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Positioning for Florida's Infrastructure Future: What Developers Should Know

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Florida's rapid population growth and continued business migration have created extraordinary pressure on infrastructure, but they have also opened the door to significant opportunities for private developers willing to think beyond traditional procurement models. Public-private partnerships, commonly referred to as P3s, remain underutilized across many sectors in the state despite Florida's favorable statutory framework and political climate for private investment. While transportation projects often dominate the P3 conversation, the next wave of opportunity is likely to emerge in civic infrastructure, resiliency initiatives, workforce housing, utility modernization, and mixed-use redevelopment tied to public assets. A recent example is Miami-Dade County's partnership with Terra on the \$1 billion Upland Park transit-oriented development adjacent to the Dolphin Park-and-Ride facility, a project designed to integrate housing, retail, office space, and transit infrastructure into a single public-private redevelopment initiative.¹

A successful P3 is not simply a construction contract with a government entity. At its core, a P3 aligns public needs with private sector innovation, financing capacity, and delivery expertise. Municipalities and counties throughout Florida are facing budgetary constraints, aging infrastructure, and increasing constituent demands, yet many lack the staffing or funding necessary to independently deliver large-scale projects. Developers that understand how to structure long-term partnerships — including design-build-finance-operate-maintain models and concession agreements — can position themselves as solutions providers rather than merely vendors. In many cases, local governments are actively seeking sophisticated private partners capable of bringing creativity, speed, and risk-sharing mechanisms to projects that have stalled under traditional procurement

approaches. South Florida's growing reliance on P3 structures to deliver housing and infrastructure projects reflects this trend, with municipalities increasingly leveraging public land and private capital to move projects forward without substantial tax increases. ²

One particularly overlooked area is the intersection of P3s and resilience infrastructure. As Florida communities confront rising sea levels, stormwater management challenges, and grid modernization concerns, local governments are under mounting pressure to implement resilient infrastructure improvements quickly. Developers with expertise in energy, water, mobility, and adaptive redevelopment may find substantial opportunities to collaborate with public entities on projects eligible for state and federal funding support. Similarly, transit-oriented development, public parking modernization, university-affiliated projects, and affordable or workforce housing initiatives continue to present fertile ground for innovative P3 structures. In many instances, the public sector controls strategically valuable land but lacks the capital or operational expertise to maximize its use, creating a compelling opportunity for private development participation.

Recent analysis by [Bilzin Sumberg](#) highlighted Florida's designation as one of the nation's leading P3 markets, underscoring the state's continued momentum for private infrastructure investment opportunities. However, for developers considering entry into the P3 space, early legal and strategic guidance is essential. Unlike conventional real estate transactions, P3 projects involve layered procurement requirements, public records considerations, political dynamics, financing complexities, and long-term operational obligations that require careful navigation from the outset. At the same time, recent cost overruns and delays on certain major transit initiatives in South Florida underscore the importance of careful project structuring, procurement discipline, and realistic risk allocation between public and private stakeholders.³ Developers that invest time in understanding the P3 process can gain a meaningful competitive advantage in a market where relatively few participants possess true fluency in public infrastructure partnerships. Florida's infrastructure

demands are unlikely to slow in the coming decade, and the developers who build relationships with public entities now may be best positioned to shape the next generation of transformative projects across the state.

¹ [floridayimby.com](https://www.floridayimby.com)

² [citybuzz.co](https://www.citybuzz.co)

³ [news.moovitapp.com](https://www.news.moovitapp.com)



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