9. Topic: The adjacent lake parcels

Will the City contribute its adjacent lake parcel to the developer to increase the development footprint?

On the night of May 19, the City's Economic Development consultant drafted the Concept Document for the State along with the City's CRA Director and the Assistant City Manager. It said the City "would explore contributing its adjacent vacant lake parcel to the south to expand the development footprint." The CRA Director suggested rewording the City's role as "contributes access to lake." The final version reads: "Contributes access to adjacent lake parcel."

A week later, on May 27, the first term sheet went further. It said the City "**would** contribute" the lake parcel "to expand the development footprint," and listed it by folio number as "part of the redevelopment effort."

On May 29, the Chief Planning Officer asked whether to keep it, writing that the lake "was included to incorporate the concept of the future boardwalk," and that it belonged in the development agreement instead. The lake then dropped out of the term sheet. It did not drop out of the vision.

The City says it has not proposed filling the lake. But the City's own zoning table appears to have incorporated the Commerce site plus the lake. The lake is made up of two parcels, both city-owned, so completely filling it in isn't the only option. In the "Zoning Comparison for Mixed-Use Development" analysis emailed by the Chief Planning Officer on August 10, on page 3, one of the "advantages" listed for rezoning to PRD (Planned Redevelopment District) is "Density up to Comp Plan Max (30/DU*/Acre) limits total site to 408 dwelling units". **At 30 units per acre, that means the number of units is based on 13.6 acres, not 4.95 acres (the nine Commerce parcels the City is buying) which means the City is including the larger of the two lake parcels in the development footprint.**

What are the plans for the lake? The City's own zoning table computes 340 units at twenty-five units per acre. That is thirteen and a half acres. The Commerce site is five. Where are the other eight and a half?

Are there any architectural renderings that include "the boardwalk"? Is partially filling the lake a possibility? Staff stated the lake plans belong in the development agreement- so does this mean we have already drafted a development agreement?

If you move forward with the acquisition, would the City put in writing, in the purchase and development agreements, that the lake parcel would not be filled, re-platted, or counted toward this project's density?

*(*DU= Dwelling Units)*

CONCEPT PROPOSAL

Oakland Park Workforce One Property Public-Private Partnership

Mixed-Use Transit-Oriented Redevelopment | Oakland Park, Florida

SUBMITTED TO

Florida Department of Commerce

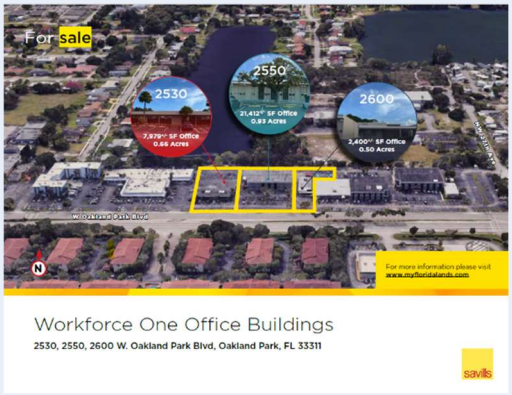
THE OPPORTUNITY

The City of Oakland Park respectfully encourages the Florida Department of Commerce to consider a collaborative redevelopment initiative centered on the approximately 5-acre state-owned Agency for Workforce Innovation site located within Oakland Park's emerging westside corridor. This opportunity presents a unique framework through which the State and the City can work in partnership to unlock the transformative potential of an underutilized public asset and catalyze long-term economic and community benefits for the region.

As part of this concept, the City would explore contributing its adjacent vacant lake parcel to the south to expand the overall development footprint and support the creation of a cohesive, high-quality mixed-use and transit-oriented development (TOD) environment. Through strategic coordination between the State, the City, and private development partners, the assembled site could support a transformative redevelopment vision that advances workforce accessibility, housing and commercial investment opportunities, enhanced mobility, public amenities, and long-term tax base growth.

Collectively, these publicly controlled properties represent a rare opportunity to demonstrate how coordinated State and local leadership can leverage underutilized land assets to deliver meaningful public return on investment while stimulating substantial private-sector reinvestment. The site's location within a census tract (12011050800) actively pursuing Opportunity Zone 2.0 designation further enhances its potential to attract catalytic capital investment and position the corridor as a model for economically impactful redevelopment in South Florida.





PARTNERSHIP STRUCTURE & ROLES

STATE (Land Owner)

- Offers 5-acre site for P3 redevelopment
- Defines State ROI and program goals
- Jointly selects qualified developer(s)

CITY (Local Partner)

- Contributes adjacent lake parcel
- Manages site analysis, massing & architectural planning
- Leads entitlement & infrastructure analysis
- Conducts formal solicitation (RFQ/RFP)
- Drives economic analysis aligned with State goals

DEVELOPER (Selected Partner)

- Jointly selected by State & City
- Delivers high-quality mixed-use TOD
- Executes development agreement
- Meets financial & qualitative vision goals

A PROVEN PARTNER: OAKLAND PARK'S P3 TRACK RECORD

Over the last decade, the City of Oakland Park has pioneered a disciplined, replicable framework for public-private partnerships — transforming underutilized government assets into economic engines without Tax Increment Financing. Three landmark projects demonstrate the City's capacity and commitment:

THE SKY BUILDING
Downtown Catalyst | Completed

136 residential units, 18,000 SF commercial, new City Hall & public parking garage $60M private investment on a formerly contaminated site.

Catalyzed $350M+ in follow-on private investment.

HORIZON OF OAKLAND PARK
Downtown Expansion | In Development

311 residential units, 20,700+ SF retail, 195 public parking spaces, reconstructed park, woonerf, and future commuter rail plaza $148M private investment, a true TOD landmark.

CRA property values up 171% since 2016.

BLYS OAKLAND PARK
Southern Gateway | Completed

300 residential units across 12.1 acres, anchored by Sprouts Farmers Market, with public riverfront amenities and enhanced pedestrian connectivity to downtown, $56M private investment.

Density incentives leveraged for public amenity creation.

171%	$2.1B+	$264M+	3
CRA Value Growth Since 2016	Total CRA Market Value (2024)	Private Investment	Major P3s Delivered

WESTSIDE MOMENTUM & STRATEGIC INVESTMENTS

The westside of Oakland Park is the City's emerging district — and the timing is ideal for State partnership:

- Strategic infrastructure investments are accelerating in the westside corridor
- New City legislation is actively removing barriers and incentivizing high-quality TOD
- Opportunity Zone designation actively pursued for Census Tract 508 — maximizing federal tax incentive potential for private investors if designated

Oakland Park's proven P3 methodology encompasses:

- Community-driven vision creation and land use policy alignment that reduces development risk
- Rigorous site analysis, economic modeling, and ROI framing before solicitation
- Targeted RFQ/RFP solicitation and proactive developer outreach to attract mission-aligned, financially strong partners

The City of Oakland Park is ready to partner.

with a decade of proven P3 success, westside momentum, and an established methodology for bringing complex redevelopment projects to fruition, Oakland Park offers the State a trusted, experienced local partner to activate this site — generating lasting economic return, housing, and community benefit for the State of Florida.

WORKFORCE ONE PARCELS



	Parcel No	Lot Size	Parcel Address
1	4942 29 29 0010	28,903	2530 West Okalnd Park Blvd
2	4942 29 29 0020	40,586	2550 West Oakland Park Blvd
3	4942 29 29 0030	15,148	2600 West Oakland Park Blvd
4	4942 29 29 0031	6,618	West Oakland Park Blvd
5	4942 29 29 0040	17,165	2610 West Oakland Park Blvd
6	4942 29 33 0010	64,718	2626 West Oakland Park Blvd
7	4942 29 33 0020	6,893	2680 West Oakland Park Blvd
8	4942 29 33 0021	4,560	NW 27 Ave
9	4942 29 33 0030	30,993	2690 West Oakland Park Blvd
	Total Sq Ft	**215,584**	
	Total Acres	**4.95**	

From: Ana Alvarez <anaa@oaklandparkfl.gov>
Sent: Friday, May 29, 2026 9:40 AM
To: David Hebert
Cc: Renee Miller; Sierra Marrero
Subject: FW: Draft
Attachments: Oakland Park Workforce One Parcels Term Sheet .docx

Here is the draft of the term sheet.

1. After your conversation with Renee on the timing, we would suggest changing the below to Development Agreement Milestone: The City and selected Developer will enter into a Development Agreement within 2 years of closing on the parcels.

Developer Solicitation Milestone Stone	The City shall Issue a formal solicitation within 120 days of closing on the parcels to ensure timely redevelopment.	

2. Should we include the lake property in the term sheet? It was included to incorporate the concept of the future boardwalk, but I think this will be for the Development Agreement, similar to Blyss keeping it as a public amenity, and not as it is not part of the purchase terms.

Adjacent parcel	The city will include parcel 4942 29 00 0020 as a part of the redevelopment effort.	*Refers t located (1) and*

From: Renee Miller <reneem@rmcgllc.com>
Sent: Wednesday, May 27, 2026 5:10 PM
To: Ana Alvarez <anaa@oaklandparkfl.gov>; Sierra Marrero <sierra.marrero@oaklandparkfl.gov>
Subject: Draft

CAUTION: This email originated from outside of the City of Oakland Park. DO NOT click links or open attachments unless you are expecting the information and recognize the sender.

Hello all,

Attached please find the first draft of the term sheet for the commerce parcels.

Renee C. Miller, ICMA-CM
President
R. Miller Consulting Group
reneem@rmcgllc.com
cell: 786-253-8436



FLORIDA COMMERCE PARCELS



	Parcel No	Lot Size	Parcel Address
1	4942 29 29 0010	28,903	2530 West Okalnd Park Blvd
2	4942 29 29 0020	40,586	2550 West Oakland Park Blvd
3	4942 29 29 0030	15,148	2600 West Oakland Park Blvd
4	4942 29 29 0031	6,618	West Oakland Park Blvd
5	4942 29 29 0040	17,165	2610 West Oakland Park Blvd
6	4942 29 33 0010	64,718	2626 West Oakland Park Blvd
7	4942 29 33 0020	6,893	2680 West Oakland Park Blvd
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	Total Sq Ft	**215,584**	
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