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**	