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Florida Earns Top Marks in U.S. P3 Report Card

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The continued evolution of public-private partnerships (P3s) across the United States is reshaping how states modernize infrastructure, deliver public services, and attract private capital. A newly released [P3 Report Card](#), published by *P3 Bulletin* in partnership with the Global Infrastructure Investor Association (GIIA), provides the first comprehensive national assessment of state readiness to deploy the P3 model—and Florida stands among the nation's leaders.

The Report Card evaluates U.S. states and select territories based on their legal frameworks, institutional capacity, and demonstrated track record in advancing P3 projects from concept through financial close. Florida received an "A" grade, reinforcing its position as one of the most active and mature P3 markets in the country.

Florida ranks second only to California in P3 activity since 2022–23, measured by projects in procurement, planning, negotiation, or with signed contracts. The number of active projects valued above \$50 million declined between October 2024 and September 2025, temporarily pushing Florida below Texas in activity rankings, but industry stakeholders are not particularly concerned. Recent legislative changes governing unsolicited proposals are expected to make P3s more accessible for mid-size and smaller municipal projects, reduce administrative burdens, shorten procurement timelines, and expand opportunities across both large-scale concessions and smaller unsolicited deals.

Florida's P3 portfolio already reflects meaningful diversification beyond transportation. Since 2017, seven completed P3 projects over \$50 million, primarily in social infrastructure, have reached financial close, including the

\$485 million Prospect Lake Clean Water Center in Fort Lauderdale. Other examples include university student housing projects, mixed-use developments, a courthouse, and the Port of Miami Tunnel. Notably, none of Florida's active 2024-25 projects are in transportation; instead, twelve are in social infrastructure and two in utilities. A P3 model is, however, currently under consideration for the next phase of the I-4 highway expansion, with a decision expected in 2026—a development that, if pursued, could signal a renewed era of transportation partnerships running alongside an expanding municipal pipeline.

The findings of the P3 Report Card align with Bilzin Sumberg's experience in Florida, where the firm has observed a significant rise in P3 activity, particularly in social infrastructure projects. As Managing Partner Albert E. Dotson, Jr. noted in a [2023 Commercial Observer feature](#), Florida's state agencies and municipalities were already turning to P3s as a proven vehicle for attracting domestic and international investment—a trend the Report Card now confirms is accelerating.



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