13. Closing statement

You've heard a number of us speak tonight. Together, the City's own records describe a vision that has never been presented to the public, and raise serious procedural and ethical concerns.

On these five acres: a mixed-use workforce housing development. Three hundred or more rental apartments, up to eight stories or more, if rezoned, the potential utilization of Live Local and/or rezoning to allow maximum flexibility and profitability for the chosen developer. Ground-floor retail, likely with CareerSource as the tenant. A public amenity, like “the future boardwalk" along the lake. A future bus rapid transit stop nearby, which could shrink or even eliminate parking requirements. Possibly a developer from the City's prequalified partners, with a County tax rebate to help "bridge the deal."

Beyond this site, the Opportunity Zone application promises rewritten rules for the Westside tract to encourage transit-oriented development, and it describes where that leads: "high-density, mixed-use transit villages." This purchase is the first step towards realizing that vision.

Maybe that is a viable future for the Westside. But we haven't been asked. And it is in direct conflict with our own Comprehensive Plan’s stated westside objectives and policies.

At the community roundtable on August 27, residents said what they need: a grocery store, a family restaurant, community space, and places for neighbors to gather. And they plainly and unambiguously stated what they don’t need: more affordable housing.

Where are Oakland Park citizens’ voices in this vision?

Everything you heard tonight, we learned not because the City shared it, but because we filed public records requests- records which were difficult and costly to procure.

So tonight we urge the Commission to vote no on this purchase, and to go no further with this acquisition until the City does three things. First, publish its development objectives and its vision for this site and the corridor. Second, hold public workshops, like the ones held in 2018, where residents can help shape that vision. Third, write the community's priorities into any purchase and development agreement so they can be enforced.

Is this initiative an investment in the people living in Oakland Park, or is this an investment in private profit and public image? Your vote this evening, and the City’s actions moving forward, will answer that question.

Mr. City Manager, on August 1, you accused my wife of “brokering in misinformation.” As we are only interested in accurate information and conveying the truth, we have prepared a binder for each of you that contains all of the supporting documents for everything you’ve heard tonight. I’ve also sent a copy of these documents to the Clerk to be included in this meeting’s public record.

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 transformative public-private partnership (P3) centered on the approximately 5-acre state-owned Agency for Workforce Innovation site within Oakland Park's emerging westside corridor. Building upon the City's successful P3 redevelopment experience, including the Sky Building and Horizon of Oakland Park initiatives, this opportunity provides a framework through which the State, City, and private sector can collaboratively reposition an underutilized public asset into a catalyst for long-term economic growth and community investment.

As part of this concept, the City would explore contributing its adjacent vacant lake parcel to the south to expand the development footprint and support a cohesive mixed-use, transit-oriented development (TOD) environment that advances workforce accessibility, housing, mobility, commercial investment, and public amenities.

The City also envisions a streamlined implementation strategy modeled after prior successful redevelopment efforts: identification of shared priorities, completion of a conceptual massing study, solicitation of prequalified development teams, selection of a preferred partner, expedited negotiations, and execution of a development agreement.

Collectively, these publicly controlled properties located within federally designated Qualified Census Tract 12011050800 and an area pursuing Opportunity Zone 2.0 designation present a rare opportunity to attract catalytic investment and advance 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 access to adjacent lake parcel
- Manages site analysis, massing & architectural planning
- Leads planning and zoning process, 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 commitment to negotiating P3 agreements that deliver public benefits to the community, including economic advancement opportunities such as workforce development and attainable housing capacity:

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.



***P3 – City and NRInvestments**: City goals achieved, Project included County support.*

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.



***P3- City and Kaufman Lynn Falcone Group:** City goals achieved, Project included County support.*

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.



***P3- City and RAM Development:** City goals achieved, innovative use of parks impact fees.*

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**	

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

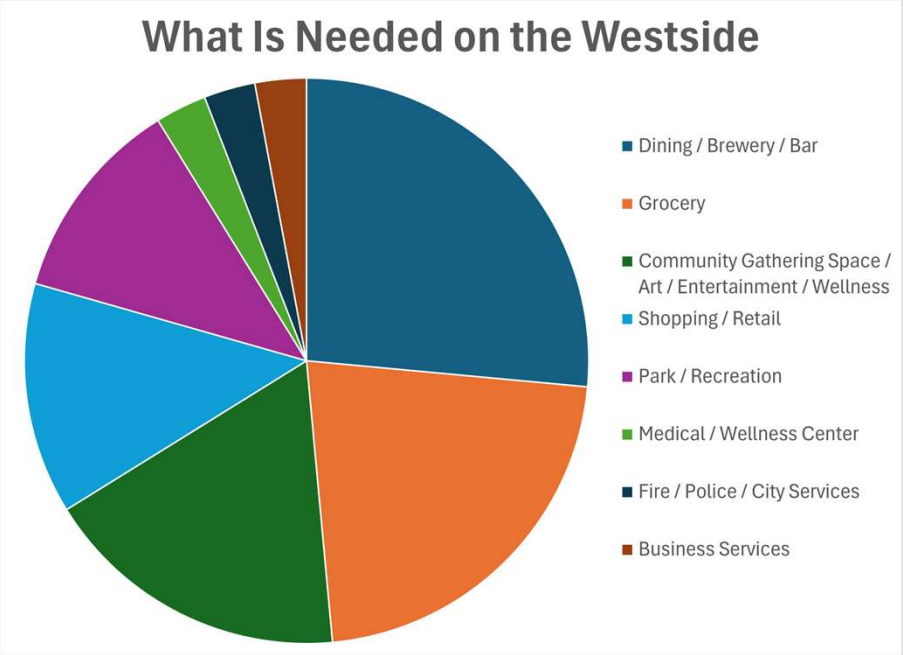
1. Restaurants are not permitted.
2. Minimum gross unit size limits of 800 square feet minimum and 1,100 square feet average
3. Review/rezoning process like PUD

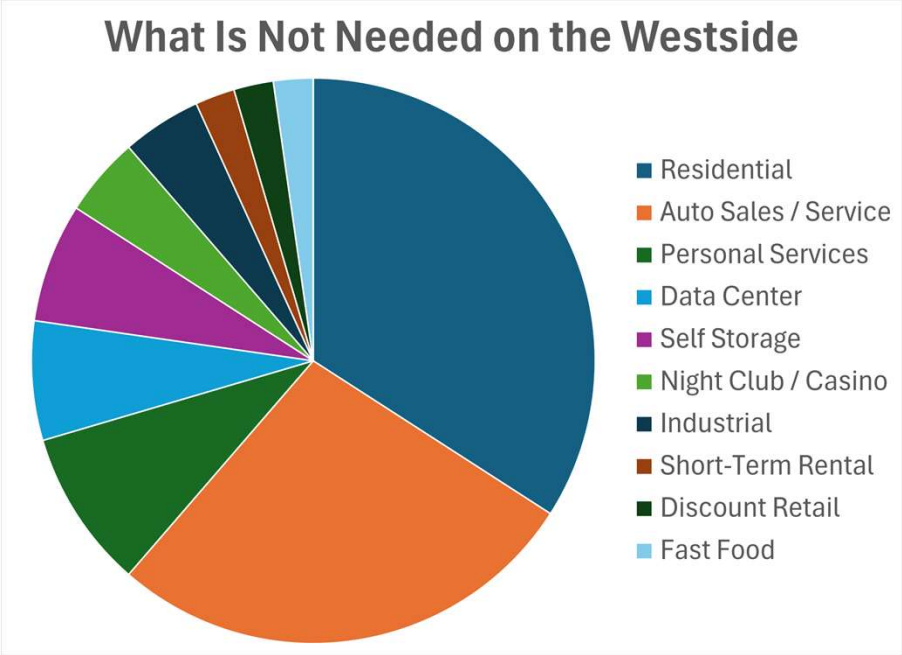
Conclusion

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.

Westside Neighborhood Alliance
Community Roundtable – Aug 27, 2026





Re: Item 20

From: David Hebert (davidh@oaklandparkfl.gov)

To: wallisp@bellsouth.net

Cc: sierra.marrero@oaklandparkfl.gov; anaa@oaklandparkfl.gov; brado@oaklandparkfl.gov; stevena@oaklandparkfl.gov; aisha.gordon@oaklandparkfl.gov; letitia.newbold@oaklandparkfl.gov; timl@oaklandparkfl.gov; fitz.budhoo@oaklandparkfl.gov

Date: Saturday, August 1, 2026 at 09:33 AM EDT

Your ”understanding” is incorrect. As I indicated previously, “If and only if the property is acquired, a process will be determined.” But please, I am replying on a Saturday as a courtesy. In no way am I encouraging the continuation of a the back and forth with you that resulted in some 600 of your emails going through our server in a twelve month period that equates to some three emails for every work day! I referred to those inquiries as “burdensome” on staff resources and I stand by that statement now. I have no interest in the continuation of the “back and forth” with you particularly when you broker in misinformation. We here at the city have a long list of tasks before us and while being responsive to citizens is certainly among them, those inquiries/responses must be kept reasonable in number and frequency. I do trust that I appreciate this. Have a WONDERFUL weekend!

On Aug 1, 2026, at 9:07 AM, Wallis Peterson <Wallisp@bellsouth.net> wrote:

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.

Thank you for getting back to me. I understand that the intended use for this P3 project is affordable housing; what is our proposed AMI target range? Also, are we planning to utilize the Live Local Act when partnering with a developer for this project?

Thank you, and hope you're having a great weekend!

From: David Hebert <davidh@oaklandparkfl.gov>
Sent: Thursday, July 30, 2026 7:59:25 AM
To: Wallis Peterson <Wallisp@bellsouth.net>
Cc: Sierra Marrero <sierra.marrero@oaklandparkfl.gov>; Ana Alvarez <anaa@oaklandparkfl.gov>; Brad Ostroff <brado@oaklandparkfl.gov>
Subject: Re: Item 20

Confirming receipt of your email. You must be thrilled about this opportunity! It really may prove a break thru for our city. Time will tell. With limited resources and personnel, it would be foolhardy to expend time or resources on an exercise that may not even prove available. We incurred significant tax payer resources simply to get to this stage of the discussion. If and only if the property is acquired, a process will be determined. It is likely though that we follow the pattern in the Sky and Horizon projects as they have both proved fruitful to us in redevelopment efforts. But thanks as always for your continued interest, support and encouragement of efforts to improve our City from east to west and north to south! Have a GREAT day!

On Jul 30, 2026, at 7:39 AM, Wallis Peterson <Wallisp@bellsouth.net> wrote:

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.

Good morning,

In reviewing the upcoming agenda, I see that item 20 concerns the purchase of the Career Source property on West OPB, but no information about the nature and intent of this redevelopment has been included. I am sure that we would not be making such a large investment without a specific plan in place. Would you please provide the details of this redevelopment plan before close of business tomorrow?

Thank you for your attention to this matter,
Wallis