



# The City of Oakland Park Downtown Properties Redevelopment Project

**PHASE ONE: DEVELOPER PRE-QUALIFICATION**

3650 NE 12th Avenue, Oakland Park, FL 33334

**Kerri Ann Fisher**  
Purchasing Manager  
+1 954 630 4257  
[kerri.fisher@oaklandparkfl.gov](mailto:kerri.fisher@oaklandparkfl.gov)



**OPCRA**  
OAKLAND PARK  
COMMUNITY  
REDEVELOPMENT  
AGENCY



# Executive Summary

Colliers, on behalf of the City of Oakland Park, Florida (the "City") is soliciting a Request for Qualifications ("RFQ") from qualified real estate developers and investors to acquire up to six acres of an entitled redevelopment opportunity for the construction of a Mixed-use Hub on the southeast corner of NE 12th Avenue and NE 38th Street in the heart of Downtown Oakland Park. The City will engage in a two phase formal solicitation process to identify a qualified development partner for the Oakland Park Downtown Properties Redevelopment Projects.

**Phase One** - Request for Qualifications: The City is using the Request for Qualifications process to establish a pre-qualified list of developers who will be invited to submit a detailed development proposal under Phase Two of this process.

**Phase Two** - Limited Request for Proposals: Under Phase Two of the process, only the pre-qualified development firms approved by the City Commission as apart of Phase One will be invited to submit a detailed development proposal, conceptual designs, and a financial plan for the Oakland Park Downtown Properties Redevelopment Project.

The successful proposer will develop a plan that demonstrates an understanding of the City's desired development concept and addresses the priorities set by the City Commission and the Community for the Downtown Properties. The successful developer must demonstrate organizational/team capacity, experience with high quality design and construction, access to capital (equity and debt), the ability to engage in meaningful public participation, a willingness to incorporate sustainability design elements and construction materials, strong and respectful relationships with state and local environmental regulatory agencies, and a track record of completing projects of a similar size and scope within a reasonable timeframe and consistent with financial projections.





# The Offering

The City-owned sites (Parcel 1 and 2) consists of 4.072 acres located on the east side of Northeast 12th Avenue and north and south of Northeast 37th Street in Oakland Park. In addition, there are two privately held parcels noted as Parcel A & B for which the City has willing seller relationships. If all parcels are included the site expands to 6 acres. It is the expectation of the city that as a part of this development, all recreational elements currently on the city-owned lots will be relocated to the City-owned Greenleaf Park, at the Developers expense.

The City is committed to encouraging the continued development of a diverse, vibrant and pedestrian-friendly development. The opportunity provides a dynamic setting for businesses, the visiting public, arts and entertainment and area residents. It is the desire of the City to maximize the footprint of this development, therefore, the City will give greater preference to the development firm(s) that present an innovative proposal that include Parcel A & B in their concepts and project financials.

The City is looking for a developer to share in the vision for the development of the site and can propose a project concept that will:



Positively influence, and accelerate, the redevelopment of the City's Downtown District



Display a willingness to incorporate sustainability design elements and construction materials, experience with rehabilitation and reuse of environmentally impacted sites;



Demonstrate organizational capacity and access to capital (equity and debt)



Have strong and respectful relationships with state and local environmental regulatory agencies



Engage in meaningful public participation



Hold a track record of completing projects of a similar size and scope within a reasonable time frame and consistent with financial projections



A NEW VIBRANT DOWNTOWN EXPERIENCE



 Sites for Sale  Potential Acquisition



# The Offering

**Property Type**  
Redevelopment

**Land SF**

Parcel 1 - ±3.15 acres  
Parcel 2 - ±0.9216 acres  
Greenleaf Park - ±0.85 acres  
Parcel A - ±0.70 acres  
Parcel B - ±0.56 acres

**Folio**

**Parcel 1**

4942 2325 0010

**Parcel 2**

4942 2303 1000  
4942 2303 1010  
4942 2303 0980  
4942 2303 1130  
4942 2303 1120

**Greenleaf Park**

4942 2303 1150

**Parcel A**

4942 2303 1040  
4942 2303 1030  
4942 2303 1020

**Parcel B**

4942 2303 1230  
4942 2303 1170

**Zoning**

In line with the Downtown Properties Redevelopment Project Concept, the City has adopted the underlying land use and zoning necessary to construct the vision. The current zoning on the site is categorized in the City's new Code as The Downtown Core East. The Downtown Core East and West Sub-Area regulations are designated together as the epicenter of the Oakland Park Downtown Development District. Downtown Core, overall, is intended to be the image of Oakland Park and its main destination with high-quality building design, a mix of uses and ground floor active uses to appeal to both locals and visitors.

**Permitted Height**

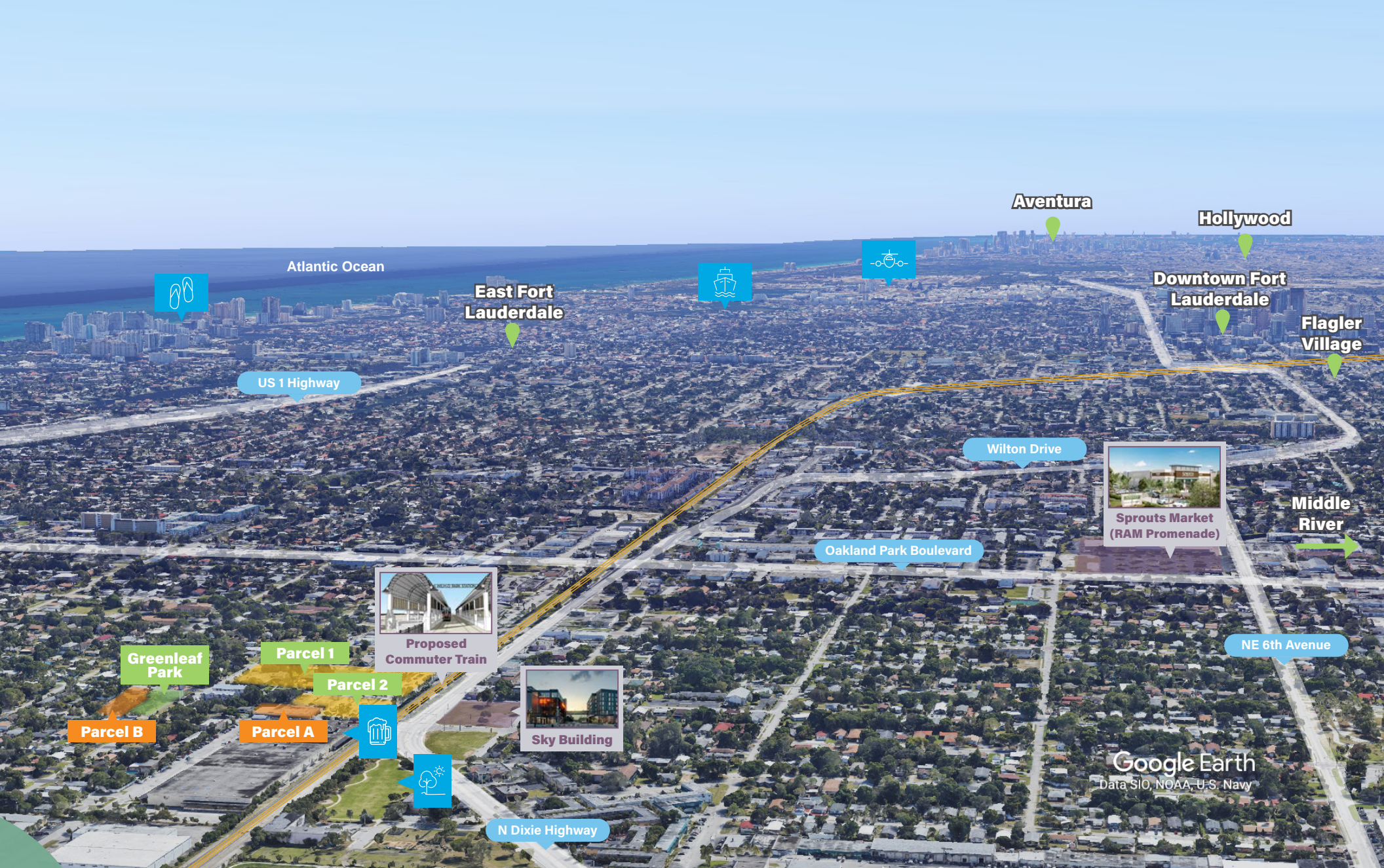
Three stories (45'). If requirements of the Bonus Height Provision Program are met, the maximum permitted vertical dimension in feet is 6 permitted stories that shall not exceed 83 feet.

**Residential Density**

- 65 units per net acre.
- A density bonus may be granted by the City Commission of up to ten (10) units per acre if said density bonus is consistent with adopted goals, objectives and priority improvement projects of the City's Community Redevelopment Plan and the adopted City of Oakland Park Downtown Development District Design Guidelines.







# South Aerial View



Fort Lauderdale/Hollywood  
International Airport



Port Everglades



Central beach



Funkky Buddha  
Brewery



Jaco Pastorius Park





North Andrews Gardens



Fire Station 20/Cubesmart (P3)



Fire Station 87



City Park Phase 1



Public Works/Emergency Operations Center



City Hall/Sky Building (P3)



Fire Station 9



City Park Phase 2

# City Investment









# The City & Community's Vision

The City of Oakland Park is a diverse, inclusive, innovative, and forward-thinking community incorporated in 1929. As the City approaches its centennial birthday, community leaders have adopted an exciting new vision and brand to Build Oakland Park's Second Century. This plan includes new land development regulations, a citywide bond initiative, significant investments in infrastructure, emphasis on business-friendly processes, and innovative policies that support public-private partnerships and private investment.

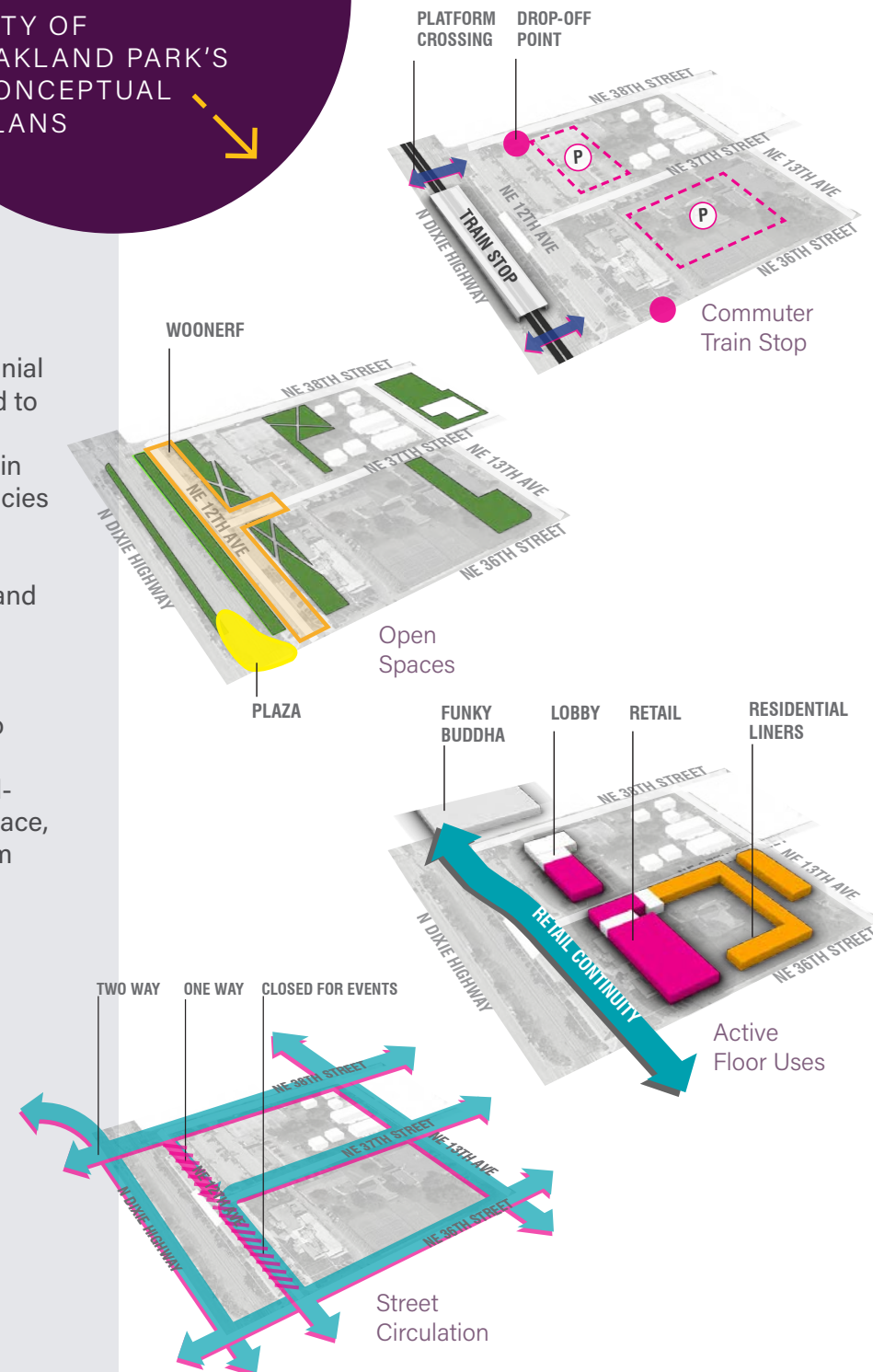
Through extensive collaboration over the past 2 years, with the City of Oakland Park, the local community, architects, and urban designers created the following conceptual plans for the Downtown Properties Redevelopment.

The Oakland Park Downtown Properties Redevelopment Project is meant to continue the City's goal of redevelopment and activation of the Downtown Culinary Arts District. It is the City's vision that this development be a mixed-use hub, that includes residential, retail, live/work, office education, open space, as well as structured and on street parking. The successful development firm will propose a project that address the priorities for this development set by both the City Commission and the Community.

## The priorities are as follows:

- Protect Neighborhood Quality of Life
- Expand Green Space
- Support Sustainable Economic Development
- Realize Long-Term Economic Investment for the City
- Generate New Taxable Value
- Creation of Jobs
- Enable the development of Residential to Support Businesses
- Support Downtown Commuter Rail
- Embrace Sustainability
- Incorporate a Strategy for Affordable/Workforce Housing
- Incorporate Parking and Mobility

## CITY OF OAKLAND PARK'S CONCEPTUAL PLANS





# Project Priorities

## MUST HAVES

- High-quality and diverse residential offerings that maximize the development opportunity allowed on the site (at the developer's expense).
- A development proposal that includes the relocation of all recreational amenities currently on City-owned lands to the new Greenleaf Park site.
- Innovative retail and commercial concepts and space, to include strategies that encourage daytime activation.
- Parking, to include additional public spaces and alternative transportation such as bike and EV stations.
- Construction of the Woonerf.
- Innovative public gathering spaces that support activation.
- Well-designed urban green spaces that include sustainable elements like bioswales and water harvesting.
- High-quality architectural and urban design.
- Integration of future commuter rail stop.
- Commitments to federal, state, and local grant partnership with the City.

## WILL ENCOURAGE

- Sustainable building practices that include design, construction and stewardship of products and environments that align human need and ecological resourcefulness. Water conservation, renewable energy and low embodied carbon are among the desired practices in this category.
- Affordable Housing Strategy which may include a trust fund contribution or homeownership incentives.
- Creative small business opportunities which may include, coworking spaces, makerspaces, innovation hubs, incubators, training space, or culinary school concept.

## STRONGLY PREFER

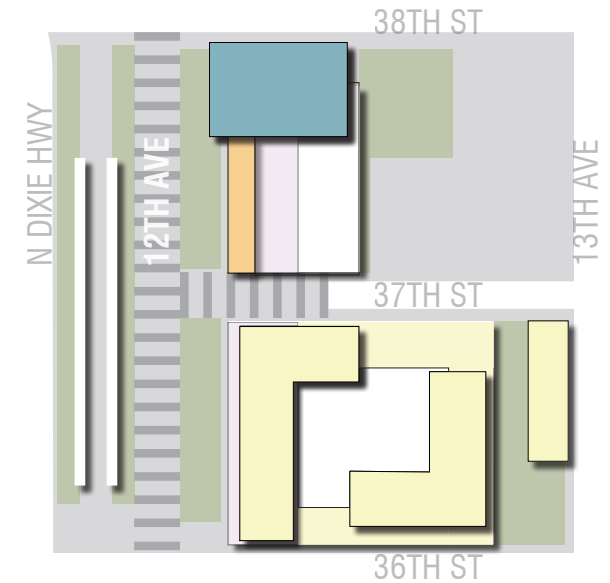
- Proposals that include the acquisition of adjacent parcels that enable a larger site plan to be developed/realized.



[illegible]

1	Woonerf
2	Park on 12th
3	Train Stop
4	Arrival Plaza
5	Covered Plaza
6	Green Buffer
7	3-story stand alone residential flats
8	Existing Ficus Tree
9	Park Amenities
10	Drop-off Area

# Conceptual Site Plan



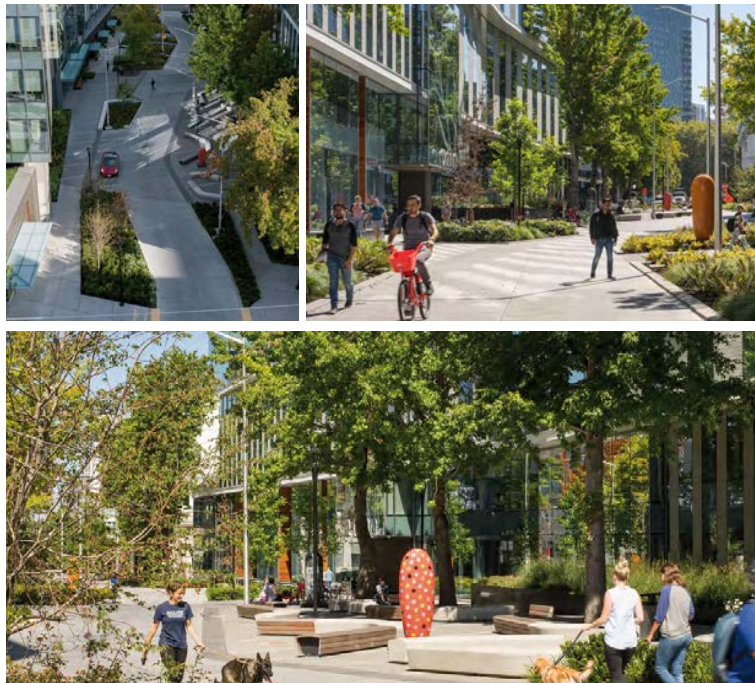
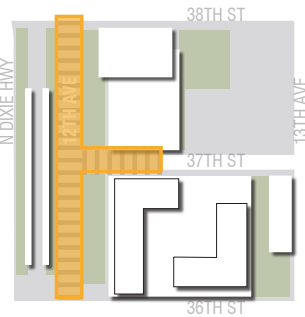
## Site Plan Program

- Retail**  
Restaurants, retail shops and gallery space
- Residential**  
Apartment and townhome housing types
- Live/Work**  
Innovative concepts and quality design
- Office/Educational**  
Flex office, Educational, or Makerspace
- Parking**  
Structured and on-street parking
- Open Space**



# Woonerf on 12th Avenue

A woonerf is a living street where pedestrians and cyclists have legal priority over motorists. Techniques include shared space, traffic calming, and low speed limits. They often use landscape, seating, sculptures, and lighting to make these streets welcoming to pedestrians.



## Events and Festivals

A new woonerf on 12th avenue provides the opportunity to close the road off and welcome more events and festivals such as community gathering events or food truck and other culinary festivals.



## An Active Hub on 12th Avenue

Retail fronts 12th avenue and creates a connection from the popular establishment of Funky Buddha to other retail and commercial businesses located on 12th avenue below 36th street.



## Variety of Open Space

We are creating a site plan option that includes diverse types of open space throughout the parcels. We include the existing Ficus Tree on 13th ave in the design and make a commitment to include this type of open space.



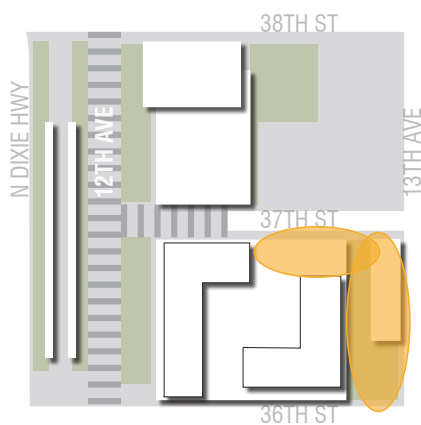
## Residential Above Retail

Residential housing above retail creates density and brings activity to downtown. Six story residential units front the new park on 12th avenue, the trainstation, and Dixie highway. The units are distanced away from the existing houses on 13th ave and 37th street.



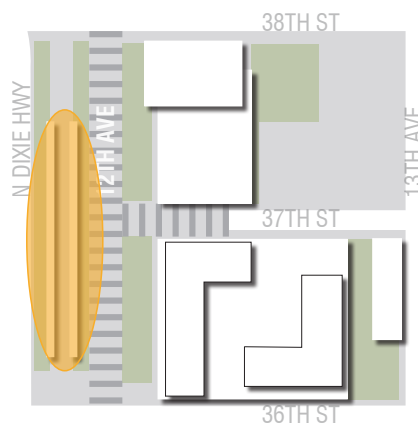
### *Contextual Uses*

Residential housing above retail creates density and brings activity to downtown. Six story residential units front the new park on 12th avenue, the trainstation, and Dixie highway. The units are distanced away from the existing houses on 13th ave and 37th street.



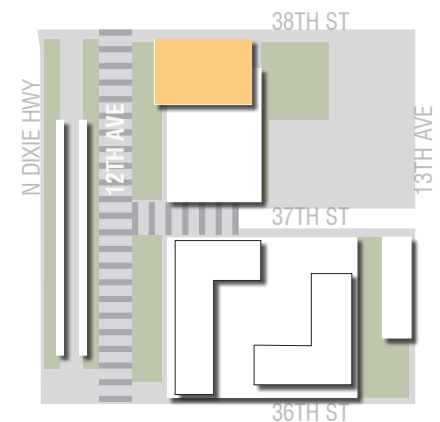
### *Train Stop & Transit*

A transit stop creates the opportunity to expand the range of commuters that can access the downtown area. The station becomes a gateway to Oakland Park and provides connections to other transportation modes such as trolleys, bicycles, and ride-share drop-offs.



### *Small Business Opportunity*

Part of the "Hub on 12th" concept creates space for small businesses. The north parcel provides flexible space that allows for offices, shared workspace, makerspace, incubators, training space, culinary schools, etc.





## *Oakland Park Train Stop and Transit*

# Proposed Brightline Stop

Oakland Park has envisioned the addition of a commuter rail platform in its downtown for more than a decade. In 2017, the City adopted Downtown Transportation Mobility Plan and the 5-year CRA Strategic Plan which have received 77% of residents support for a stop in a 2021 citywide survey.

The City of Oakland Park was notified that the Downtown was selected by the Florida Department of Transportation technical analysis team as the next commuter rail stop north of Fort Lauderdale. This selection would place the commuter platform approximately 26 feet from the Downtown Development Sites.

**26 feet**

Distance to proposed Oakland Park Stop

**3.4 miles**

Distance to Downtown FTL Station



# The City of Oakland Park & Broward County Market Drivers





# The City of Oakland Park Market Overview



## Educational Attainment

Population (Age 25+)	32,083
High School Graduate Only	26.1%
Bachelor's Degree	17.5%
Graduate/Professional Degree	8.6%



## Market Drivers

The Beach at Oakland Park Boulevard	2 miles
Fort Lauderdale Executive Airport	3 miles
Brightline Station	4 miles
Downtown Fort Lauderdale	4 miles
Ft Lauderdale-Hollywood Intl Airport	8 miles
Port Everglades	8 miles



4,270  
BUSINESSES



24,783  
EMPLOYEES



56  
EMPLOYEE TO  
RESIDENT RATIO

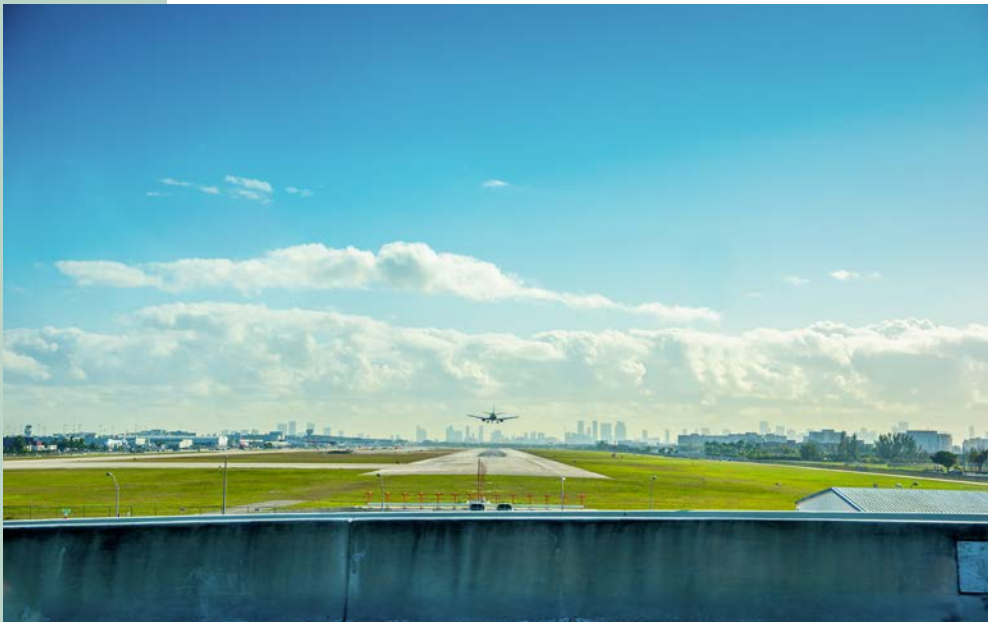


# Leading Sectors in Oakland Park

The City of Oakland Park is thriving with a range of businesses that are expanding or relocating here. It's no surprise that retail is the leading sector with close to 680 businesses, but the City also offers an attractive commercial environment for a diverse range of leading industry sectors from real estate to professional services to medical services.







#### *Broward Market Drivers*

## Fort Lauderdale-Hollywood International Airport

One of the nation's fastest growing airports, Fort Lauderdale-Hollywood International Airport (FLL), offers domestic and international flights in conjunction with nearby Miami International and Palm Beach International Airports. In 2019, Fort Lauderdale-Hollywood International Airport transported close to 37 million passengers in and out of Fort Lauderdale. FLL offers more than 280 daily departure flights domestically and 102 daily departure flights to 66 destinations internationally. As such, FLL is ranked as the tenth airport by the Airports Council International for international traffic; more than San Diego, Chicago Midway, Baltimore, La Guardia, Detroit, and Salt Lake City combined. FLL is also projected to be ranked 19th in total passenger traffic among large hub airports and was recently ranked #3 of the best large airports in the country by the Wall Street Journal.

11.6 miles

Distance to Airport

3.3 million

Passengers per Year

700

Daily Departures

## *Broward Market Drivers*

# Port Everglades

Port Everglades is one of the busiest cruise ports in the world, serving cruises to 3.89 million passengers in 2019. A number of capital improvements in the Port's Five-Year Master Plan position the port to expand operations to 5.6 million passengers in 2033. The port generates nearly \$34 billion annually of business activity and supports more than 230,000 jobs statewide as well as 13,000 direct local jobs. Port Everglades has also been selected as the "World's Top Cruise Port" multiple times by Seatrade Insider.

12.7 miles

Distance to the Port

3.89 million

Passengers per Year

#1 Seaport

For exports (\$14.1 billion in 2018)







### *Broward Market Drivers*

# Downtown Fort Lauderdale

Downtown Fort Lauderdale has been transformed into a walkable “live, work & play” cosmopolitan environment. Just 5 miles away from the Central Business District, offering close to 5 million square feet of class A office space and a wide variety of housing with hundreds of restaurants, shops, attractions, and amenities. Since the 1900's, the Las Olas Corridor has been the heart and soul of Fort Lauderdale. Not only is this unique and eclectic shopping and dining district well-positioned to enjoy the views of the New River that runs through the heart of the City, the Boulevard provides a primary connection from downtown to the beach. Designed to spur economic growth, the City succeeded in developing a “must-visit” International dining and shopping destination. The Corridor features more than 120 specialty retail shops, over 30 al fresco dining options, 10 major international art galleries, 3 world class museums, 1 charming historic hotel and much more under construction.

4.4 miles

Distance to Airport

120+

Retail Shops

1,409

Hotel Rooms (2021)



## *Broward Market Drivers*

# Marine Industry

Broward County is known as the “International Marine Hub” and the “Yachting Capital of the World,” Broward County enjoys a thriving recreational marine industry and leads the state. Today, Greater Fort Lauderdale’s marine industry encompasses world-class shipyards, manufacturing, wholesale and retail marine products, brokers, dockage and every conceivable type of marine service. With an economic impact estimated at \$8.8 billion in Broward County and \$12 billion in the Greater Fort Lauderdale region, this is one of the area’s largest sectors, contributing more than 110,000 jobs in Broward County and 136,000 jobs regionally and representing more than \$4 billion in wages and earnings in the region, up from \$3 billion in 2010. Fort Lauderdale is home to one of the world’s premier recreational marine events, the Fort Lauderdale International Boat Show, attracting more than 130,000 visitors annually and appealing to buyers from all over the globe. Star Center-American Maritime Officers Training Facility (STAR), a division of the Safety & Education Plan of American Maritime Officers (AMO), is the largest maritime labor organization for licensed merchant mariners in the USA, located in Dania Beach.

**4.7 miles**

Distance from the site

**130,000 visitors**

From Annual Boat Show







### *Broward Market Drivers*

## Beautiful Beaches

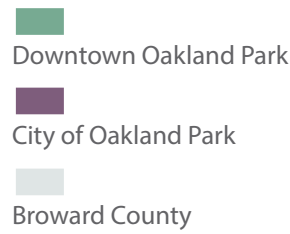
The Greater Fort Lauderdale beaches include 23 miles of sun-kissed beaches and are also an easy walk from many hotels, restaurants and activities. The beaches, including Hollywood, Dania Beach, Deerfield Beach, Pompano Beach, Lauderdale-by-the-Sea and Fort Lauderdale, are proud to have been continuously certified as Blue Wave Beaches by the Clean Beaches Council of Washington DC since 1999. As the hidden gem of the area, Lauderdale Beach is home to some of the prettiest and least crowded stretches of ocean in Greater Fort Lauderdale. Lauderdale Beach has three city parks: Earl Lifshey Ocean Park, Vista Park and Loggerhead Park.

23 miles  
of Sun-kissed Beaches

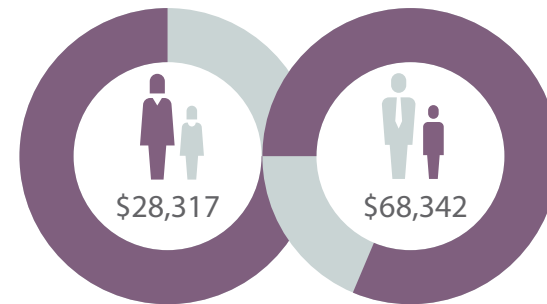
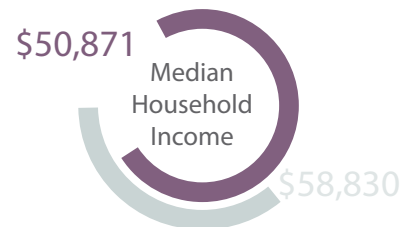
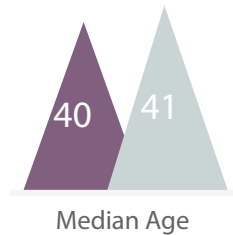
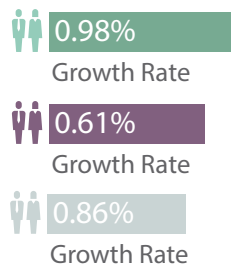
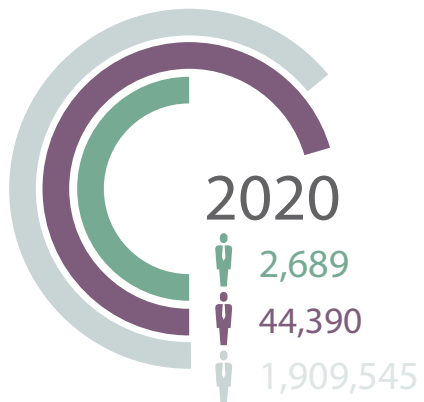
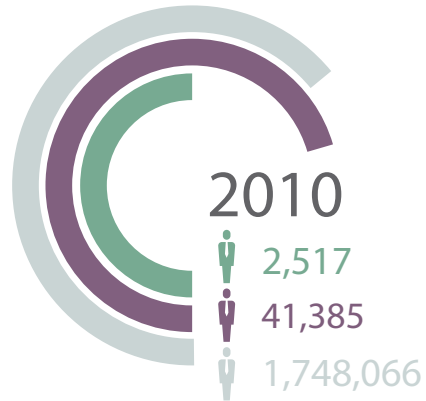
2.8 miles  
Distance to Lauderdale Beach Park

# Oakland Park Market Drivers

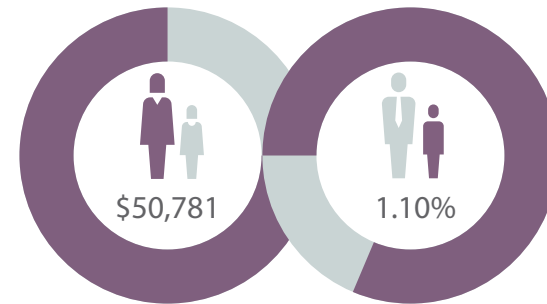
## Demographics



### GROWTH POPULATION

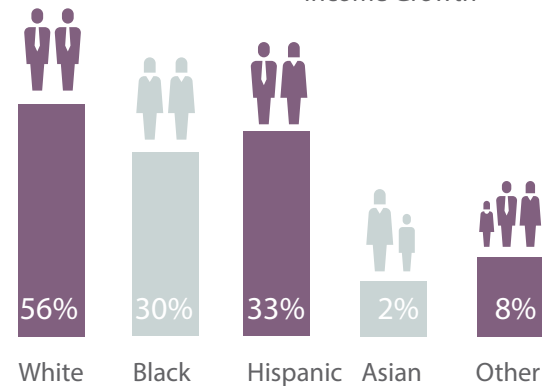


Per Capita Income



Median Household Income

Forecasted Annual Median Household Income Growth



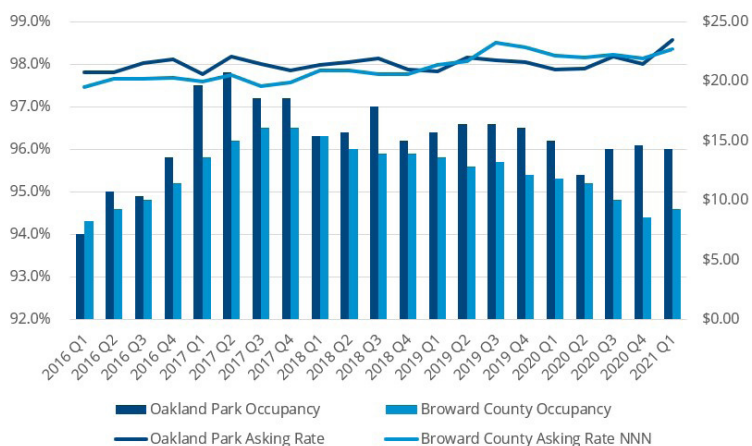


# Oakland Park Retail Market

## Occupancy and Rent Growth

Already known as a retail destination, the City of Oakland Park's retail market has continuously outpaced Broward County's occupancy with the first quarter of 2021 ending at 96% versus 94.6% on the County-level. Historically, Oakland Park has maintained an occupancy rate of 200 basis points higher than Broward County. The lack of new construction in the City of Oakland Park has contributed to the ability to maintain a high occupancy rate. With occupancy rates remaining consistently high in the City of Oakland Park, asking lease rates have increased as well. Since 2016, asking lease rates within the City have increased 8.6% to \$24.38 NNN as of first quarter 2021. While rates overall in Broward County increased 16.4% over the same time period to \$22.72 NNN, Oakland Park has had limited new prime retail space come to the market, limiting the potential rental rate growth demonstrating the need for new construction retail in the market.

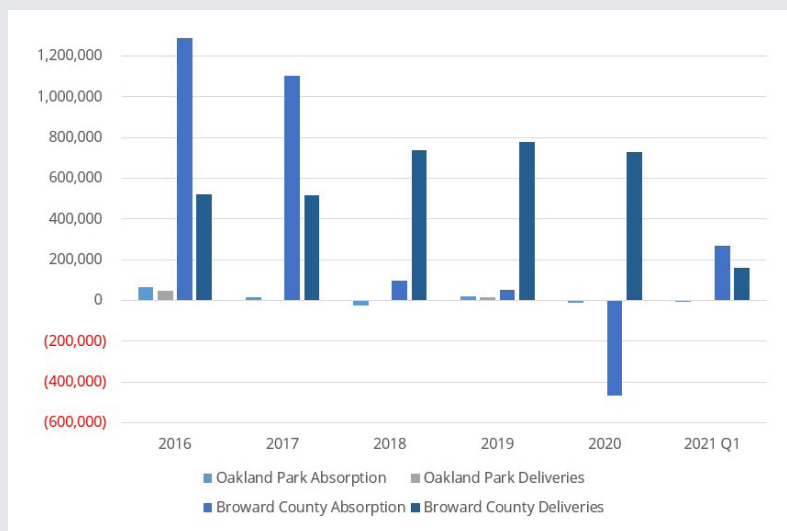
## Retail Occupancy vs Asking Rate



## Supply and Demand

While the effects of the business closures in 2020 had a negative effect on retail in Broward County, the retail market only experienced less than 10,000 square feet of negative absorption during the year. During the past five years, only one other year did the City of Oakland Park experience negative absorption. In total, the City of Oakland Park had a total of 87,500 square feet of space absorbed during the past five years with a five-year average of 14,583 SF per year. While Broward County, overall, has experienced extensive development of new retail, more than 3 million square feet over the course of the past five years, the City of Oakland Park has had limited new construction. The lack of availability of new construction retail space is creating a pent-up demand for development in the heart of Oakland Park.

## Absorption vs Deliveries

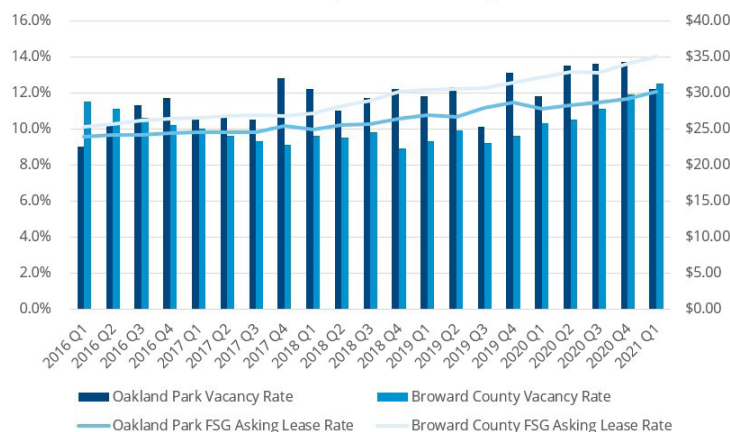


# Oakland Park Office Market

## Occupancy and Rent Growth

The City of Oakland Park is currently comprised of nearly 2.3 million square feet of office space and, as of first quarter 2021, has a vacancy rate of 12.2%, in line with the Broward County overall vacancy rate of 12.5%. The City of Oakland Park has had steady occupancy over the past five years. Meanwhile, Oakland Park has experienced strong office lease rate growth over the past five years and are at their highest point ever. The average asking rate has increased 19.2% to \$30.13 Full Service Gross (FSG) since 2016, when rates were \$24.36 FSG. In comparison, Broward County has increased 38.7% during the same timeframe to \$35.03 FSG as of first quarter, driven in part by the addition of new Class A product asking top of the market rents. Class A rental rates have increased in Oakland Park 13.8% since 2016 to \$31.53 FSG. Class B and C office properties have increased 34.6% to \$27.96 FSG.

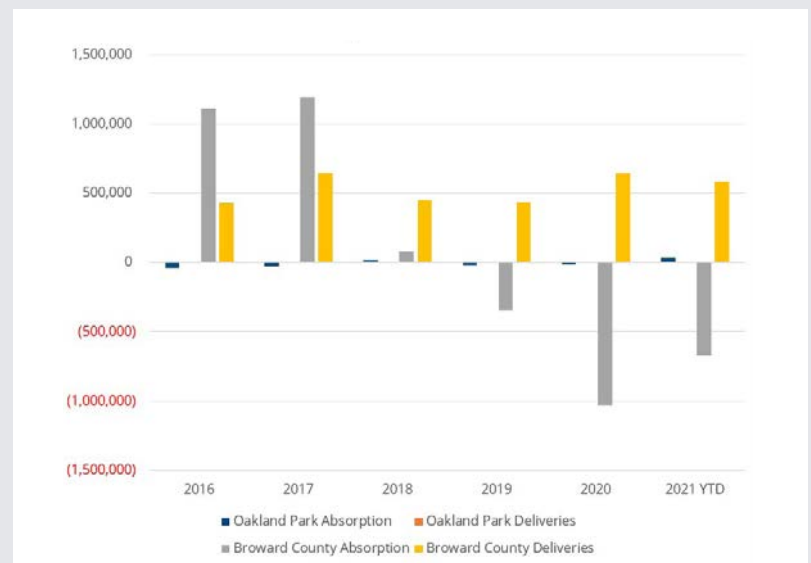
## Office Vacancy Rates vs Asking Rate



## Supply and Demand

The City of Oakland Park started the year on a strong note with 34,369 square feet of positive absorption. The Class A market has driven the turn around for the market with 51,820 square feet absorbed with the move-in of Hayes Locum, a medical staffing firm, relocating to Cypress Financial Center at 5900 N Andrews Ave. While the submarket has experienced limited absorption in the past twelve months, the lack of new construction in the past five years has created pent up demand for high-end office space. Unlike other areas of Broward County, the last office property delivered in the City was the CIS Oakland Park building at 4451 NW 31 Avenue in 2008. Broward County has delivered 2.6 million square feet of new office properties since 2016, with the majority of the new product in areas west of I-95. Downtown Fort Lauderdale to the south, is a notable exception to the westward development trend with more than a half million square feet constructed over the past 5 years.

## Absorption vs Deliveries

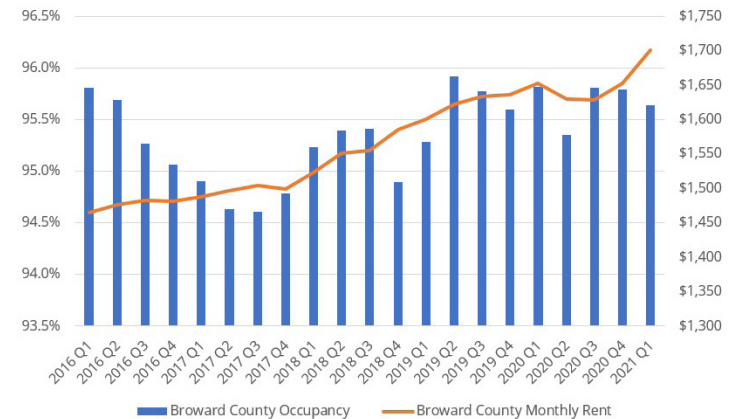




# Oakland Park Multi-family Market

The Broward County multi-family rental market has seen continuous growth over the past five years with an increase of 16.1% in monthly rent to \$1,701, as of first quarter 2021. Following the same trend, the price per square foot has increased up 15.9% to \$1.67 per square foot. The increasing migration to the area from other parts of the county are contributing to the healthy occupancy rates experienced throughout the region. Occupancy in Broward County has an average of 95.4% across the county for the past five years while 20,415 new units, in complexes over 50 units, were delivered to the market during that time. In 2020 alone, 6,087 units were delivered. Oakland Park, with the lack of new large-scale multi-family development, has outpaced the county in both occupancy and average rate per square foot. Over the past twelve months, multi-family properties in the City of Oakland Park have maintained an average occupancy rate of 96.4%. With the upcoming delivery of additional residences in the area in projects such as the Sky Building, Central Park and RAM's mixed-use development, rental rates are anticipated to increase in the City.

**Broward County Occupancy vs Monthly Rent**



	City of Oakland Park	Broward County
Occupancy Rate	96.6%	95.6%
Average Price per SF	\$1.71	\$1.67

Table Source: Colliers, MPF Q1 2021, Aximatrix May 2021

# Oakland Park Multi-family Market

UNDER  
CONSTRUCTION  
WITHIN THE CITY  
OF OAKLAND  
PARK



## PULTEGROUP

PulteGroup is in the process of marketing 273 single-family and 132 townhomes on the site of the former Oak Tree Golf Course. The luxury homes are being marketed for sale for \$433,990 to \$1,333,255 and range from two to four bedrooms.



## THE POINTE AT MIDDLE RIVER

K. Hovnanian Homes is developing 40 luxury townhomes right along the Middle River in Oakland Park. The three bedroom, three bathroom homes include a two-car garage and bonus room on the ground floor. The homebuilder is marketing the units for \$400,000 to \$600,000.

## RECENT CONSTRUCTED MULTI-FAMILY RENTALS

Property Name	# Of Units	Year Built	Occupancy	One Bedroom Studio Price PSF	Two Bedroom Price PSF	Three Bedroom Price PSF
Atlantico at Palm Aire	210	2018	95.0%	\$2.10	\$2.06	\$1.83
Envy Pompano Beach	214	2020	78.0%	\$2.40	\$2.21	\$2.31
Bella Vista	317	2020	87.0%	\$2.30	\$1.49	\$1.96
Avery Dania Pointe I	264	2020	73.0%	\$2.29	\$2.07	\$1.91
The Club at Crystal Lakes	125	2018	98.0%	\$2.21	\$1.83	\$1.69
Avery Pompano Beach	144	2019	100.0%	\$2.07	\$1.86	\$1.87
Morea	331	2021	21.0%	\$2.19	\$1.80	\$1.99
Oceanside	211	2019	95.0%	\$3.20	\$3.09	\$3.01
Pacific Point Luxury Apartments	420	2017	89.0%	\$1.72	\$1.62	\$1.51
Emera Port Royale	554	2017	91.0%	\$2.54	\$2.19	\$1.78

Sources: Costar, Axiometrix, Colliers International



# Oakland Park New Developments



## **RAM**

RAM Development Company has just completed the site plan approval process for a transformative development project located on the former Kmart Shopping Center property, which sits on the southeast corner of Oakland Park Boulevard and NE 6th Avenue. The development will include 280 garden-style apartments, 12 townhomes, a 23,000 square foot grocery store, and 7,800 square feet of commercial space. In keeping with the City's commitment to quality design and activated public spaces, this amenity-rich development will also include a publicly accessible Riverfront Promenade and walking trail that will provide access from Oakland Park Boulevard south to the Promenade.



## **CENTRAL PARK**

Central Park is a new proposed innovative residential development to be located on the northwest corner of N Dixie Highway and NE 33rd Street. This modern design features 42 residential units and one live/work unit, with amenities such as a clubhouse, gym, and structured parking. This future transformative development has been approved by the Development Review Committee and the Planning and Zoning Board and is pending approval by the City Commission.



## **THE SKY BUILDING**

The Sky Building (SKY) is an exciting public-private partnership, between the City and NR Investments. This proposed development would be the first major mixed-use project in the City's Community Redevelopment Area (CRA). SKY will include 119 residential units, 21 live/work units, structured parking, over 16,000 square feet of commercial, and be the new home of the City of Oakland Park City Hall. With impressive amenities such as terraced pool spaces, gym, terraces, and a proposed sky-walk over NE 38th Street, SKY will revitalize the downtown physically and financially.

# Downtown Development District

With a downtown area built around a food and arts culture, it's no surprise that Oakland Park's Culinary Arts District has evolved as the new hip destination. Retailers, salons, galleries, cafes and bars have flocked to Oakland Park as an attractive, approachable new community to develop. With a solid local consumer base, Oakland Park is the prime location for small businesses to thrive!

Oakland Park's Downtown Development District (OP3D), is a proposed rezoning plan that was adopted in 2021 and expands the downtown to create new and exciting areas to explore and invest. Below are the current descriptions for each proposed sub-area:

**Mixed-Use Downtown-West/East:** The Mixed-Use Downtown Core East and West District Sub-areas are designated as the epicenter of the Oakland Park Downtown District. It is intended to be the image of Oakland Park and its main destination with high quality building design and a mix of uses to appeal to both locals and visitors. The east consists of mixed-uses building with uses including residential, office, galleries, and neighborhood retail. The west consists of primary high-density residential district with commercial uses and wide tree-lined sidewalks along N. Dixie Highway.

**Intown Neighborhoods:** The Intown Neighborhoods Sub-areas shall have residential focus with some neighborhood serving businesses. Low intensity offices and commercial uses with residential will also be encouraged.

**Warehouse Flex:** The Warehouse Flex District Sub-area is envisioned as an artistic enclave with workspaces and studios in both new structures and converted storage and warehouses. The uses shall predominately consist of light industrial uses, commercial uses and related services, such as arts, research and development, office, and retail accessory.

**Middle River District:** The Middle River District Sub-area is envisioned as a mixed-use neighborhood to include commercial, retail and residential uses oriented towards Middle River with buildings front bike/pedestrian trails for public access and connecting the area to the downtown.



OP3D MAP LEGEND

- Middle River District
- Warehouse Flex
- Downtown Core
- Intown Neighborhood
- Northend Townhomes

OPCRA  
OAKLAND PARK  
COMMUNITY  
REDEVELOPMENT  
AGENCY



# General Information

For information concerning procedures for responding to this Request for Qualifications (RFQ), refer to the title page of the City of Oakland Park's RFQ document. Proposal documents are available for download via DemandStar.com or may be viewed exclusively for this solicitation on:

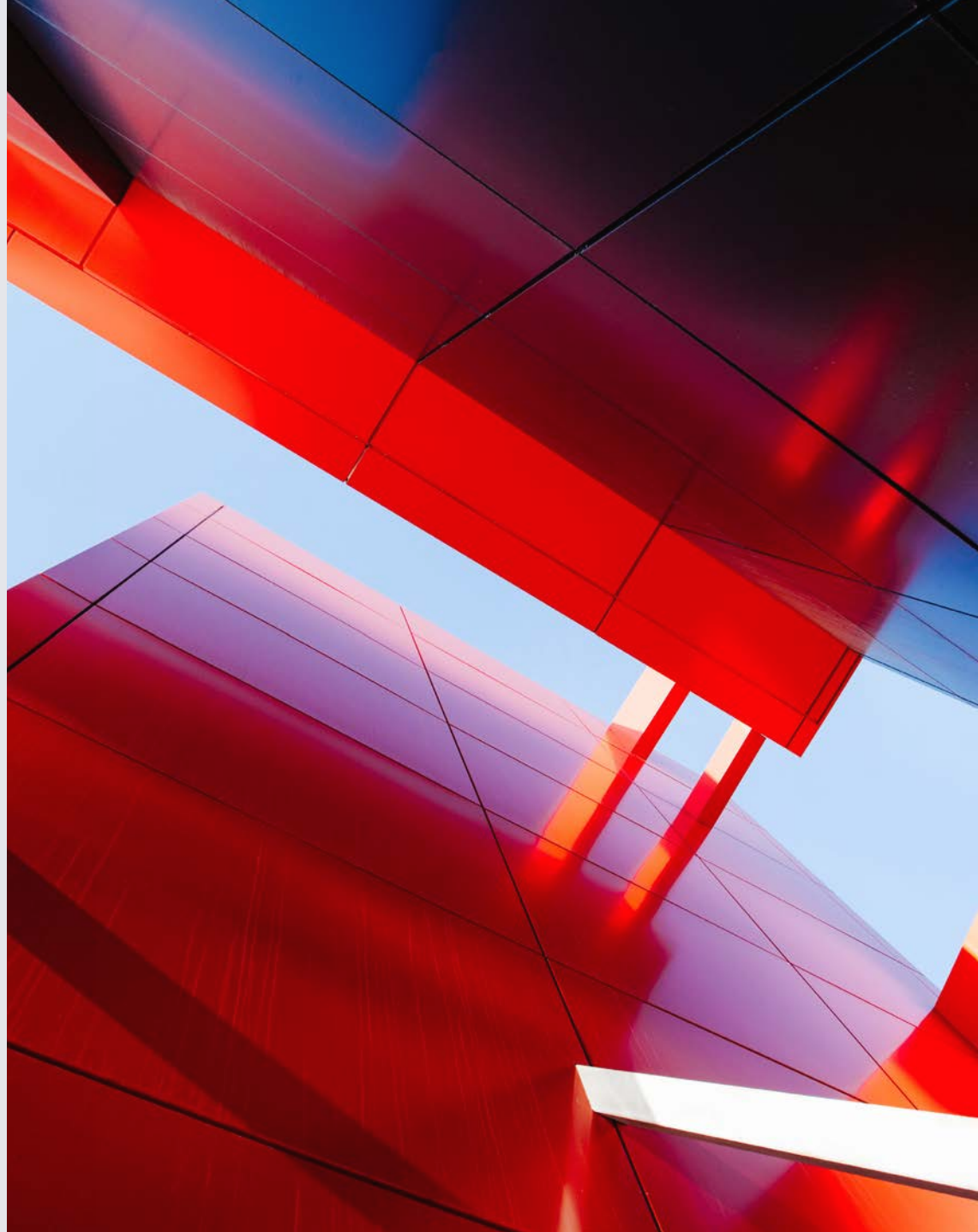
**[View Design OP Website](#)**

All addendums, tabulations, and awards will be posted and disseminated via DemandStar only. Prospective bidders may create a login at:

**[View Demand Star Website](#)**

Colliers International is marketing this opportunity on behalf of the City and is exempt from the cone of silence, however, all questions regarding process and procurement should be directed to:

Kerri Ann Fisher, Purchasing Manager  
+1 954 630 4257  
Email: [kerri.fisher@oaklandparkfl.gov](mailto:kerri.fisher@oaklandparkfl.gov)





**Kerri Ann Fisher**  
Purchasing Manager  
+1 954 630 4257  
[kerri.fisher@oaklandparkfl.gov](mailto:kerri.fisher@oaklandparkfl.gov)

