MEMORANDUM

AGENDA ITEM # IV.A

DATE: FEBRUARY 23, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC REVOLVING LOAN FUNDS STATUS REPORT

The South Florida Regional Planning Council Revolving Loan Program has historically served the needs of businesses that are not entirely served by conventional lenders, with an emphasis on applicants who have been denied credit by a conventional lender. As such, the Council's RLF loans are considered riskier than conventional loans. The Loan Administration Board may charge a higher interest rate to a particular borrower depending on the risk factors of that loan. In addition, most loan payments are due on the first day of each month until maturity.

Attached for your review is the Revolving Loan Fund Status Report. In reviewing the attached status report, please note that the borrowers' loan agreements provide a fifteen (15) day grace period in which they can make their payments without a five percent late charge penalty. This status report is generated fifteen (15) days prior to the end of the month. Council staff routinely makes phone calls and sends past due notices to past due accounts after ten (10) and fifteen (15) days.

The Council policy on loan amounts and the structure of the loans for each loan program is:

> *"Loan amounts may range from $25,000 to $500,000. Borrowers seeking more than one loan may not exceed $500,000 in aggregate. Loans may be used for funding up to 100 percent of a project, provided that bank or conventional financing is unavailable, and that equity is nonexistent or is otherwise needed for cash flow. In cases where limited financing from a private/traditional source is available, loans can be used as supplemental or "second mortgage" funds. Second positions on collateral may be acceptable so long as the prior lien holder is a lending institution."*

Please find attached Legal Counsel's South Florida Regional Planning Council ("SFRPC") / Revolving Loan Fund report on legal action that has been taken to collect on delinquent accounts.

South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954.924.3653 Phone, 954.924-3654 FAX
www.sfregionalcouncil.org

Payment Status Report

Traditional RLF Payment Status Report

Loan	Company /Borrower	Amount	Disbursed	Pmts	Rate	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
1022	********************	300,000.00	300,000.00	240	7.0	2,709.36	253,398.68	01/01/26	0	01/02/26	02/01/26	01/08/04	09/01/39	Performing
1023	********************	301,586.50	301,586.50	120	0.0	350.00	161,715.88	01/01/26	0	01/02/26	02/01/26	07/19/06	03/01/29	Performing
1039	********************	125,000.00	125,000.00	84	0.0	200.00	119,582.53	03/01/25	305	03/11/25	04/01/25	11/24/08	12/31/15	Delinquent
1040	********************	200,000.00	200,000.00	84	5.0	1,472.32	30,650.91	01/01/26	0	01/02/26	02/01/26	02/02/09	08/01/28	Performing
3024	********************	189,043.88	189,043.88	144	0.0	500.00	85,000.00	12/25/25	6	12/02/25	01/25/26	07/26/99	12/01/16	Default Final Judgment
4008	********************	300,000.00	300,000.00	0	5.0	750.00	136,669.30	01/12/26	0	01/12/26	02/12/26	07/31/09	03/31/39	Performing
4018	********************	119,598.00	150,000.00	120	6.0	1,327.78	111,567.76	01/01/26	0	01/02/26	02/01/26	07/12/13	08/01/20	Performing
4027	********************	149,500.00	149,500.00	120	0.0	1,590.98	19,392.95	09/01/25	122	09/04/25	10/01/25	12/15/15	12/15/25	Pending Collateral Sale
4028	********************	75,000.00	75,000.00	1	0.0	765.03	74,994.72	04/01/19	2467	04/12/19	05/01/19	11/17/16	09/30/19	Pending Collateral Sale
4029	********************	75,000.00	75,000.00	1	0.0	803.02	75,000.00	04/01/19	2467	04/12/19	05/01/19	12/14/16	09/30/19	Pending Collateral Sale
4031	********************	332,972.82	332,972.82	111	0.0	500.00	321,083.86	01/01/26	0	01/15/26	02/15/26	09/28/17	08/01/28	Performing
4032	********************	300,000.55	300,000.55	120	7.0	3,577.27	123,152.80	01/01/26	0	01/02/26	02/01/26	10/24/18	11/01/28	Performing
4033	********************	254,999.57	254,999.57	84	0.0	250.00	187,832.65	10/15/23	808	10/12/23	11/15/23	10/25/18	10/25/25	In Legal

Loan	Company /Borrower	Amount	Disbursed	Pmts	Rate	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
4034	********************	84,506.66	84,506.66	84	0.0	300.00	71,412.80	08/01/22	1248	08/01/22	09/01/22	01/03/19	01/03/26	Default Final Judgment
4035	********************	248,684.03	248,684.03	84	0.0	375.00	9,521.57	01/01/26	0	01/02/26	02/01/26	03/05/19	10/01/33	Performing
4036	********************	549,223.30	549,223.30	84	0.0	375.00	474,219.60	01/01/26	0	01/02/26	02/01/26	03/05/19	10/01/33	Performing
4037	********************	173,904.64	173,904.64	84	5.0	1,000.00	94,257.62	01/01/26	0	01/02/26	02/01/26	03/28/19	03/28/26	Performing
4039	********************	200,000.00	200,000.00	84	0.0	300.00	196,815.27	08/01/22	1248	08/01/22	09/01/22	03/12/20	04/01/27	Default Final Judgment
4040	********************	400,000.00	400,000.00	84	0.0	250.00	389,882.46	10/15/23	808	10/12/23	11/15/23	09/23/19	09/23/26	In Legal
4043	********************	200,000.00	200,000.00	120	4.5	2,322.17	103,125.81	01/01/26	0	01/02/26	02/01/26	04/22/21	04/01/31	Performing
4044	********************	130,000.00	130,000.00	120	4.5	1,347.30	74,475.38	01/01/26	0	01/02/26	02/01/26	03/22/21	03/01/31	Performing
4046	********************	100,000.00	100,000.00	60	0.0	300.00	80,227.84	01/01/26	0	01/02/26	02/01/26	10/06/22	10/01/27	Modification
4048	********************	349,497.00	98,668.75	60	0.0	352.00	85,220.75	01/01/26	0	01/02/26	02/01/26	02/23/23	03/01/28	Performing
4049	********************	331,700.00	80,271.75	60	0.0	301.00	73,047.75	01/01/26	0	01/02/26	02/01/26	02/23/23	03/01/28	Performing
4050	********************	331,700.00	85,566.75	60	0.0	321.00	77,862.75	01/01/26	0	01/02/26	02/01/26	02/23/23	03/01/28	Performing
Totals		**5,821,916.95**	**5,103,929.20**			**22,339.23**	**3,430,111.64**							

LIST OF COMMITTED TRADITIONAL RLF FUNDS
January 31, 2026

Loan #	Company Name	Committed	Commitment Date	Disbursed	Disbursement Date	Remaining Commitment
4052	********************	470,000	1/16/2024	$0.00	n/a	$ 470,000.00
	TOTAL	**$470,000**		**$0.00**		**$ 470,000.00**

Cash Available to Lend				
Bank Balance as of	1/31/2026			$ 1,750,472.01
Committed Funds				
Unfunded Loan Commitments	$ 470,000			
Administrative Fees	7,807.44			
Total Committed Funds				$ 477,807.44
Total Uncommitted Funds				**$ 1,272,664.57**

Kerry L. Ezrol
KEzrol@GorenCherof.com

GOREN CHEROF DOODY & EZROL P.A.
ATTORNEYS AT LAW

February 2, 2026

VIA E-MAIL (isabelc@sfrpc.com)
Isabel Cosio Carballo, MPA, Executive Director
South Florida Regional Planning Council
Oakwood Business Center
One Oakwood Boulevard, Suite 250
Hollywood, FL 33320

Re: South Florida Regional Planning Council ("SFRPC") / Revolving Loan Fund Status Report

Dear Ms. Carballo:

Below please find the status of the Revolving Loan Fund cases which have been brought on behalf of the SFRPC. This shall confirm that once a judgment is obtained and recorded, our office has been instructed to take no further action, other than to re-record specified judgments, as requested, in a timely fashion. We have therefore removed all of the "Closed Cases" from this list. In the future, once a judgment is obtained and recorded relative to cases appearing on this list, they will be removed from this list.

1. **SFRPC adv. Equity Partners 102, LLC**
   (Our File No. 9940633)

Equity Partners 102 foreclosure complaint was filed with the Court on July 13, 2023. On July 24, 2023, SFRPC filed an Answer and did not assert affirmative defenses. Equity Partners seeks to foreclose its first mortgage against Ms. Dawson's real property located at 2748 NW 8th St., Fort Lauderdale, FL. Since April, 2025, Chris Stearns of Johnson Anselmo has been representing SFRPC.

On September 15, 2025, the Court entered an Order Resetting Trial, rescheduling the trial period to December 15, 2025 through December 19, 2025 and scheduling a calendar call for December 11, 2025. On November 10, 2025, Ms. Dawson filed another Notice of Extended Unavailability through November 28, 2025. SFRPC rescheduled it's hearing to November 20, 2025, then again rescheduled it for December 1, 2025. On November 12, 2025, the Court entered a Uniform Case Management Order, scheduling a mandatory Case Management Conference for December 1, 2025. On December 2, 2025, the Court entered the following: 1) Order Granting SFRPC's Motion to Strike and/or to Dismiss Amended Crossclaim; and 2) Order on Case Management Conference.

On December 2, 2025 and December 3, 2025, Ms. Dawson filed the following pleadings: 1) Affidavit of Excusable Neglect; 2) Motion to Vacate Order on Case Management Conference of December 1, 2025; 3) Motion to Vacate Order on SFRPC's Motion to Strike and/or to Dismiss Amended Crossclaim dated December 2, 2025; and 4) Notice of Objection for Plaintiff's Motion for Summary Judgment to be Heard on Motion Calendar. On December 4, 2025, Plaintiff filed a Re-Notice of Hearing for their Motion for Summary Final Judgment and it was scheduled for December 18, 2025. On December 5, 2025, Ms. Dawson filed a Motion to Strike Re-Notice of Hearing on Plaintiff's Motion for Final Summary Judgment and a Motion for Continuance and/or Stay the Calendar Call December 11, 2025. On December 9, 2025 and December 10, 2025, Ms. Dawson filed the following: 1) Notice of Filing Transcript of Hearing held May 21, 2025; 2) Sworn Affidavit of Angela L. Dawson; and 3) Verified Motion to Disqualify Judge Daniel Casey. On December 11, 2025, the Court entered an Order of Disqualification, granting Ms. Dawson's Motion and randomly reassigning the case to another Circuit Civil Division. The case was reassigned to the Honorable Judge John Bowman. The Honorable Judge Bowman had previously recused himself on or about November 7, 2018, in South Florida Regional Planning Council v. Angela Dawson PA, et al, Case No. CACE18-010315 and this current case will most likely be reassigned again.

Howard Law filed a Notice of Appearance on behalf of Equity Partners on December 17, 2025. A Stipulation for Substitution of Counsel and Consent to Substitution of Counsel was filed on December 18, 2025. On December 31, 2025, Ms. Dawson filed a Motion for Reconsideration/Vacate and/or Amend Prior Orders of Disqualified Judge Casey. On January 26, 2026, Plaintiff filed a Response in Opposition to Defendant's Motion for Reconsideration/Vacate and/or Amend Prior Orders of Disqualified Judge Casey.

Should you have any questions, please feel free to contact me.

Sincerely yours,

/s/ *Kerry L. Ezrol*

Kerry L. Ezrol

KLE:jc

cc: Samuel S. Goren, General Counsel (via e-mail & hard copy)
Alisha Lopez (via e-mail)
Steve Foreman (via e-mail)
Jeffrey Tart (via e-mail)
Kathe Lerch (via e-mail)

Outlook

EDA RLF Risk Rating for Financial Report Period ending 9/30/2025

From Priscilla Kittles <pkittles@eda.gov>
Date Mon 11/24/2025 2:39 PM
To Jeffrey Tart <jtart@sfrpc.com>; Leandro Braslavsky <lbraslavsky@sfrpc.com>; jmiller@eda.gov <jmiller@eda.gov>

UNITED STATES DEPARTMENT OF COMMERCE
Economic Development Administration
Atlanta Regional Office
401 West Peachtree Street, NW Suite 1820 Atlanta, GA 30308-3510

11/24/25
Jeffrey Tart
South Florida Regional Planning Council
1 Oakwood Boulevard Suite 250
Hollywood
Florida
33020-1959

Re: Financial Report for fiscal year ending 09/30/25

Dear Jeffrey Tart:

EDA has completed the risk rating under the RLF Risk Analysis System for the RLF award 04-79-07544 based on the RLF Financial Report, Risk Rating-47147FL-2025.09.30, for the fiscal year ending 09/30/25. Information on the EDA RLF Program Risk Analysis System may be found at https://www.eda.gov/sites/default/files/2022-02/EDA-RLF-Risk-Analysis-System.pdf

Your current Risk Rating: A (Total Score 27.0 Points).

Link to your Risk Rating

Link to your Financial Report

In response to the coronavirus pandemic, EDA temporarily suspended four risk measures (Default Rate, Default Rate over Time, Net RLF Income, and Leverage Ratio) and adjusted the rating thresholds.

Temporary Scoring Thresholds:
Level A: 27-30 points
Level B: 20-26 points
Level C: 19 points or fewer

SCORE FOR EACH MEASURE

Capital Base
Capital Base Index:

Assets
Default Rate: 3.0
Default Rate over Time:
Loan Write-Off Ratio:
Dollars Written-Off: 3.0

Management
RLF Plan: 3.0
Financial Control: 3.0
Timely and Complete Reporting: 3.0
Tenure:
Financial Reporting: 1.0

Earnings
Net RLF Income: 2.0

Liquidity
Cash Percentage: 3.0
Cash Percentage over Time:

Strategic Results
Leverage Ratio: 3.0
Cost per Job: 3.0

REPORTING FREQUENCY
RLF awards that are rated as Level A report to EDA on an annual basis, within 90 calendar days following the end of the RLF recipient's fiscal year.

RLF awards rated as Level B or Level C report to EDA on a semi-annual basis, within 30 calendar days following the end of the RLF recipient's fiscal year, and again 6 months later.

CORRECTIVE ACTION PLAN
RLF awards rated as Level C are required to submit to EDA a proposed Corrective Action Plan (CAP) with actions designed to correct weaknesses in their operations. A CAP should include specific milestones and target dates for their completion. The CAP is required to be submitted via the RLF Portal within 60 days of the notification.

If your RLF has received a C rating, the RLF Portal will send you notification that a CAP is required. Contact your RLF Administrator for guidance to complete and submit a CAP in the RLF Portal for EDA's review and concurrence.

ALLOWABLE CASH PERCENTAGE
During the Revolving Phase, Recipient must manage its loan repayment and lending schedule in order to avoid exceeding the Allowable Cash Percentage.

RLF awards with more than 50% of the RLF Capital Base held as RLF Cash Available for Lending for more than 24 months may be subject to partial termination of the RLF award.

AUDIT
Pursuant to the RLF Standard Terms and Conditions (STCs), RLF awards are required to submit to EDA an annual independent audit. While the majority of RLFs meet this requirement through the Single Audit or Program-Specific Audit as described in Uniform Guidance (2 CFR 200), those RLFs that are otherwise not

audited must submit to EDA an independent program-specific audit for fiscal years concluding after March 31, 2018. The audit must fulfill the requirements of 2 CFR § 200.507 and adhere to the Compliance Supplement in appendix XI to 2 CFR part 200. In lieu of such a program-specific audit, you may submit an organization-wide independent audit to EDA. If EDA determines that the organization-wide audit is not an adequate substitute for the program-specific audit, you must submit a program-specific audit that meets EDA requirements.

Please contact your RLF AdministratorJanet Miller with any questions or concerns.

Thank you,
Janet Miller, RLF Administrator
Atlanta Regional Office

Ref: a1ISJ000003ZuIzYAK, a1qt0000000JuNVAA0

Phone 954-924-3653
Fax 954-924-3654
www.sfregionalcouncil.org

BUILDING AFFORDABLE HOMES IN RIVIERA BEACH

Riviera Beach CRA – Background

The Riviera Beach Community Redevelopment Agency is at the heart of the dramatic transformations underway within its district. Formed in 1984 by the Riviera Beach City Council, the CRA provides funding for a wide scope of projects that incentivize economic growth through business attraction and retention; finances new and improved infrastructure for real estate projects; and generally works to expand the tax base by creating a welcoming environment that eliminates blight and improves the perception of safety in an area.

The Agency's main mission is to guide the city's redevelopment efforts. This includes making investments of public funds in key infrastructure improvement projects that have the capacity to act as a catalyst for additional private funding and development, creating jobs, and improving the quality of life for city residents.

This housing initiative is made possible through collaboration between the Riviera Beach CRA and the Southeast Florida Community Development Fund, Inc., an independent 501(c)(3) that promotes community and economic development, expands access to capital, and supports job creation. The Southeast Florida Community Development Fund, Inc. provides construction financing for affordable residential homes for first-time minority homebuyers and delivers loans and development services to disadvantaged small businesses and start-ups. Together, the Riviera Beach CRA and the SFCDFI are advancing an affordable housing initiative and economic opportunity for Riviera Beach residents. The Renaissance Riviera Beach project consists of seven affordable homes in total with the initial three homes commencing construction in Q4 2025.

Project Overview

Initial construction of three new affordable homes in Riviera Beach, FL in Palm Beach County

Home Details

Each 1,700 SF home consists of three bedrooms and two and a half baths

Locations

- 1201 Avenue F
- 173 West 13th Street
- 980 West 1st Street

South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020

To learn more about the SFCDFI or how to get involved, please contact Senior Loan Officer, Jeffrey Tart at 954-924-3653 or jtart@sfrpc.com.

Phone 954-924-3653
Fax 954-924-3654
www.sfregionalcouncil.org

BUILDING AFFORDABLE HOMES IN FORT LAUDERDALE

The Southeast Florida Community Development Fund, Inc. and the Broward County Minority Builders Coalition to Construct Four Affordable Three-Bedroom Homes in Fort Lauderdale

The Broward County Minority Builders Coalition, Inc. (MBC) is advancing its commitment to expanding affordable housing opportunities through the construction of four new single-family homes in the City of Fort Lauderdale. This project will deliver high-quality, energy-efficient residences as part of the Broward County in-fill lot development program.

Each home will feature three bedrooms and two bathrooms, ranging from approximately 1,900 to 2,200 square feet.

This housing initiative is made possible through collaboration between the Broward County Minority Builders Coalition, Inc. and the Southeast Florida Community Development Fund, Inc., (SFCDFI) an independent 501(c)(3) that promotes community and economic development, expands access to capital, and supports job creation. The Southeast Florida Community Development Fund, Inc. provides construction financing for affordable residential homes for first-time minority homebuyers and delivers loans and development services to disadvantaged small businesses. Together, the Broward County MBC and the SFCDFI are advancing an affordable housing initiative and economic opportunity for Fort Lauderdale residents.

Project Overview

Construction of four new affordable homes in Fort Lauderdale, FL in Broward County

Home Details

Each 1,900–2,200 SF home consists of three bedrooms, and two bathrooms

Locations

- 1050 NW 29th Terrace
- 2694 NW 15th Street
- 370 NW 27th Terrace
- 390 NW 27th Terrace

South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020

To learn more about the SFCDFI or how to get involved, please contact Senior Loan Officer, Jeffrey Tart at 954-924-3653 or jtart@sfrpc.com.

SFRPC'S $1,200,000 FY25 Brownfields Assessment Coalition Grant Kickoff

The FY2025 SFRPC Brownfields Assessment Coalition Grant is officially underway. A grant kickoff meeting was held with EPA on October 7, 2025, followed by a site tour of various properties identified by the Coalition partners as priority sites. The Coalition consists of SFPRC as the lead member, and two 501(c)3 nonprofit organizations: the South Florida Community Land Trust, Inc (SFCLT), a nonprofit developer that partners with municipalities and local organizations to create quality, sustainable and permanently affordable housing for low-income and working families and individuals and those vulnerable to being displaced from their communities by market forces. The second, Allapattah Collaborative, CDC (ACDC), is a Community Development Corporation (CDC), now also designated as a Main Street America community, based in the Miami neighborhood of Allapattah. ACDC's mission is to build an Allapattah economy that works for everyone while preserving the neighborhood's unique cultural heritage.

SFRPC Coalition members and Stantec staff at Allapattah site visit, October 2025

The $1,200,000 grant will be ongoing for up to four years and will include the following activities within the Coalition partners' target areas:

- Community engagement
- Environmental assessment
- Cleanup and reuse planning

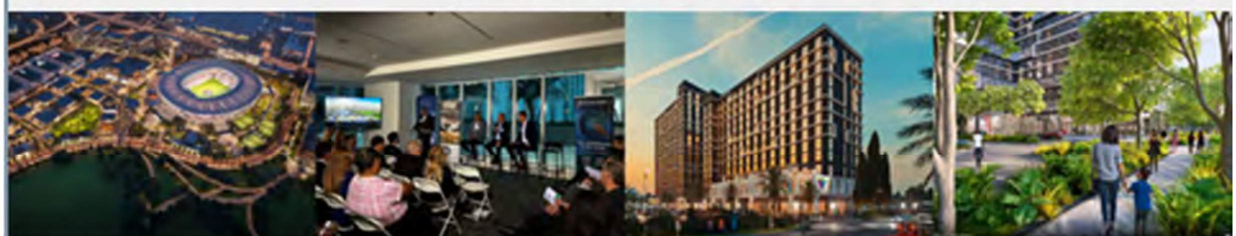
A tour of Allapattah given by ACDC with visiting graduate students in architecture and urban design

Initial next steps under this grant will include a Community Involvement Plan with the Coalition members, preparation of Phase I Environmental Site Assessments (ESAs) and/or document reviews on identified priority sites, and progress on a Brownfields Inventory that begins to identify other priority sites based on research and input from the community.

To learn more about the SFRPC Brownfields Cleanup Revolving Land Fund, please contact Senior Loan Officer, Jeffrey Tart at 954.924.3653 or jtart@sfrpc.com or Loan Administrator, Steve Foreman at sforeman@sfrpc.com.

GREATER MIAMI
CHAMBER of COMMERCE

JANUARY 2026 EDITION



A former landfill becoming 2,000+ homes. A 100-year-old courthouse being replaced through Florida's first social infrastructure partnership. A soccer stadium anchoring Miami's next great neighborhood.

At our January 22nd Developers Forum, we explored the projects that aren't just changing South Florida's landscape; they're solving real community challenges.

Claude Pepper Park Global District is proving that contaminated, unusable land can become thriving communities. Through public-private partnership, North Miami is delivering affordable housing, a medical campus, a renovated public park, grocery access, and infrastructure upgrades that benefit entire neighborhoods.

Building the Future: How Public-Private Partnerships and Master-Planned Communities Are Transforming South Florida

The January 22nd Greater Miami Chamber of Commerce Developers Forum showcased projects that aren't just reshaping our skyline, they're solving real community challenges and creating opportunities that will impact South Florida for generations.

This year's Developers Forum featured two sessions exploring the innovative approaches driving our region's growth: public-private partnerships tackling critical infrastructure and affordable housing needs, and master-planned communities redefining what mixed-use development can achieve.



Public-Private Partnerships: Turning Challenges Into Community Assets

The first session, moderated by Heather Jonczak of Carlton Fields, brought together David Burstyn of Redwood Dev Co and Joshua Coulter of Plenary Americas to discuss how strategic partnerships between cities and private developers are accomplishing what neither could achieve alone.

In North Miami, the Claude Pepper Park Global District is transforming a former landfill into one of the city's most significant investments in affordable housing and public space. The scope is impressive. Approximately 2,000+ affordable residential units across eight buildings, over 120,000 square feet of commercial space, a comprehensively renovated park and community center, a Miami Jewish Health PACE medical campus, and neighborhood retail, including a full-service grocery store addressing food access gaps.

But the real story is how they're making it happen. The site came with serious challenges — contaminated soils, groundwater impacts, and methane gas emissions from its landfill past. Through Brownfield designation and CRA partnership, what was once unusable city-owned land is becoming a district that will serve residents for generations.

The project also includes major water, sewer, and drainage upgrades benefiting not just the development but surrounding neighborhoods, addressing long-standing infrastructure needs that represent permanent public benefit.

Financing affordable housing at this scale requires intricate coordination of Low-Income Housing Tax Credits, tax-exempt bonds, state funding, and local support. It's complex work, but the result delivers 100% affordable and mixed-income housing, healthcare access, community programming, jobs, and infrastructure improvements that strengthen the entire area.

The Project Everyone's Been Talking About (But Maybe Misunderstanding)

The afternoon session revealed why Miami Freedom Park is generating so much attention and why it's fundamentally different from typical sports developments.

Moderated by Jose Gonzalez of GLC Real Estate, the panel featured Terry Fraser-Reid of Miami Freedom Park, Michael Goldban of Magellan Realty Group, and Andrew Trench of Cushman & Wakefield.

Terry Fraser-Reid, Senior Real Estate Development Executive at Miami Freedom Park, had a message for the room: "Miami Freedom Park is not just a stadium, it's so much more than that." Since breaking ground in August 2023 on the former Melreese Golf Course site, strategically positioned just southeast of Miami International Airport, the project has been moving at a remarkable pace. The 27,000-seat stadium opens on April 4th for Inter Miami CF's first match.

But the stadium is just the beginning.

The full development encompasses over 200 million square feet, including 750+ hotel keys, up to 750,000 square feet of Class A office space, diverse retail and entertainment, and a 58-acre public park that will rank among the largest the city is building. The goal: a 365-day-a-year destination, not just a game-day venue. Miami Freedom Park is taking a different approach. Instead of building traditional retail around the stadium, they're creating an entertainment and community hub that happens to host world-class soccer.

The project's first retail announcement captures their philosophy perfectly. Popstroke, the Tiger Woods-backed entertainment golf concept, became the inaugural tenant for a specific reason. The appeal? A customer base that spans from 5 to 95 years old, at price points that don't exclude anyone. It's the kind of tenant that works whether there's a soccer match happening or not, whether you're bringing your kids for an afternoon out or meeting colleagues for a casual round. This accessibility isn't accidental; it's the core strategy.

A Hub Built for Miami's Future

For the business community, Miami Freedom Park offers something that has been difficult to find in South Florida: the walkable, street-level experience of a Central Business District combined with the accessibility of a regional hub.

Andrew Trench, Executive Managing Director at Cushman & Wakefield, outlined the office strategy: three phased buildings of roughly 250,000 square feet each, rather than one massive tower. The first breaks ground this year and is already being actively marketed.

"That allows us to engage the market progressively," Trench explained.

The location advantages are compelling — direct access to the Dolphin Expressway, Miami International Airport, and the Miami Intermodal Center. But it's the on-the-ground experience that sets it apart: outdoor wellness spaces, eclectic dining options, and world-class entertainment create an environment designed for the companies shaping Miami's future.

Michael Goldban, Founder, Magellan Realty Group, who previously worked on Miami Worldcenter, emphasized the opportunity: "Miami is truly one of the best markets in the country, if not the world, to develop from a retail and office standpoint."

Building Miami's Next Great Neighborhood

The 58-acre public park isn't just amenity space; it's a statement of intent. With playgrounds, walking trails, and soccer fields, it's designed to invite neighbors in and give locals genuine reasons to visit beyond match days.

The development team emphasized throughout the session that while tourists will certainly be welcome, the primary focus is on creating something for locals. Miami Freedom Park aims to become the city's next great district, one that understands Miami's character as a city of neighborhoods, each with its own distinct personality.

It's about creating something authentically Miami that serves the community 365 days a year, not just when there's a game on the schedule. The park, the entertainment options, the dining experiences — all designed to function as a real neighborhood, not just a stadium complex.

What This Means for South Florida

Both sessions highlighted how South Florida is tackling complex challenges through innovative approaches, whether through public-private collaboration delivering affordable housing and critical infrastructure, or master-planned communities creating genuine neighborhoods with year-round activation.

With the Justice Center under construction, Claude Pepper Park phases delivering housing and amenities, and Miami Freedom Park's stadium opening in weeks, these aren't distant concepts — they're reshaping our region right now.

For our business community, these projects represent the kind of forward-thinking development that creates lasting value and opportunity. They show what's possible when vision meets execution, when public and private sectors align, and when developers commit to creating places that truly serve our communities.

South Florida's transformation is happening in real time and these projects are leading the way.

The Greater Miami Chamber of Commerce's Developers Forum continues to showcase the visionary projects and leaders shaping South Florida's real estate landscape. For more information about upcoming programs and events, visit miamichamber.com/events.