



OPCRA

FY 2023 | **ANNUAL REPORT**

OAKLAND PARK
COMMUNITY
REDEVELOPMENT
AGENCY

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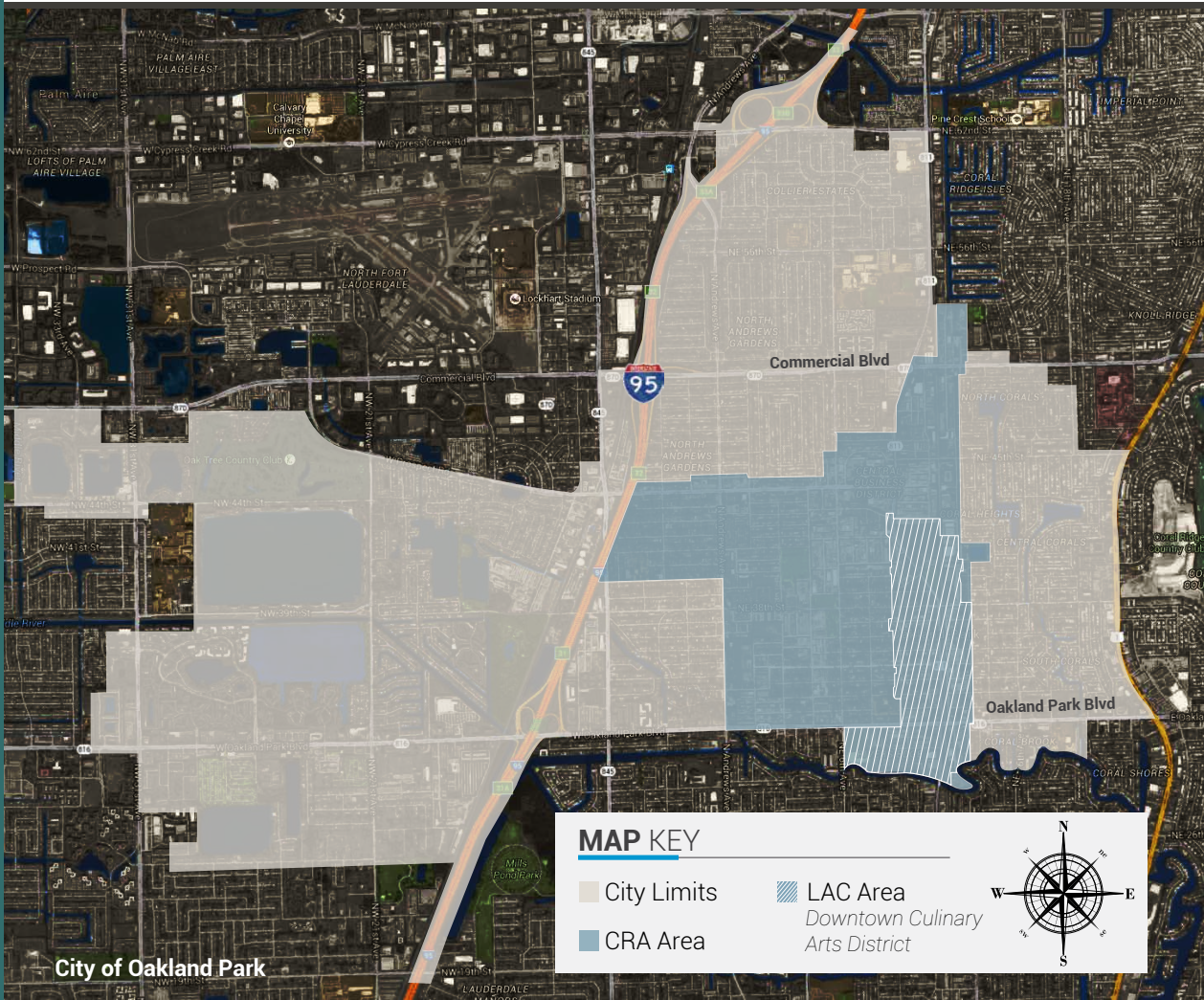
THE IMPORTANCE OF COMMUNITY REDEVELOPMENT

The Community Redevelopment Agency (CRA) was established to encourage reinvestment and growth within a 1,009-acre area in the City of Oakland Park.

By having a CRA focused on economic development initiatives, the City is able to acquire the following benefits:

- Increased eligibility for federal and state grants that can be used for infrastructure improvements, business development, and property acquisition.
- A thorough master planning approach and implementation strategy for the CRA.

CRA AREA



In 2021, the City voted to expand the LAC Area (Downtown Culinary Arts District). The expansion went into effect May 2022

CRA PERFORMANCE DATA

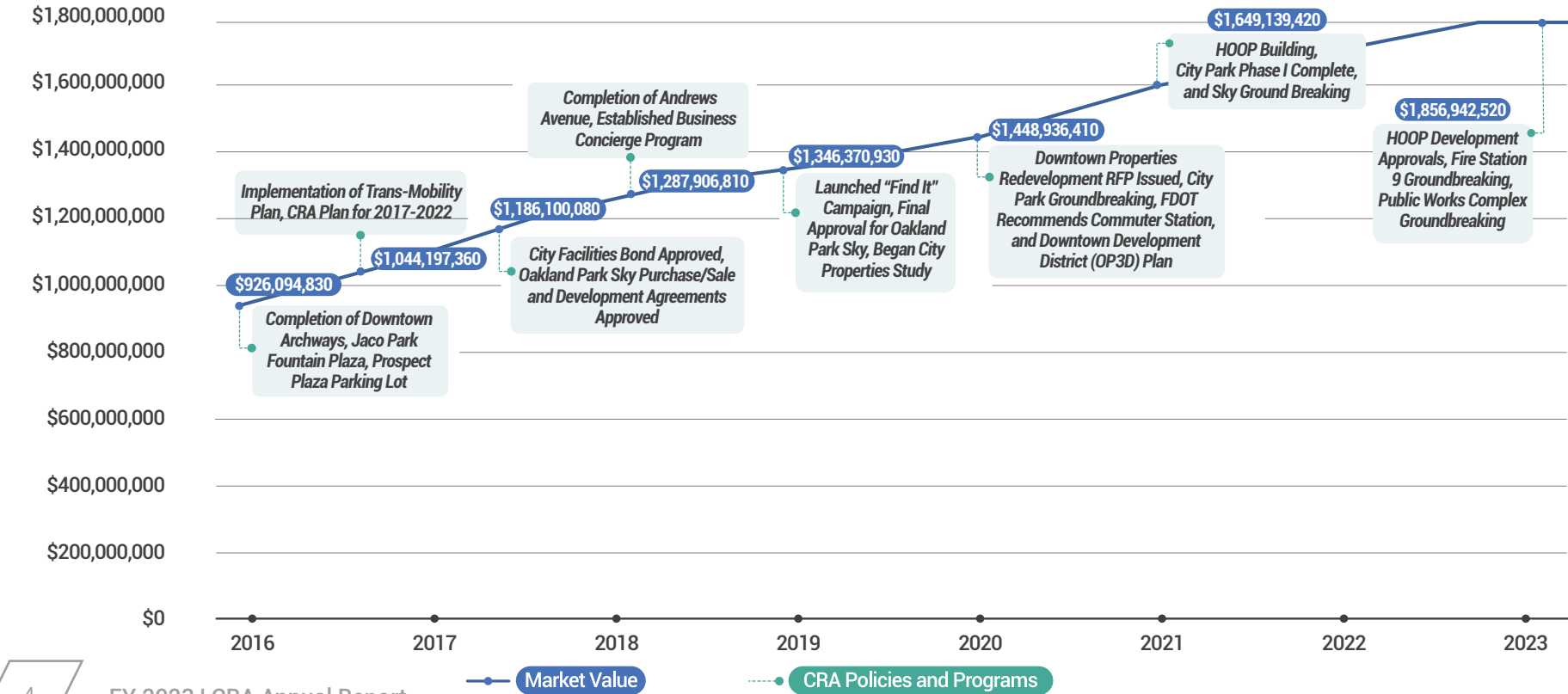
CRA MARKET VALUE

Since 2016, the total market value of all properties in the CRA has increased an average of \$128 million a year.

101% INCREASE
from 2016 to 2023

2004 CRA Market Value:	2016 CRA Market Value:	2023 CRA Market Value:
\$463,316,108 (Base Value)	\$926,094,830	\$1,856,942,520 (Current Value)

CRA PROPERTY VALUES | 2016-2022



CRA FINANCIALS*

Below are the OPCRA financials for FY 2023:

Revenues and Other Sources

Rents & Misc \$44,667.44
General Fund Contributions \$549,583.00
Total Revenues \$594,250.44

Expenditures

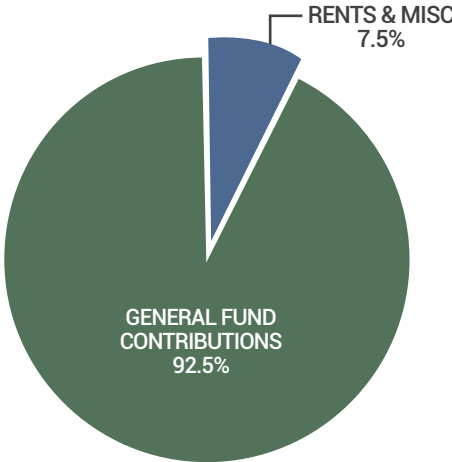
Personnel Services \$165,210.23
Operating \$260,749.21
Grants and Incentives \$30,000.00
Total Expenditures \$455,959.44

Attainable Housing

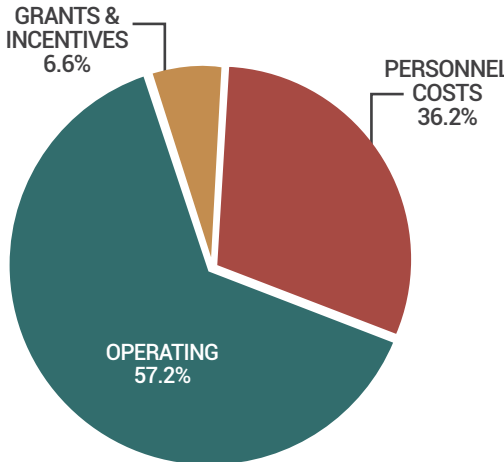
The City is developing a Comprehensive Attainable Housing Master Plan, that will be a part of the City's Comprehensive Plan and will serve as a guide for the provision of attainable housing in the CRA and citywide.

*CRA audited financials are available on www.opcra.com

REVENUES & OTHER SOURCES



EXPENDITURES



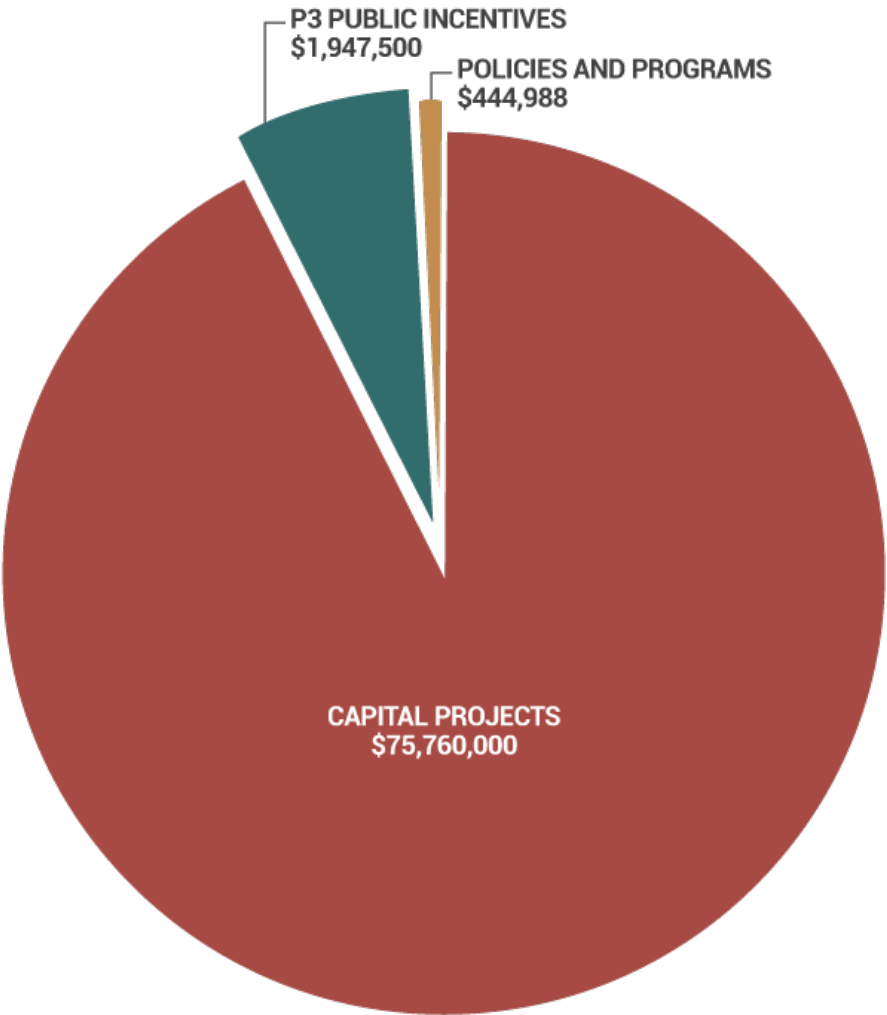
OPCRA GOALS

The City of Oakland Park CRA has five overarching goals, each of which is represented in the 2023 CRA Project List. OPCRA's activities are all broken into three main strategies per our CRA Plan:

- 1) Redevelopment of the Downtown
- 2) Connections to the Downtown
- 3) Strengthening Neighborhoods
- 4) Increasing the Availability of Well-planned Housing
- 5) Increasing and Replenishing Green Space

The legend and chart below illustrates how the OPCRA's 2023 expenditures are broken down by major strategy.

CRA STRATEGIES	
Capital Projects	
\$75,760,000	96.93%
Public Private Partnerships	
\$1,947,500 (City)	2.5%
\$186,000,000 (Private)	N/A
Policies and Programs	
\$444,988	0.57%
Total Spent (100%)	\$78,152,488



CAPITAL PROJECTS

Infrastructure Improvements:

\$29,000,000	Public Works Facility
\$16,600,000	Fire Station 9
\$7,800,000	City Wide Mast Arms
\$6,800,000	NE 13th Avenue and Cross Streets Sidewalk Connectivity Project
\$3,400,000	Oakland Park Elementary Sidewalks
\$2,400,000	NE 34th Court Roadway Improvements
\$1,900,000	Phase I Planning and Design for Improvements to NE 12th Ter. (South of OPB) (Design and Construction)
\$1,700,000	Floranada Sidewalk (CSLIP)
\$1,300,000	Lloyd Estates Safe Routes to School
\$800,000	250 Building Renovations
\$500,000	Phase I Planning and design for Improvements to NE 35th & 36th Streets (NE 11th Ave. – Dixie Hwy.)

Park Improvements:

\$1,300,000	Richard E. Giusti Park
\$1,000,000	Stevens Field
\$800,000	Dr. Carter G. Woodson Park
\$400,000	City Park Environmental
\$60,000	Wimberly Field Lighting Upgrade
\$75,760,000	Total Capital Projects

POLICIES & PROGRAMS

Business Development/Land Use:

\$161,000	Downtown Development District (OP3D) - Design Guidelines, and Code Revisions - NE 12th Terrace Land Use Change - Art District Feasibility Study
\$97,000	Downtown Traffic Study
\$85,000	Business Incentive Grant Program (Approved December 2022)
\$76,988	Affordable Housing Study
\$25,000	Marketing/Branding Campaign – “Find It In Oakland Park”
\$444,988	Total Policies/Programs

PUBLIC/PRIVATE PARTNERSHIPS

City Investment:

\$1,947,500	Sky Building- Public Participation
\$1,947,500	Total Public Private Partnership

PUBLIC/PRIVATE PARTNERSHIPS

Private Investment:

\$148,000,000	HOOP
\$38,000,000	Sky Building – Private Investment
\$186,000,000	Total Private Investment

BUSINESS GROWTH

In the last year, Oakland Park has welcomed a variety of new businesses. Below is a map that showcases new businesses within the CRA area!



- 1 Aldi**
1033 East Oakland Park Boulevard
- 2 Art Fusion Galleries**
3496 Northeast 12th Avenue
- 3 Be Pastry Group**
3046 Northeast 12th Terrace
- 4 Beans n' Dough Cookie Company**
4530 North Dixie Highway
- 5 Bella Flora Design**
1050 Northeast 45th Street
- 6 Black Flamingo Brewery**
3482 Northeast 12th Avenue
- 7 Camera Paintbrush Photography**
4789 Northeast 11th Avenue
- 8 Dawn Elise Interiors International**
3455 Northeast 12th Terrace
- 9 Eat Clean Meals**
3472 Northeast 5th Avenue
- 10 Fanny Flowers**
699 East Oakland Park Boulevard
- 11 Jugos La Hacienda**
75 Northeast 44th Street
- 12 Nour Thai Kitchen**
3554 Northeast 12th Avenue
- 13 Platemakrs**
4019 Northeast 6th Avenue
- 14 Soak+Senses Wellness Club**
1041 Northeast 45th Street



Soak+Senses Wellness Club



Black Flamingo Brewery

Art Fusion Galleries

BUSINESS INCENTIVES

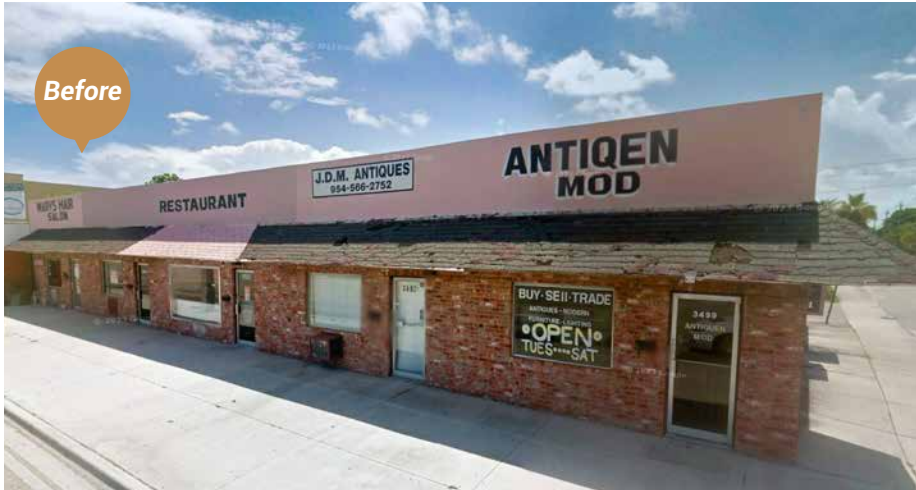
The City of Oakland Park's Community Redevelopment Agency (CRA) has launched an innovative Business Incentive Program (BIP) designed to bolster local economic development by supporting the growth and sustainability of businesses within the CRA boundaries. This initiative represents a strategic effort to enhance business attraction, expansion, and retention, thereby contributing to the vibrant and dynamic economic landscape of Oakland Park.

At the core of the BIP is a commitment to facilitating private investment and accelerating the redevelopment of commercial properties. Recognizing the pivotal role that local businesses play in the economic and social fabric of the community; the program aims to provide a tangible boost to entrepreneurs and business owners through financial incentives.

Funding under the BIP is allocated in the form of grants to eligible business owners, offering a practical solution to the financial hurdles associated with capital investments. These grants, disbursed on a reimbursement basis, are designed to cover a portion of qualified capital expenses. This approach not only reduces the financial burden on businesses but also motivates them to initiate projects that might otherwise have been postponed or discarded.

The BIP is a testament to the City of Oakland Park CRA's dedication to creating a supportive environment for businesses, facilitating their growth and significant contribution to the City's development. By offering financial support and incentivizing private investment, the program is set to play a crucial role in the revitalization of commercial areas and the enhancement of the City's economic prosperity.

Business owners interested in the benefits of the BIP should reach out to the CRA for detailed information on eligibility criteria and the application process. Learn more at www.opcra.com/cra-incentives.



Before



After

DOWNTOWN INVESTMENT

► THE SKY BUILDING



The **Sky Building** sparked the revitalization of the downtown. Through an innovative public-private partnership, the City of Oakland Park will relocate City Hall across Dixie Highway on the first and fifth floors of The Sky Building and serve as the landmark tenant in this mixed-use development. Featuring modern residential and commercial spaces overlooking Jaco Pastorius Park, the Sky Building signifies Oakland Park's evolution into a diverse and exciting City where people can live, work and play.

The Developer purchased the property from the City for \$2.55 M which shall be paid through a combination of City monthly lease credits and cash. In addition, the developer committed to construct 119 residential rental units, 17 live work units, 15,000 Sq. Ft of commercial space, the City of Oakland Park City Hall offices, and 318 structured/on-street parking spaces. The Sky Building also includes an attainable housing component, which dedicates 100% of the units as attainable at the 120-140% AMI Income for 2 to 5 years.



Learn more about the
SKY BUILDING



► THE HOOP DEVELOPMENT

Horizon of Oakland Park is a game-changing Public Private Partnership project that will include a mix of 310 high-quality residential units, ground floor commercial space, a train stop, a new Greenleaf Park, preservation of the historic tree, urban greenspace, structured public parking on the current site of City Hall, and the integration of a Woonerf or "living street" which will activate the development and connect it to the rest of the Oakland Park Downtown.

Horizon will generate economic activity to support local businesses, stimulate economic development, and promote walkability, sustainability, and the use of mass transit.

In 2021, the City issued a two-part formal solicitation for the Downtown Properties Redevelopment Project, referred to in the 2017 Plan as a **Mixed-Use Project at the corner of Park Lane and Main Street**. Phase One of this process was development firm pre-qualifications and Phase Two was the submittal of detailed development proposals

by five (5) pre-qualified firms. In 2022, The City Commission approved the Development Agreement with the Kaufman Lynn Falcone Group (KLF) for the development of the Horizon of Oakland Park Project.

As a part of this development, the City will receive proceeds from the sale of the Downtown Properties. In addition to the sales price, the City has also secured a \$5 million commitment from Broward County to fund infrastructure projects in support of the development. KLF will relocate park amenities to the new Greenleaf Park facility, dedicate 195 additional parking spaces to the public, construct the new commuter rail station (if authorized by train station authorities), and dedicate 10% of the units as attainable in the 120-140% of area median income (AMI) category for a period of 5 years. The Horizon of Oakland Park redevelopment project represents over \$140 million in new private investment in the CRA with an estimated Ad Valorem value of \$24.6 M over 20 years. The Horizon project is in the process of obtaining final development approvals.



DOWNTOWN MOBILITY PLAN

In light of the significant redevelopment projects currently underway in the Downtown after the adoption of the new Oakland Park Downtown Development District (OP3D) regulations; in February of 2023, the City awarded a contract to Kimley Horn for the creation of a Comprehensive Downtown Mobility Plan. The Oakland Park Downtown Mobility Plan will assess the existing conditions and develop recommendations to improve multi-modal connectivity, enhance residential opportunities, and encourage smart and sustainable development.

The study area is generally bounded by NE 16th Avenue (east), Oakland Park Boulevard (south), NE 10th Avenue (west) and NE 42nd Street (north).

The study will consist of an inventory and analysis of the existing transportation network, identifying the future transportation network needs based upon the traffic data collected, future development, and planned

improvements. The final report will provide detailed findings and recommendations that address access and circulation, roadway improvements, traffic calming and management, pedestrian and bicycle facilities, and policy improvements and plans. It is anticipated that the Downtown Mobility Plan will be completed in 2024.



OPCRA 2023-2028 STRATEGIC PLAN

In October of 2023, The OPCRA Board approved a new Strategic Action Plan that will guide OPCRA activities for the next five years. The OPCRA 2023-2028, Strategic Action Plan completed by R. Miller Consulting Group, was the culmination of over a year of data gathering and analysis, planning, and stakeholder communication. The 2023–2028 Planned Project List focuses on laying the groundwork in the emerging areas of the CRA located west of Dixie, with new land use policies and investments in streetscape, transportation, and mobility infrastructure, while continuing to support downtown redevelopment projects and implementing exciting new redevelopment opportunities.

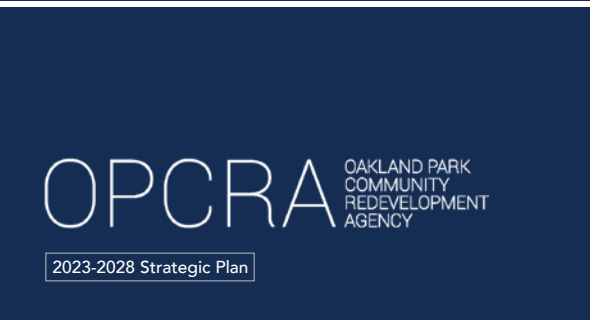
Data indicates that the growth observed over the last five years is a conservative precursor for the future. Economic and market analysis from 2017-2022 shows growth in household income, property values, commercial and residential lease rates, and taxable value. These are

indicators that redevelopment strategies implemented by the OPCRA are having a positive impact. It is anticipated that 2023-2028 will represent a period of continued growth for the Oakland Park CRA, placing the district in a better position to ensure the economic stability of the Downtown and surrounding areas well into the City's second century.

The OPCRA is poised to experience continued growth in redevelopment interest over the next five years. As such, the district will invest where there is already momentum while continuing the foundational work in the emerging areas of the CRA.



>> Economic Growth >> Private Partnerships >> Capital Improvements



Take a look at the
OPCRA STRATEGIC PLAN



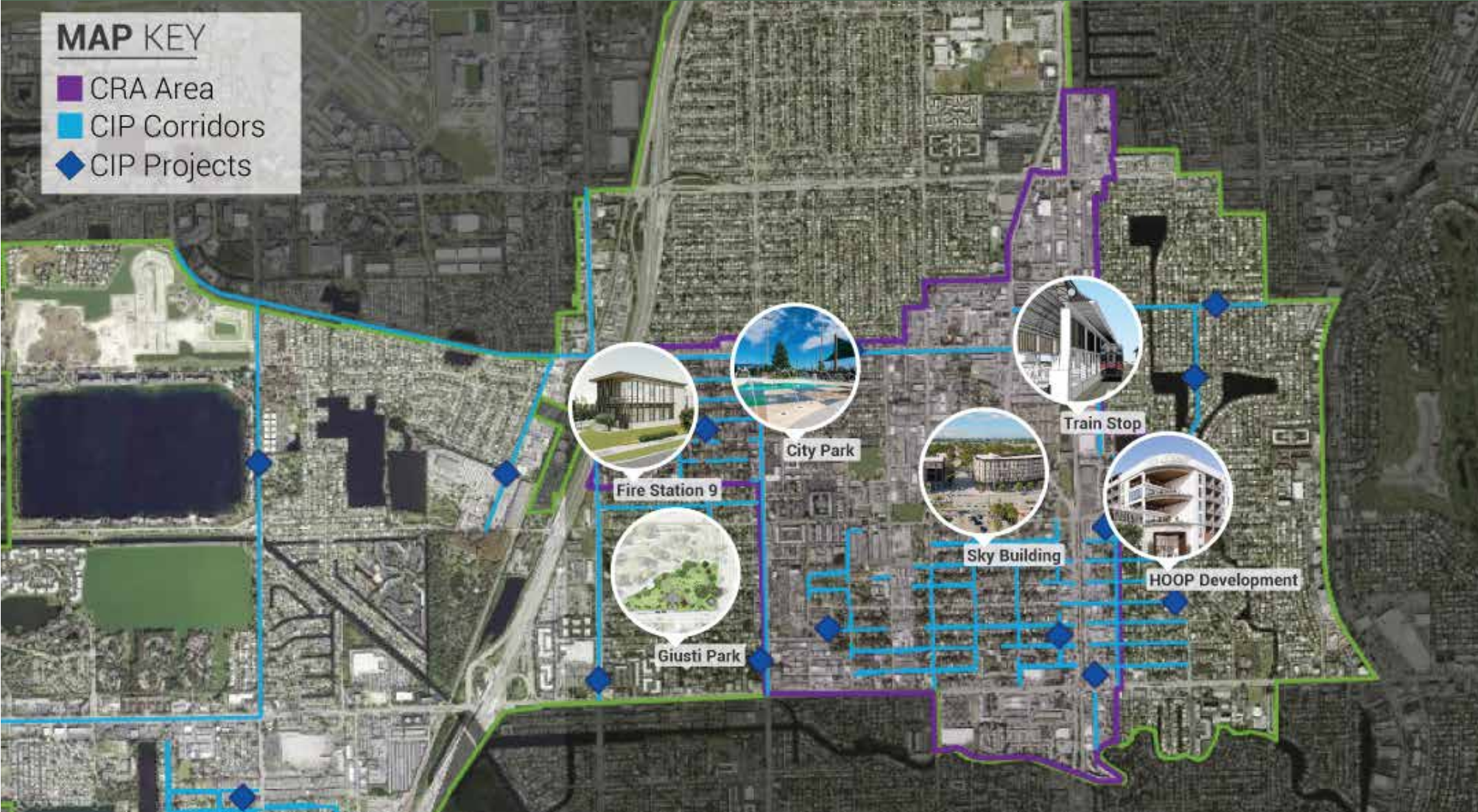
SIGNIFICANT CAPITAL INVESTMENT

With the approval of the General Obligation (GO) Bond, Oakland Park started to prepare for its anticipated Centennial in 2029, launching the ***Building our 2nd Century*** initiative.

Through this initiative, Oakland Park began building a ten-year Facilities Plan to construct and renovate City facilities. While passage of a general obligation bond was not contemplated as a part of the 2017 Strategic Plan; it became an unanticipated opportunity to make significant public facility investments throughout the CRA.

Four City facilities in the CRA are scheduled for major renovations under the GO Bond: City Park, which includes a new Library, Community Center, and park renovations; Fire Station 9; Richard Guisti Park; and the new Public Works Facility.

In addition, to the GO Bond projects, the City is using grant funding to support additional CRA projects, such as Stevens Field Improvements, 250 Building Renovations, Carter G. Woodson Park, the Park Place Building and Parking Lot, as well as numerous roadway, sidewalk, and drainage projects.



ATTAINABLE HOUSING

The City of Oakland Park has been engaged in robust research and discussions on Affordable Housing since 2020. The City's research and conversations are aimed at determining the correct way to address housing attainability in Oakland Park amidst the larger affordability crisis in South Florida. The deficit in the number of housing units required to meet the affordable housing need in Broward County is estimated to be in the hundreds of thousands. With such a significant shortfall in the County, Oakland Park must determine if it has its fair share of affordable housing.

The City has engaged the services of an Affordable Housing Consultant to gain an understanding of the elements that impact affordability. As such, the City's Consultant has evaluated area demographics and housing prices, identified vacant land for

residential development, analyzed average age of the existing housing stock, and reviewed best practices on affordable housing policy to help shape the City's Housing element of the Comprehensive Plan.

Attainable housing set-asides have been included in both redevelopment projects completed by the OPCRA over the last five years. OPCRA staff actively participated in the affordable housing policy discussions and will continue to actively participate in stakeholder meetings and workshops. The final policies adopted by the City Commission will guide future Development Agreements and projects located in the CRA.



URBAN FARMING INSTITUTE

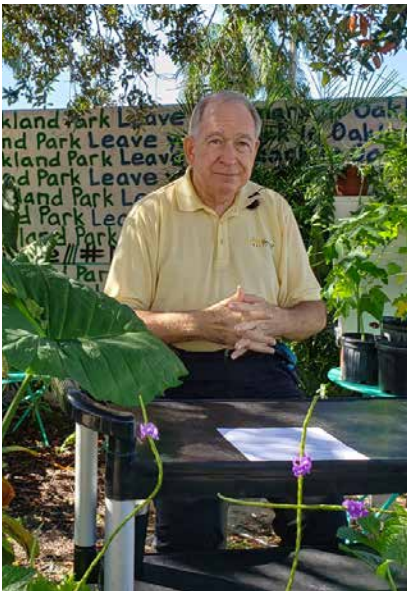
Adjacent to Jaco Pastorius Park on Dixie Highway in the heart of the CRA is one of Oakland Park's hidden gems, the Urban Farming Institute (UFI). UFI is a 501c3 nonprofit organization, urban farm, resource center, and community garden. The organization was founded a decade ago by Broward County native, Jon Albee, who at the time had a construction company in Oakland Park. The "seed" of inspiration for UFI came when one of his team members shared that she wanted to teach her young child about growing food. This led Albee to get everyone in the company their own at-home hydroponic farming kit.

Soon UFI was invited by the City of Oakland Park to set up a community garden consisting of eight raised-bed gardens, hydroponics, and cooking demonstrations. They started Community Supported Agriculture, or a farm-share, weekly programming for children, and became a preceptor site for the graduate program in nutrition at Nova Southeastern University. Research conducted through UFI has focused on various areas of study, including aquaponics, combating Red Tide, edible seaweed, reintroducing Eastern Oysters into the New River in Fort Lauderdale. Today the site has grown into the most extensive community garden in Broward County, with 70 raised-bed gardens.

Jon Albee's presence was a constant at the Urban Farming Institute, a verdant oasis nestled north of Jaco Pastorius Park in Oakland Park. There, he would proudly field questions about backyard

vegetable gardening, and share his vision for seaweed farming initiatives. Under his leadership, UFI recently expanded its services to the Harlem McBride neighborhood, completing a grant-funded community garden in this area.

An ever-enthusiastic wellspring of knowledge for both amateur and professional gardeners, Albee passed away on September 12th at the age of 78. We remember Jon Albee as a passionate educator dedicated to agro-ecology, nutrition, and environmental stewardship in Oakland Park.



To learn more, visit www.ufi.us.org.



OPCRA

OAKLAND PARK
COMMUNITY
REDEVELOPMENT
AGENCY

COMMUNITY REDEVELOPMENT AGENCY (CRA)

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