



The Value & Use of City Owned Property



Background

January 2018

City released RFQ for Downtown Urban Design and Planning Services

- ✓ Task 1 - Updating the Downtown Design Guidelines
- ✓ Task 2 - Downtown Zoning and Land Use updates
- ☐ Task 3 - Analysis of the City Hall site

November 2018

Award of Contract to Zyscovich Architects for Task 1 and 2

August 2020

Award of Contract to Zyscovich Architects for Task 3

September 2020

- Presentation to City Commission
- Contract Approval for surveying & environmental assessment

Up to **7**
Potential
Acres

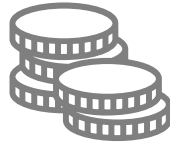


Characteristics of Successful Downtowns



International
Downtown Association

ECONOMY



INCLUSION



VIBRANCY



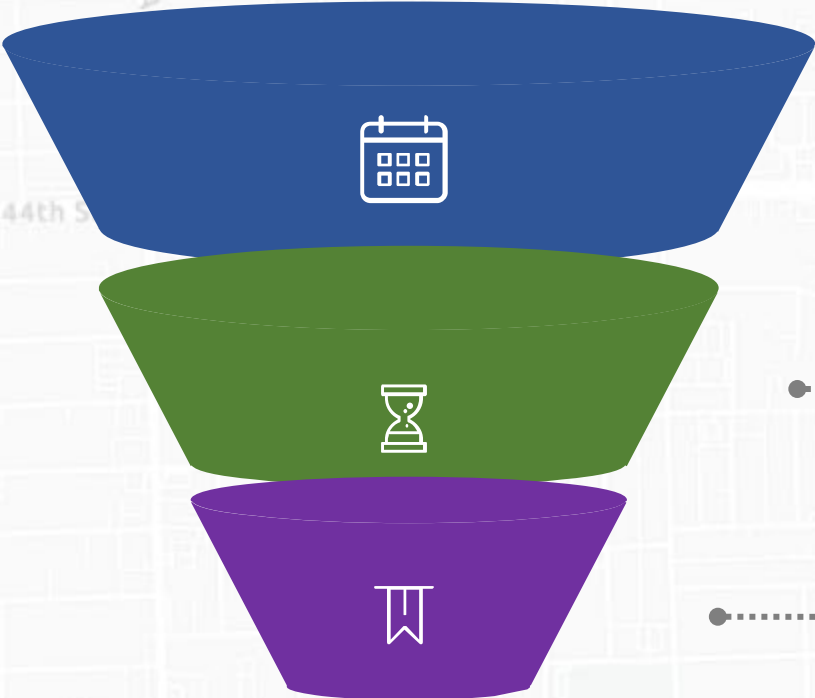
IDENTITY



RESILIENCE



Creating Downtown Oakland Park



POLICY

PLAN

PRACTICE

Establishing the Policy

2001

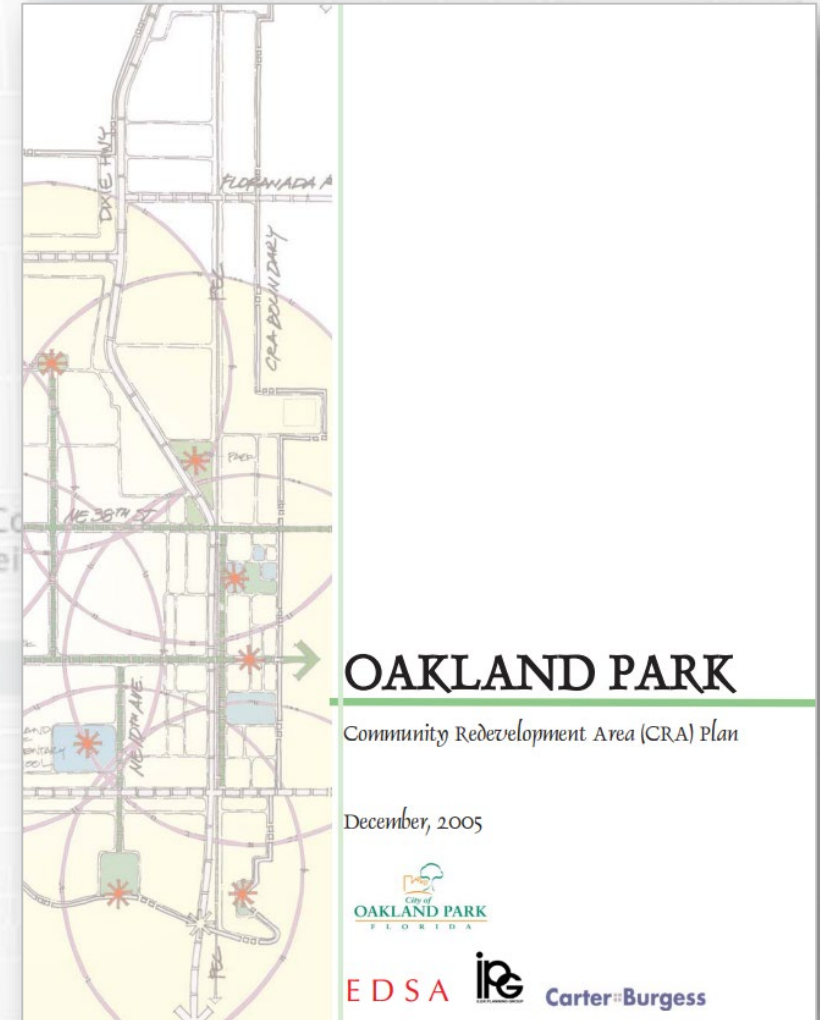
Began Process to Create a CRA

2004

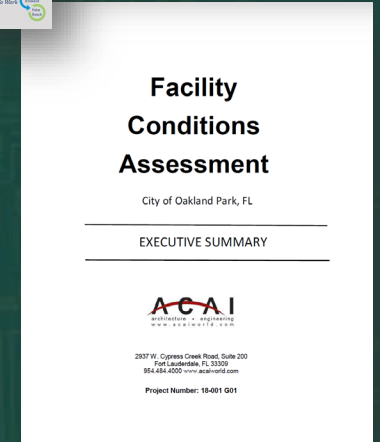
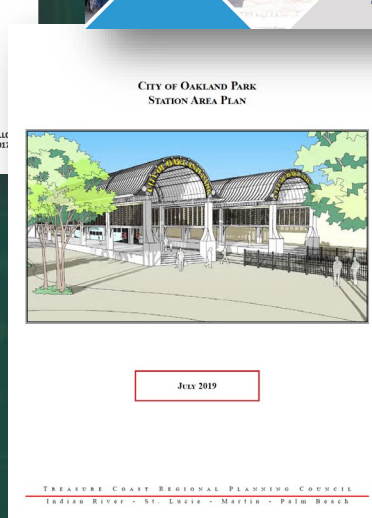
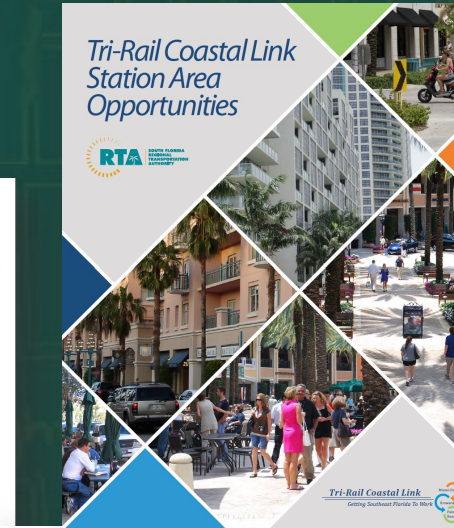
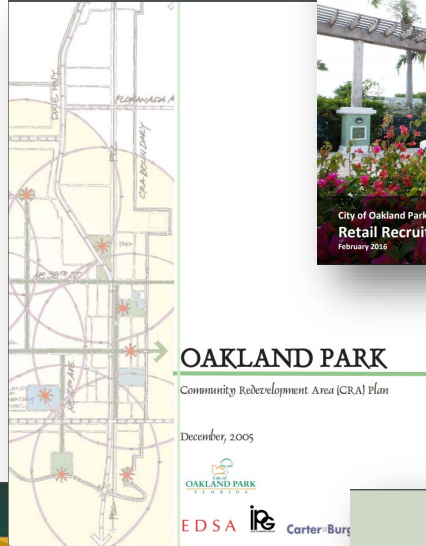
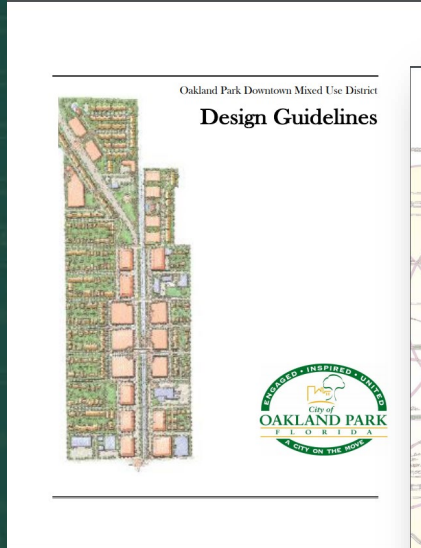
Created Downtown Mixed-Use District

2005

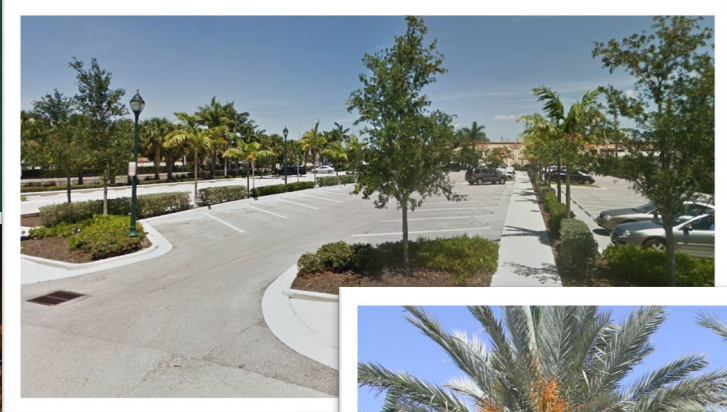
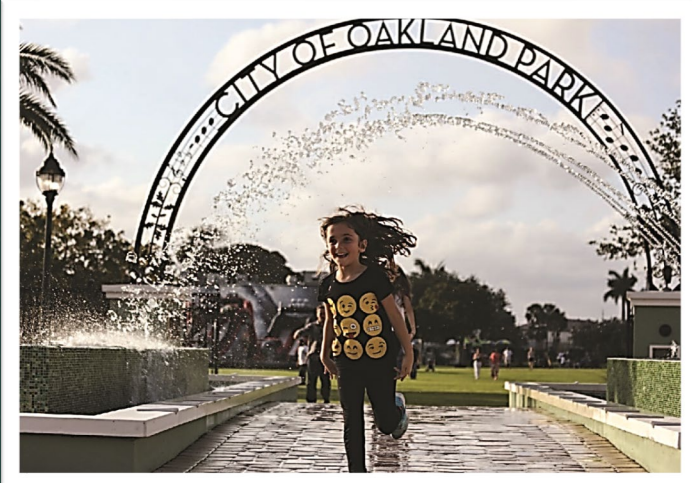
Established and Adopted CRA Plan



20 Years of Plans



Putting the Plans into Practice



City Commission Meeting
March 17, 2021

City Owned Downtown Property

-  Policy
-  Plan
-  Practice

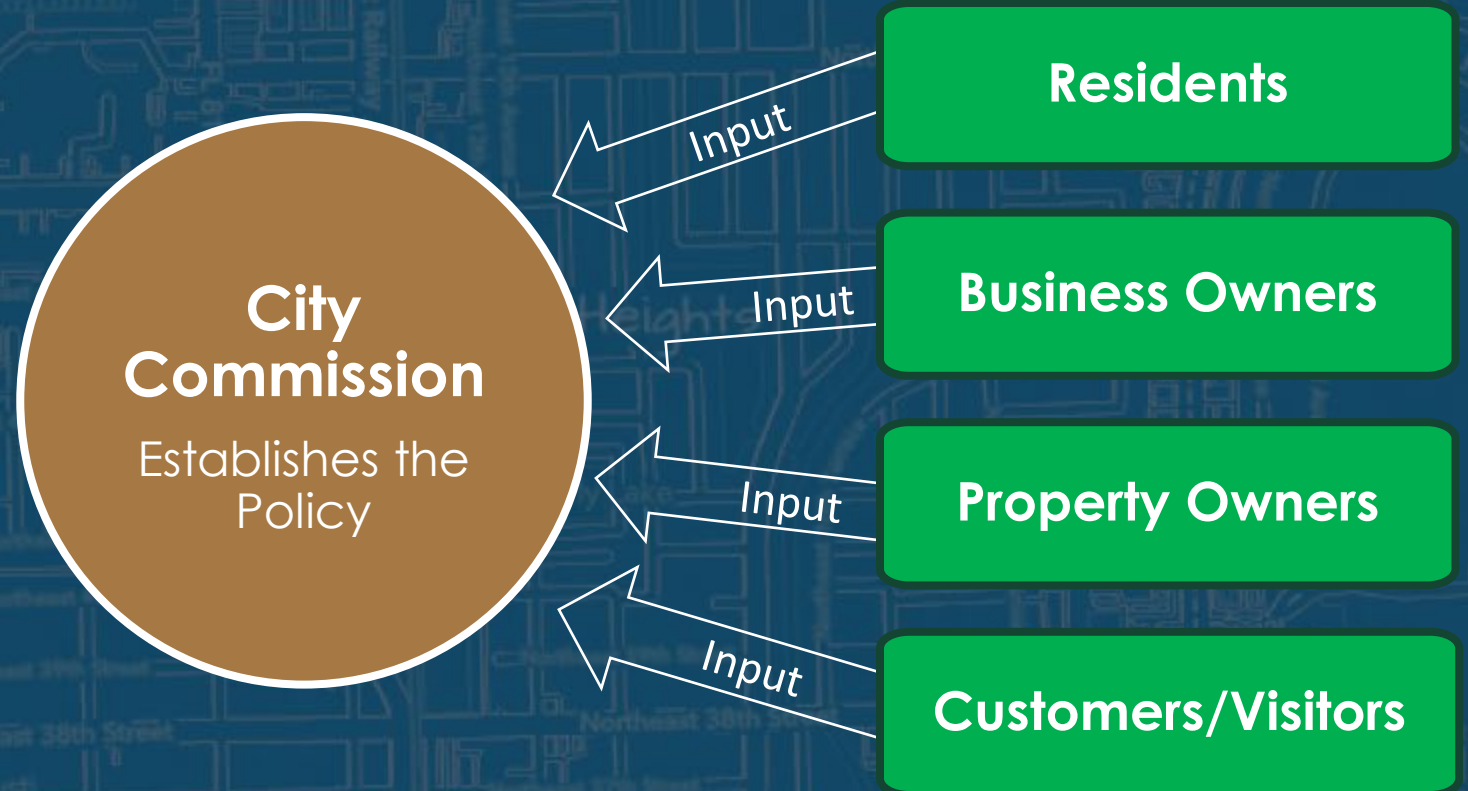


City Commission to Establish the Policy

1st STEP:

Establish the Policy for the Value and Use of City Property*

- ❖ *Critical Opportunity to Further the CRA Plan thru the City Owned Property*




Existing City Policy

- Downtown Property Goals
- OP3D - Oakland Park Downtown Development District
- Climate Action Plan
- Downtown Commuter Rail
- Affordable Housing
- Parking and Mobility

VISION
DOWNTOWN GUIDING PRINCIPLES FRAMEWORK

<p>1 PROTECT NEIGHBORHOOD QUALITY OF LIFE</p>	<p>3 SUPPORT SUSTAINABLE ECONOMIC DEVELOPMENT</p>
<p>2 ENSURE NO REDUCTION OF GREEN SPACE AND AMENITIES</p>	<p>4 REALIZE LONG-TERM ECONOMIC INVESTMENT FOR THE CITY</p>

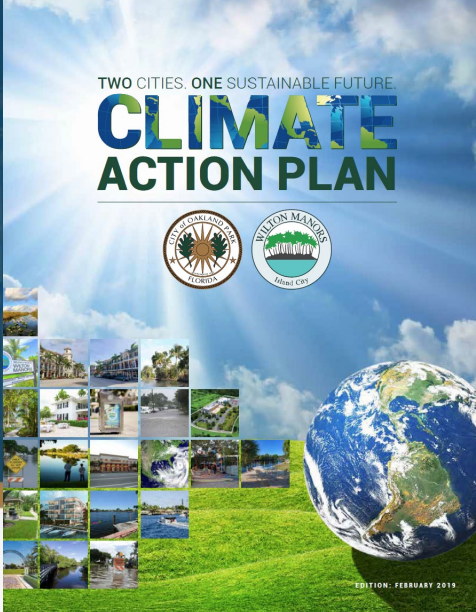
CITY OF OAKLAND PARK
STATION AREA PLAN



JULY 2019

TREASURE COAST REGIONAL PLANNING COUNCIL
INDIAN RIVER • ST. LUCIE • MARTIN • PALM BEACH

TWO CITIES. ONE SUSTAINABLE FUTURE.
CLIMATE ACTION PLAN



EDITION: FEBRUARY 2019

OPCRA OAKLAND PARK COMMUNITY REDEVELOPMENT AGENCY
2017 - 2022
CRA STRATEGIC ACTION PLAN



- ✓ Highest and best use of City Property
- ✓ Mixed-use development
- ✓ Generation of new taxable value
- ✓ Increase property values
- ✓ Enable the development of residential to support businesses
- ✓ Open other opportunities for potential development
- ✓ Conversion of CRA loans to grants
- ✓ Creation of Jobs

8

Previously Identified Commission Priorities in the Downtown

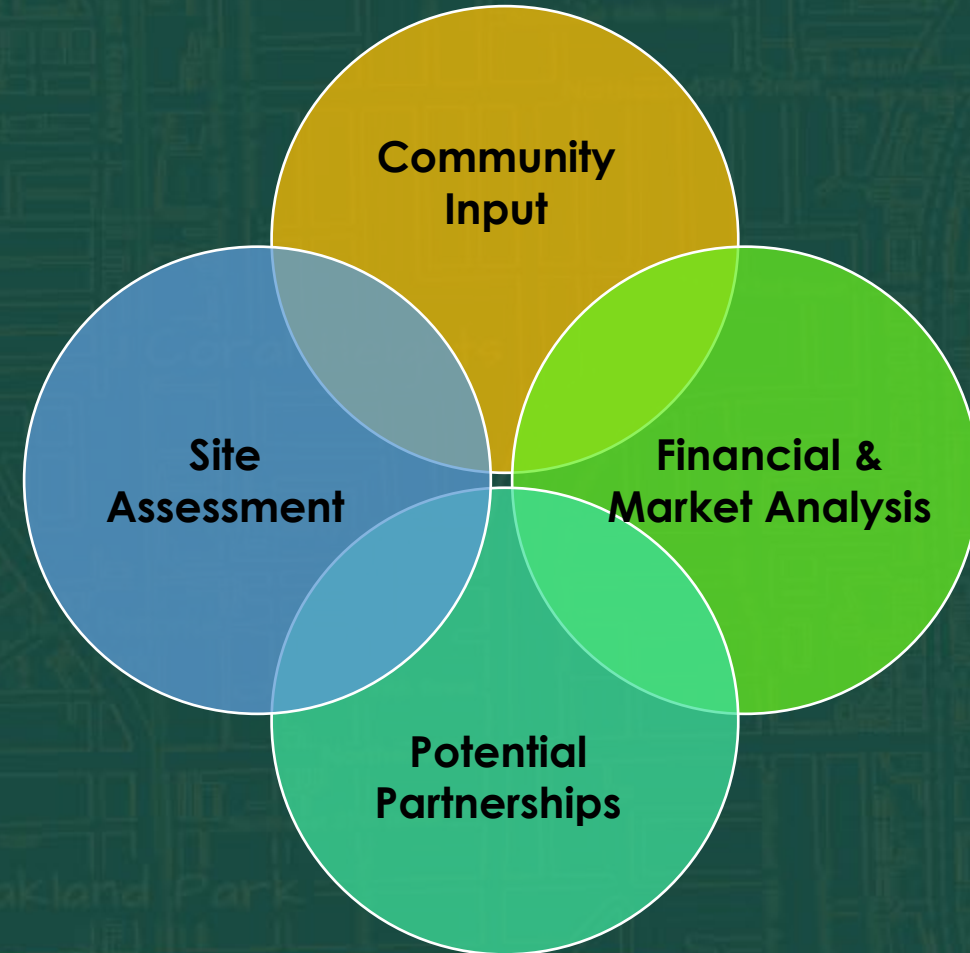
- ✓ Protect Neighborhood Quality of Life
- ✓ Ensure No Reduction of Green Space and Amenities
- ✓ Support Sustainable Economic Development
- ✓ Realize Long-Term Economic Investment for the City
- ✓ Generation of new taxable Value
- ✓ Enable the development of Residential to Support Businesses
- ✓ Conversion of CRA loans to grant
- ✓ Creation of Jobs
- ✓ Downtown Commuter Rail
- ✓ Sustainability
- ✓ Affordable Housing
- ✓ Parking & Mobility

Next Steps: Develop the Plan

- ✓ Property Surveys
- ✓ Environmental Assessment

Next Steps

- Community Input
 - Traffic Analysis
 - Train Stop Needs
 - Financial Review
 - Market Analysis
 - Potential Partnerships



Community Meeting

March 31, 2021
6:30 P.M.

Register to Participate:

www.oaklandparkfl.gov

*Meeting may also be viewed on Comcast, AT&T
and Livestream on City Website*



Facilitated by:

ZYSCOVICH

Oakland
Park

