OPPORTUNITY ZONE 2.0 QUESTIONNAIRE

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## Section 1: Contact Information

1. **Organization Name:** Town of Davie
2. **Contact Type:** Municipal Government
3. **Contact Name:** Phillip Holste
4. **Position Title:** Assistant Town Administrator/CRA Director
5. **Address:** 8800 SW 36<sup>th</sup> Street, Davie, FL 33328
6. **Phone Number:** 954-797-1041
7. **E-mail:** [pholste@davie-fl.gov](mailto:pholste@davie-fl.gov)

## Section 2: Census Tract Information

1. **County:** Broward
2. **2026 US Treasury Eligible Census Tract Number:** 701.03, 701.04, 704.24, and 705.04
3. **Municipality:** Yes
4. **Municipality Name:** Town of Davie
5. **Area Boundary Description (Brief narrative including major streets, landmarks, and natural features):** See Exhibit “A” for map of census tracts.
  - a. Tract 701.03 - This region is primarily situated between Davie Road and the Florida Turnpike, just south of Interstate 595. It falls within the Town’s newly branded Research, Institution, Technology, and Education (RITE) Zone, which includes five higher education institutions, a hospital, an innovation center, and various research-related activities.
  - b. Tract 701.04 - This area comprises two recently rebranded zones aimed at promoting economic investment: the RITE (Research, Institution, Technology, and Education) Zone and the RISE (Residential, Industrial, Social, and Export) Zone. The RITE Zone is located just west of the Florida Turnpike and east of Davie Road, while the RISE Zone is positioned just east of the Florida Turnpike and west of State Road 441. The land use and zoning designations in these regions support multiple purposes, although numerous sites remain under-utilized. Given its proximity to the South Florida Education Center (SFEC), which hosts five higher education institutions (Broward College, McFatter Technical College, Florida Atlantic University, Nova Southeastern University, and the University of Florida), investors in this area will benefit from an optimal location near significant talent pipelines.

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c. Tract 703.24: This census tract is generally located south of Interstate 595, east of SW 136th Avenue, and west of Flamingo Road. The area faces a poverty rate of 23.1%.

d. Tract 705.04: This area is located south of Stirling Road, nestled between University Drive and Davie Road. While it features both residential and commercial properties, it currently suffers from a lack of private investment interest and has a poverty rate of 27.2%.

## 6. Indicators of Economic Distress:

- a. Blight or underutilized land
- b. Commercial vacancy
- c. Distressed business climate
- d. Limited new capital investment

## 7. Tract in square miles:

- a. Tract 701.03 – about 1 square mile
- b. Tract 701.04 – about 2 square miles
- c. Tract 703.24 – about 0.3 square miles
- d. Tract 705.04 – about 0.5 square miles

## 8. Indicate if tract was previously designated as an Opportunity Zone: No

### Section 3: Economic Development Information

#### 1. Existing assets in the tract:

- a. Proximity to air transit
- b. Proximity to rail transit
- c. Proximity to major highway/interstate
- d. Energy/electric utilities
- e. Water/wastewater utilities
- f. Broadband
- g. Universities
- h. Hospitals
- i. Industrial sites
- j. Business clusters
- k. Innovation hubs
- l. Ag-tech facilities

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## 2. Current economic challenges in the tract:

- a. Tract 701.03 – This tract is characterized by underutilized lots fronting the commercial corridor and some aged housing communities with older infrastructure and vulnerabilities to extreme weather events. Additionally, the area faces challenges related to limited reinvestment and a lack of modernized community amenities. These conditions can contribute to long-term economic stagnation if not addressed through targeted, equitable investment strategies. Efforts in this tract are focused on preserving affordability, improving infrastructure, optimizing development opportunities that support job growth, and enhancing the quality of life for residents.
- b. Tract 701.04 – This tract includes a mix of residential, commercial, and industrial but faces challenges related to underutilized parcels, aging infrastructure, and higher poverty rates. While located near major highways and corridors, the South Florida Education Center, and minutes from the airport and seaport, this area needs infrastructure upgrades that can facilitate development opportunities that will increase the number of affordable units, the number and types of housing options, and new job creation.
- c. Tract 703.24 – This tract includes a concentration of aged housing communities that play a critical role in providing affordable housing options. However, these communities often face challenges such as limited housing stock, infrastructure needs, and resistance to inclement weather conditions. Without targeted investment, these conditions may impact long-term housing quality and neighborhood sustainability. The focus in this tract is on supporting reinvestment that preserves affordability, enhances infrastructure, and improves living conditions for residents.
- d. Tract 705.04 – This tract presents opportunities for economic development but faces challenges related to aged residential communities, increase poverty rates, and underdeveloped commercial corridors. Additionally, there is a need for enhancements that contribute to workforce opportunities and improve the quality of life including access to community-serving amenities. Strategic investment in this tract would focus on improving infrastructure, supporting workforce development and access, and fostering development offers quality affordable housing units.

## 3. Existing/proposed projects:

- a. Tract 701.03 – No new projects
- b. Tract 701.04 – “The District” project is currently under construction and consists of 1,256 units + 36,000 square feet of commercial space. The project costs \$1 billion in private investment.

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- c. Tract 703.24 – No new projects
- d. Tract 705.04 – No new projects

## Section 4: Opportunity Zone Investment Potential

**1. Priority projects enabled by Opportunity Zone designation. Identify projects likely to benefit from direct investment. Consider zoning and land use regulations for industries such as aviation/aerospace, advanced air mobility, maritime, and timber industries.**

- a. Tract 701.03 – Housing/mixed-use related projects
- b. Tract 701.04 – Housing and industrial projects that can
- c. Tract 703.24 – No new projects
- d. Tract 705.04 – No new projects

**2. Estimated capital investment in tract (yes/no): No**

**3. Project readiness (ready-site designation, shovel ready, permitting stage, planning concept, exploratory):**

- a. Tract 701.03 – planning concept
- b. Tract 701.04 – planning concept
- c. Tract 703.24 – exploratory
- d. Tract 705.04 – exploratory

**4. Business/developer interest (yes/no):**

- a. Tract 701.03 – no
- b. Tract 701.04 – yes
- c. Tract 703.24 – no
- d. Tract 705.04 – no

**5. Investor interest (yes/no):**

- a. Tract 701.03 – no
- b. Tract 701.04 – yes
- c. Tract 703.24 – no
- d. Tract 705.04 – no

**6. Stakeholder Engagement:**

- a. Tract 701.03 – This area is subject to the Regional Activity Center (RAC) Master Plan which was adopted in 2006 by the Town and was created through a series of workshops, planning

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studies, and charrettes with the public. The Plan expressed a vision of creating a mixed-use village concept premised upon the unique collaborative opportunities for redevelopment and economic development related to the SFEC as a resource, and transit and other modes of mobility. Information pertaining to the recent rebranded of the RAC to the RITE Zone has also been shared with the public, potential investors, and the Davie Business Community with hopes of encouraging investment. Additionally, all approved site plans are required to engage the public through the Town's Public Participation Ordinance.

b. Tract 701.04 – This tract is subject to the Regional Activity Center (RAC) Master Plan and the Transit-Oriented Corridor (TOC) Conceptual Master Plan. The TOC Conceptual Master Plan was adopted in 2005 with public charrettes that occurred in 2004. The recent rebranding of the TOC to the RISE Zone was also disseminated to potential investors, the Davie Business Community and the public. Furthermore, all approved site plans are required to engage the public through the Town's Public Participation Ordinance.

c. Tract 703.24 – No plans have been discussed with the public as there have not been any master plans for this area. However, all approved site plans are required to engage the public through the Town's Public Participation Ordinance.

d. Tract 705.04 – No plans have been discussed with the public as there have not been any master plans for this area. However, all approved site plans are required to engage the public through the Town's Public Participation Ordinance.

## Section 5: Community Benefit Information

**1. Expected community impact:** Job creation, housing access, infrastructure investment, business formation, tax base growth

**2. Risks of barrier to deployment:** Barriers to deployment include aging infrastructure that will require upfront capital investment, complex ownership structures that can make land assemblages or improvement plans challenging, need to balance reinvestment with preservation of affordable housing options, rising construction and labor costs.

**3. Community engagement to date:** Rebranding information that includes incentives and economic development resources has been distributed to local chambers, potential investors and the public. Furthermore, all site plans require public engagement through the Public Participation Ordinance prior to public hearings.

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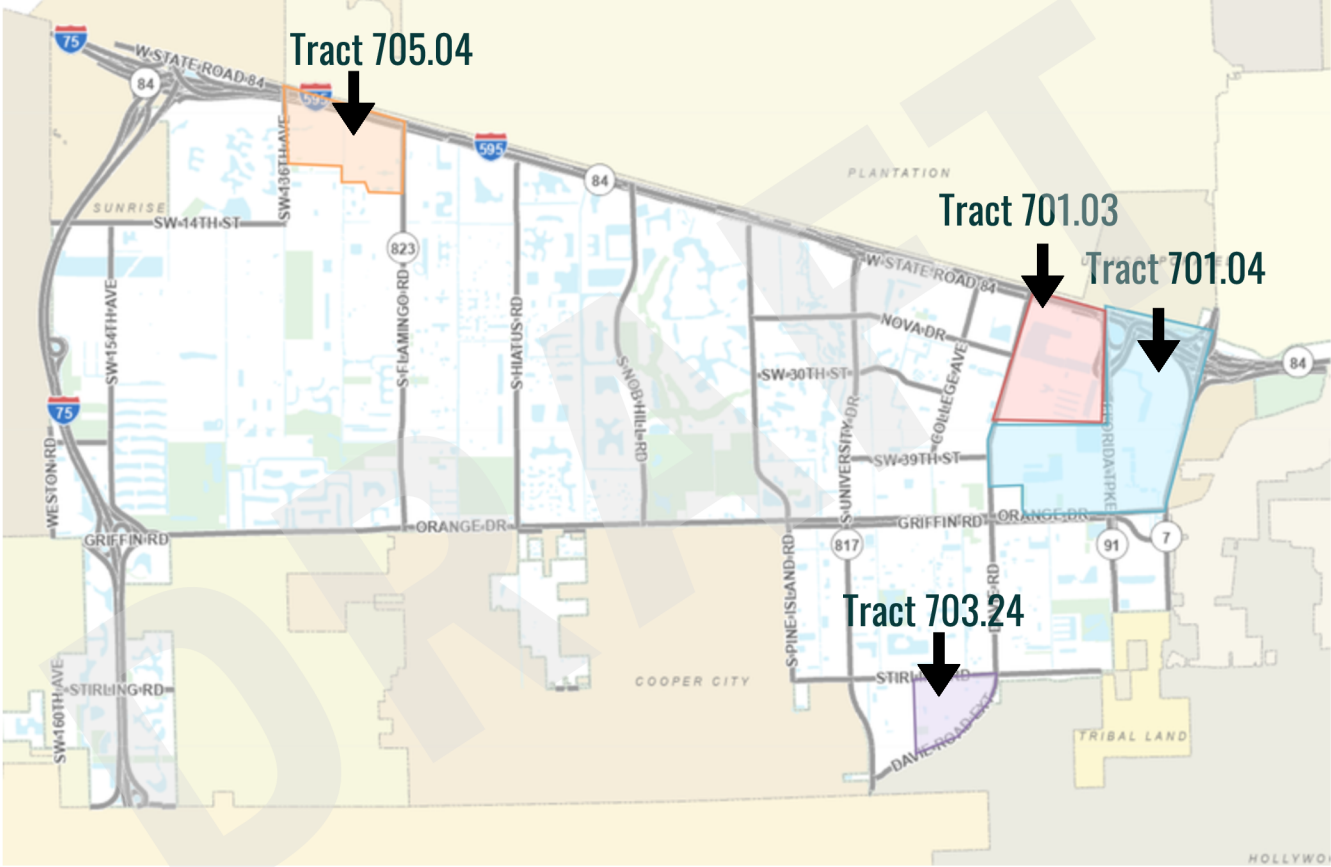
- 4. Indicate if this project/investment aligns with state, regional, county or local economic or development strategies or plans:** The outcomes anticipated from an Opportunity Zone designation comply with the local economic development plans as expressed through the RAC and TOC master plans, the recently adopted 2025 CRA Redevelopment Plan, and land use plans that align with county's land use plan.

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## EXHIBIT "A"

### MAP OF CENSUS TRACTS RECOMMENDED FOR OPPORTUNITY ZONES



\*Note map boundaries depicted are not exact and should be referenced as a conceptual