



OPCRA

OAKLAND PARK
COMMUNITY
REDEVELOPMENT
AGENCY

FY 2024 ANNUAL REPORT

**REALIZING
REDEVELOPMENT**

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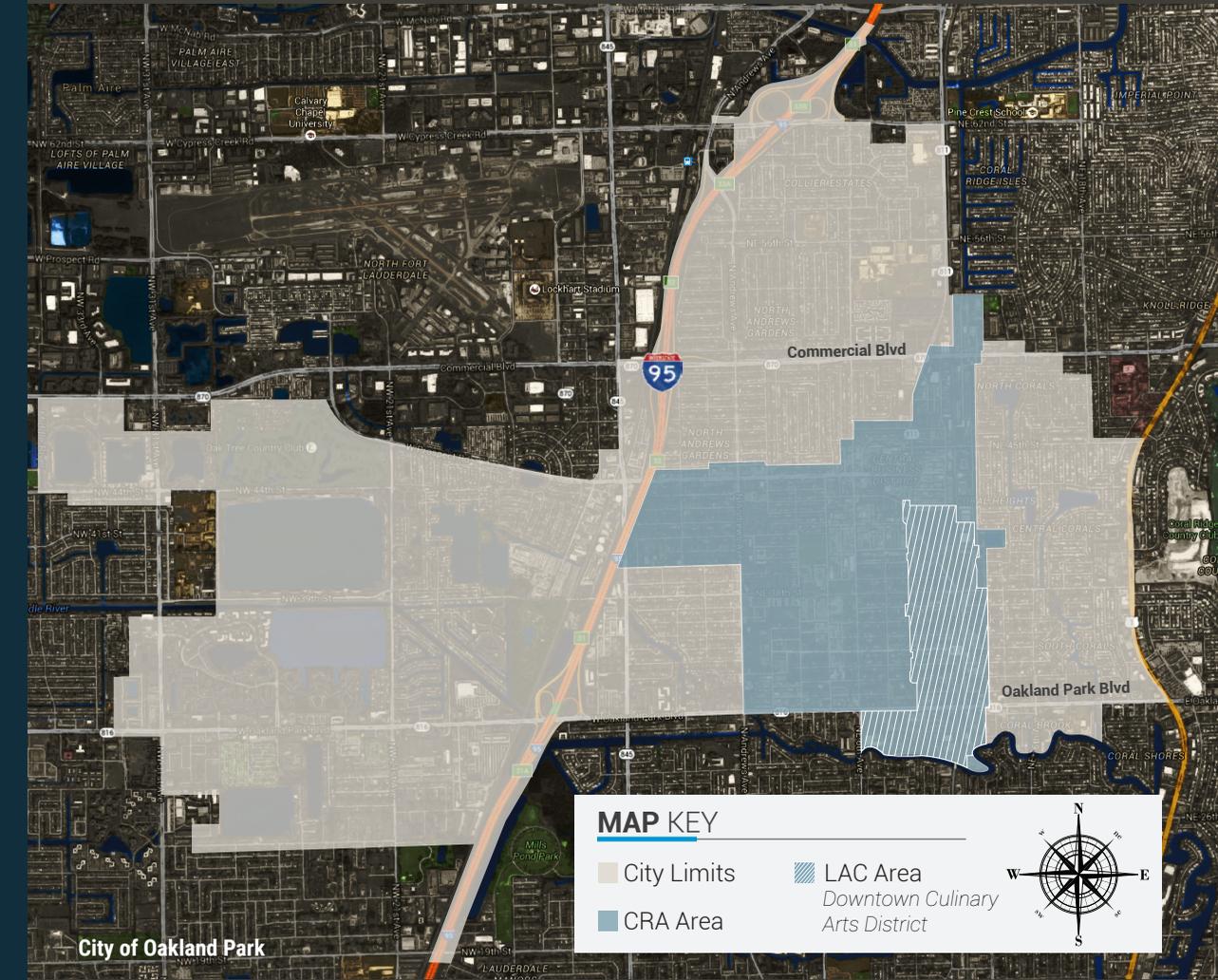
The Importance of Community Redevelopment

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.
- An economic development tool to focus public policy and resources to impact the redevelopment area.

CRA AREA



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

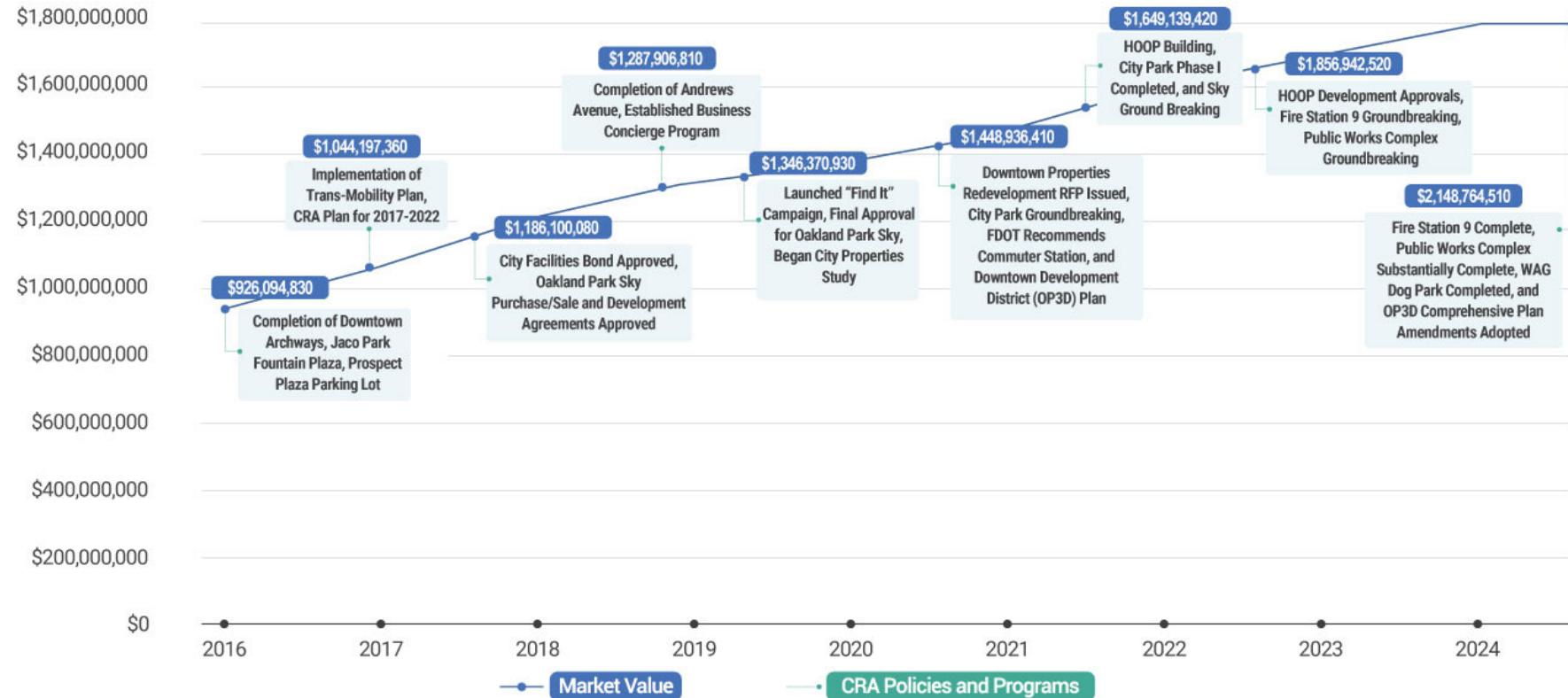
CRA PERFORMANCE DATA

CRA MARKET VALUE

Since 2016, the total market value of all properties in the CRA has increased an average of \$146 million a year.

171% INCREASE from 2016 to 2024

2004 CRA Market Value: \$463,316,108 <i>(Base Value)</i>	2016 CRA Market Value: \$926,094,830	2024 CRA Market Value: \$2,148,764,510 <i>(Current Value)</i>
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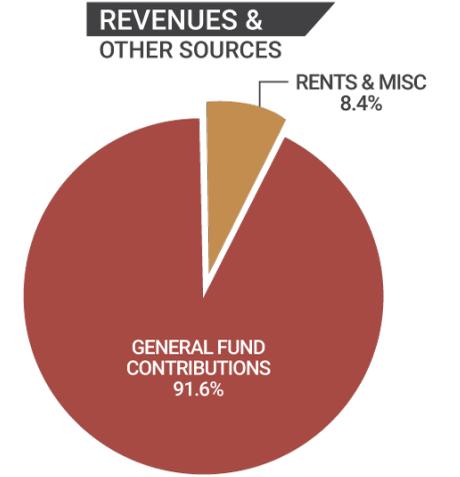


CRA FINANCIALS*

Below are the OPCRA financials for FY 2024:

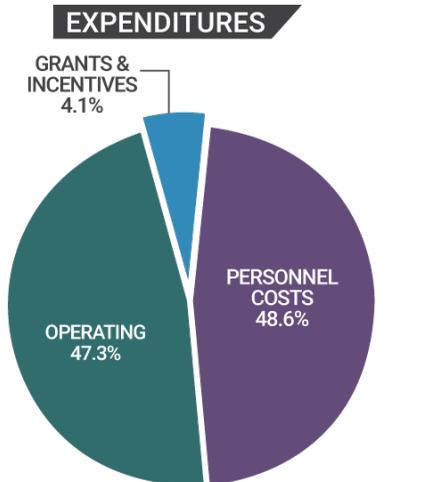
Revenues and Other Sources

Rents & Misc: \$47,415
 General Fund Contributions: \$515,806
 Total Revenues: \$563,221.00



Expenditures

Personnel Services: \$231,847
 Operating: \$225,826
 Grants and Incentives: \$19,648
 Total Expenditures: \$477,322



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

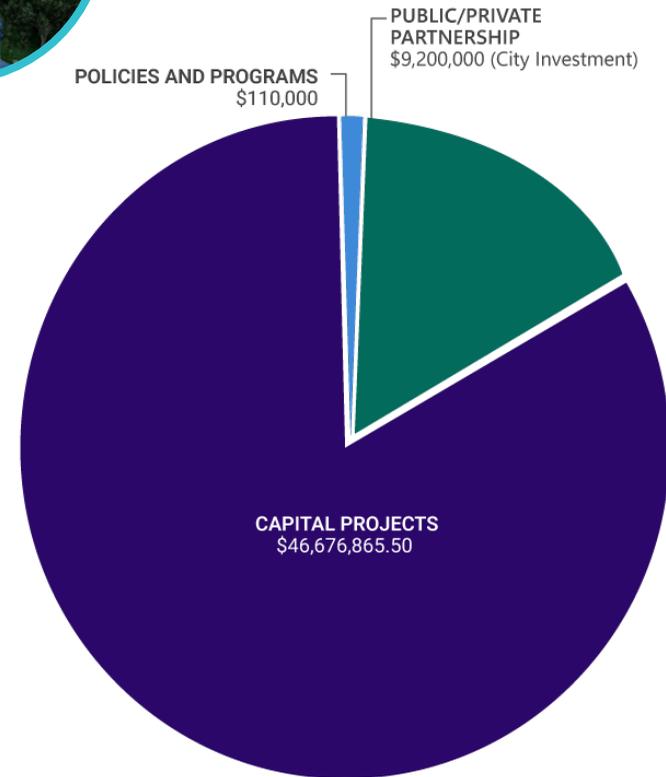
OPCRA GOALS

The City of Oakland Park CRA has five overarching goals, each of which is represented in the 2024 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 illustrate how the 2024 financial activity within the OPCRA is broken down by major strategy.

Strategies	
Capital Projects	
\$46,676,865.50	83.37%
Public Private Partnerships	
\$9,200,000 (City Investment)	16.43%
\$186,000,000 (Private Investment)	N/A
Policies and Programs	
\$110,000	0.19%
Total Spent (100%)	\$55,986,566



CAPITAL PROJECTS

Infrastructure Improvements:

\$25,862,753.47	Public Works Facility
\$15,661,404.93	Fire Station 9
\$1,705,266.54	Lloyd Estates Safe Routes to School
\$754,223.15	250 Building Renovations Project

Park Improvements:

\$1,232,566.45	Richard E. Giusti Park
\$1,399,902.96	Dr. Carter G. Woodson Park
\$60,748.00	Wimberly Field Lighting Upgrade
\$46,676,865.50	Total Capital Projects

POLICIES & PROGRAMS

Business Development

\$85,000	Business Incentive Grant Program
\$25,000	Marketing/Brandign Campaign " Find It In Oakland Park"
\$110,000	Total Policies/Programs

PUBLIC/PRIVATE PARTNERSHIPS

City Investment:

\$9,200,000	Sky Building: Interior Buildout of New City Hall
\$ 9,200,000	Total City Investment

Private Investment:

\$148,000,000	Horizon of Oakland Park (Planned Investment)
\$48,000,000	Sky Building – Private Investment
\$196,000,000	Total Private Investment



CAPITAL INVESTMENTS

With the approval of the General Obligation (GO) Bond, Oakland Park took a significant step toward preparing for its Centennial in 2029, reinforcing the City's commitment to the Building Our 2nd Century Initiative.

Through this initiative, Oakland Park developed a 10-year Facilities Plan to construct and renovate City facilities. While the passage of a general obligation bond was not originally contemplated as part of the CRA Vision Planning, it has since become a crucial component in achieving the City's long-term vision.

Under the GO Bond, major City facilities have undergone significant renovations. Beyond new facilities, the City is investing millions in infrastructure improvements, including stormwater system upgrades, enhanced roadways, new sidewalks, bike lanes, improved lighting, and landscaping enhancements.

COMPLETED PROJECTS



Fire Station 9



Wag Dog Park



Public Works Complex



Harlem McBride Community Garden



Lloyd Estates Safe Routes to School



250 NE 33rd Street



Dr. Carter G. Woodson



Oakland Park Elem. Sidewalks

PROJECTS UNDERWAY



Collins Community Center

A \$2.5 million grant will support both interior and exterior renovations to the facility, which will also become the new home of the City Library.



Stevens Field

Upgrades include a new athletic field, public restrooms, LED lighting, and a walking trail.



Richard E. Giusti Heart Par Cours

Phase 2 is in the works to include a recreational space with exercise stations and walking trails designed for public fitness and wellness.



City Centennial Park (Phase 2)

Phase 2 will increase stormwater capacity through green infrastructure, with additional features such as parking lots and recreational facilities.



Sky Building

This \$48 million mixed-use project includes residential units, live/work spaces, commercial areas, and parking. It will house City Hall and promote a walkable urban environment.

BUSINESS GROWTH

In the last year, Oakland Park has welcomed a variety of new businesses.

- **Capex Corp**
3001 NE 12th Terrace | capex.ink
- **Bandoleros**
3200 NE 12th Ave | bandoleroستاqueria.com
- **GG Says Hello**
3536 NE 12th Ave | instagram.com/ggsays.hello
- **BMC Burgers**
3499 N Dixie Hwy | instagram.com/eat.bmc
- **Satellite Pinball Lounge**
3501 N Dixie Hwy | instagram.com/satellitepinballlounge
- **Moon Pie Pizza**
3501 N Dixie Hwy | instagram.com/moonpizzapie_florida
- **Meat N' Bone**
3553 N Dixie Hwy | meatnbone.com
- **Camille's Pizzeria & Ristorante**
4165 N Dixie Hwy | camillesftlauderdale.com
- **Bushwick Lounge**
4812 N Dixie Hwy | bushwicklounge.com
- **Blick Art**
699 East Oakland Park Boulevard | dickblick.com
- **Dynamite Dog Training**
859 E Oakland Park Blvd | dynamitedogtraining.com
- **Orcutt Rose Architects**
1071 NE 45th St | orcuttrose.com
- **Drapes Contempo**
1107 NE 34th Ct | drapescontempo.com



FIND IT IN OAKLAND PARK

Culinary Arts District – A Taste of Culture, Creativity, and Community

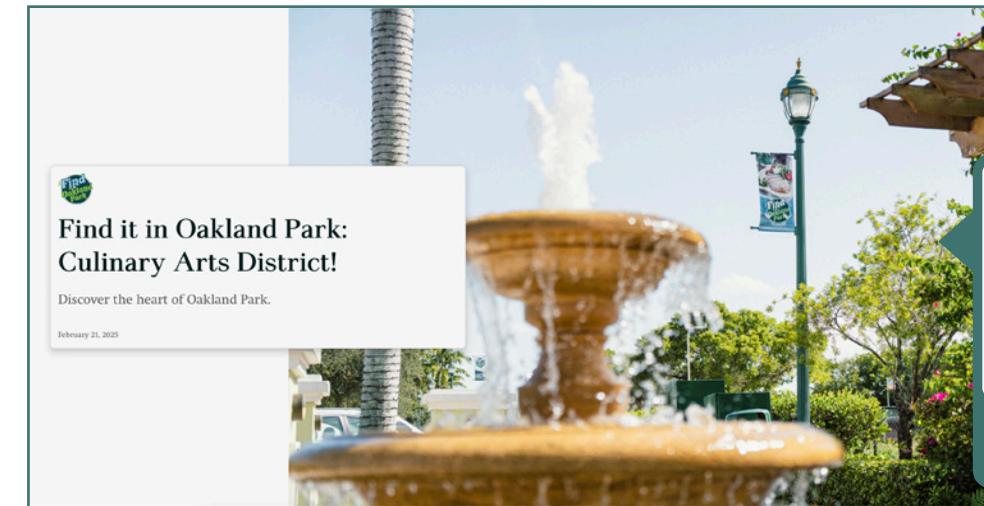
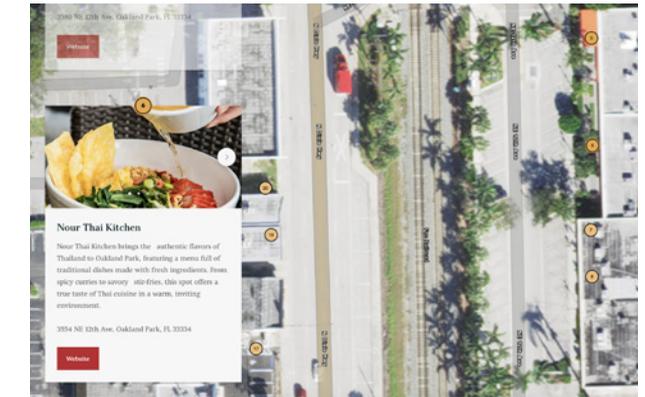
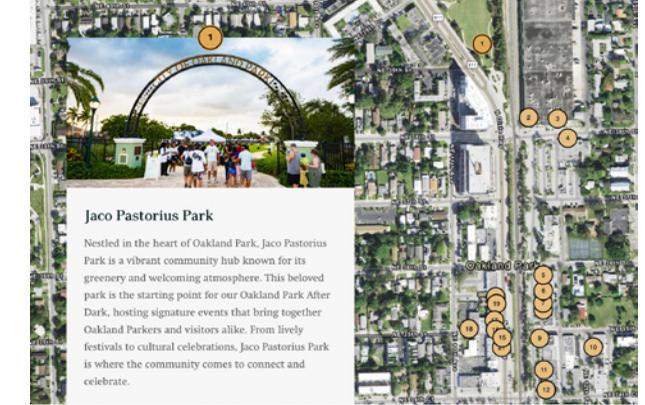
In the heart of Oakland Park, something exciting is happening. The Culinary Arts District isn't just a destination for dining—it's a hub of flavor, creativity, and local culture, where chefs, breweries, artisans, and business owners are shaping a new kind of downtown experience.

For those exploring Jaco Pastorius Park, whether attending a festival, strolling through an art walk, or just enjoying the city's energy, the Culinary Arts District invites you to keep the adventure going.

Step beyond the park and into a vibrant stretch of restaurants, craft cocktail bars, distilleries, art galleries, and unique retail shops—each with its own story to tell. Whether you're in the mood for a handcrafted cocktail from a local distillery, a flavorful dish at a family-run eatery, an inspiring visit to an art gallery, or a shopping experience that supports small businesses, you'll find something that speaks to your style and taste.

With so much to explore, the Find It in Oakland Park: Culinary Arts District interactive map is your key to unlocking the best spots in the area. Browse through must-visit locations, hidden gems, and exciting new businesses that make Oakland Park an ever-evolving destination for locals and visitors alike.

So next time you're in town, don't just pass through—stay, explore, sip, shop, and taste what makes Oakland Park one of South Florida's most exciting places to be.



Visit: www.oaklandparkfl.gov/culinaryartsdistrict

BUSINESS INCENTIVES

➤ DRAPES CONTEMPO: Transforming Spaces with Support from the Business Incentive Program

The CRA continues to foster business growth through its Business Incentive Program, which helps local businesses invest in property improvements that enhance their operations and contribute to the city's revitalization.

One of the latest success stories is *Drapes Contempo*, a boutique window treatment and interior design company at 1107 NE 34th Ct. Operated by Genie Mancini under D.C. Windows & Design, the company specializes in high-end drapery, blinds, shades, and smart window solutions.

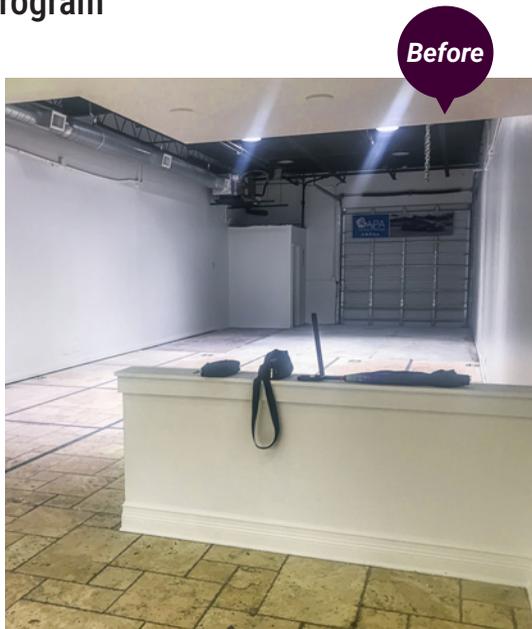
With support from the Business Incentive Program, Drapes Contempo received a \$20,000 grant from our CRA Board and invested over \$46,000 in upgrades to its showroom. The improvements include:

- Polished concrete flooring
- New interior walls and glass partitions
- Renovated bathroom with a modern vanity, wallpaper, and doors
- Fresh paint, baseboards, and track lighting
- New exterior signage enhancing curb appeal

These enhancements have elevated Drapes Contempo's showroom, creating a more inviting and functional space for clients while contributing to the revitalization of Oakland Park's Culinary Arts District.

The Business Incentive Program continues to play a crucial role in supporting local businesses and enhancing the city's economic vitality. Learn more about available incentives at www.opcra.com/cra-incentives.

For more on Drapes Contempo, visit: www.drapescontempo.com.



Before



After

BUSINESS PARTNERS MEETING EXPANDS

Oakland Park's Downtown Partners Meeting is evolving to better serve businesses across the city. Now called the Business Partners Meeting, this gathering will extend beyond downtown businesses to include stakeholders from all areas of Oakland Park.

This transformation reflects the city's commitment to fostering an inclusive, collaborative, and growth-oriented business environment. By broadening participation, the Business Partners Meeting will offer valuable insights, networking opportunities, and updates on city initiatives that impact local businesses.

The meetings will continue to provide updates on key projects, marketing initiatives, and available business resources while serving as a platform for collaboration between the city and its business community.

Local business owners and entrepreneurs are encouraged to attend the next Business Partners Meeting to stay informed and actively contribute to shaping Oakland Park's future.

Scan the QR code to sign up for The Loakl Entrepreneur and receive the latest news on upcoming business meetings, new businesses, grant programs, business resources, and learning opportunities.



Sign up for the **THE LOAKL ENTREPRENEUR** newsletter today!



DOWNTOWN INVESTMENT CREATES OPPORTUNITIES

The *Sky Building* is an innovative new construction mixed-use retail development located in the City of Oakland Park Downtown across the street from Funky Buddha Brewery and future Horizon of Oakland Park mixed-used development. The Sky Building includes 136 residential rental units, 17 live work units, 15,000 Square Feet of commercial space, City of Oakland Park City Hall Offices, and structured parking. The project comprises two buildings connected via sky bridge and includes an affordable housing component, that dedicates 100% of the units as affordable at 120 -140% AMI income level for five years.

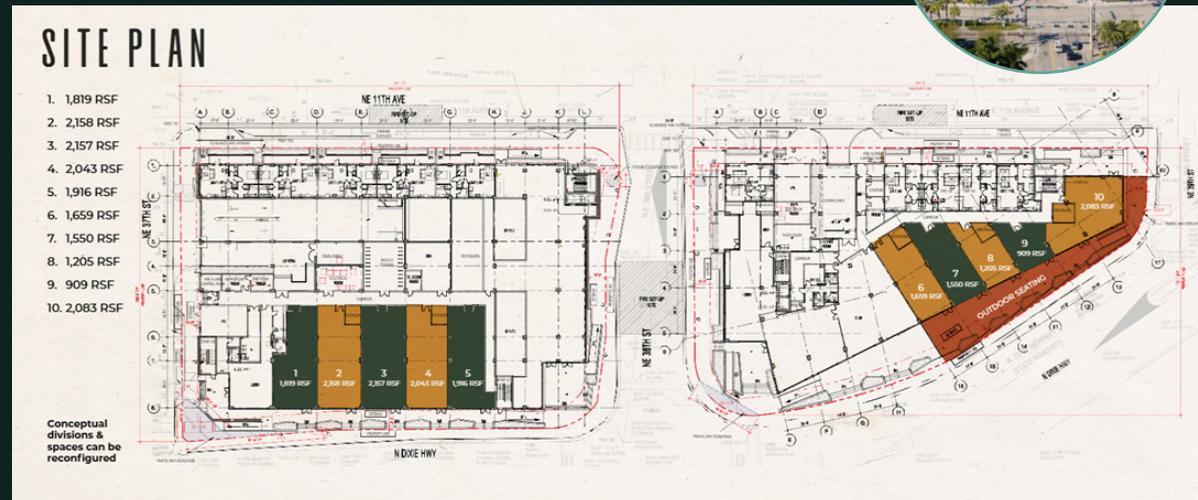
This innovative public private partnership project is scheduled to be completed in the Spring of 2025, with the City of Oakland Park City Hall as its anchor tenant on the fifth floor and several opportunities for new ground floor retail investment along Dixie Highway.

As a part of that Agreement the Oakland Park Community Redevelopment Agency

(OPCRA) agreed to allocate funding to incentivize the creation of jobs and private investment in the Sky Building commercial spaces. Based on the viability of the program OPCRA allocated funding in 2024 to the program to promote investment and activation of ground floor retail spaces.

Funds available under the Sky Building Job Creation Incentive Pilot Program are meant to stimulate local economic growth by encouraging small businesses within the Sky

Building to create new jobs through financial incentives. Funds are provided to eligible business owners in the form of a grant that is released to the business on a quarterly basis based on incurred payroll expenses to help businesses during the critical first two years of operation and promote their long-term success and stability.



► Sky Building Job Creation Incentive Pilot Program

This Pilot Program is designed to strategically attract businesses and expand existing businesses within Oakland Park, activate the Downtown area, while increasing the number of jobs in the community. This objective is achieved by encouraging businesses within the Sky Building to create new jobs through financial incentives and support.

Applicants will be subject to the following criteria:

- Must be a commercial, for-profit business. Live-work units are not eligible for the program.
- The CRA Board may review and approve applications from new businesses.
- An expanding business must have a valid City of Oakland Park business tax receipt (BTR) and may not have any pending City fees or fines or be involved in any litigation with the City of Oakland Park.
- The business must create at least one (1) new full time equivalent position.
- Businesses seeking funding must submit a quarterly payroll report and other requested documentation to demonstrate that their payroll expenses for the quarter meet or exceed the scheduled grant amount. The grant will be paid out in eight consecutive quarterly installments based on actual quarterly costs, not exceeding the amounts shown in the tables, and subject to funding availability.



- Maximum grant amounts are as follows:
 - **Non-Culinary Arts Uses** may be awarded up to \$32,000, payable over two years. The CRA will award additional funding to incentivize eligible businesses if the owner enters a lease for multiple retail spaces as defined in Exhibit A, with a maximum award not to exceed \$80,000.
 - **Culinary Art Uses** may be awarded up to \$40,000, payable over two years. The CRA will award additional funding to incentivize eligible culinary uses if the owner enters a lease for multiple retail spaces as defined in Exhibit A, with a maximum award not to exceed \$96,000.

For more information on this program contact Neysa Herrera, Director of CRA and Economic Development, via email at: neysah@oaklandparkfl.gov.

DOWNTOWN PLACEMAKING

Downtown Oakland Park is evolving into a vibrant destination where community, culture, and commerce come together. Through public space activation, events, and creative placemaking initiatives, the Oakland Park CRA is shaping an inviting and dynamic environment where businesses thrive, and residents and visitors connect. Whether it's through pedestrian-friendly improvements, business-driven initiatives, or events that bring people together, the CRA is helping define the character of Oakland Park's downtown.

Signature experiences such as the Oakland Park Art Walk (OPAW!), Dancing in the Street, and Small Business Saturday help activate Main Street, drawing people into local businesses and restaurants. Meanwhile, events at Jaco Pastorius Park, including Oktoberfest, Taste of Oakland Park, Latin Fest, Soul Fest, Holiday Village, and Oakland Park PRIDE, celebrate the City's cultural diversity and bring the community together in shared experiences. These events don't just entertain—they create opportunities

for businesses, artists, and entrepreneurs to thrive while making public spaces more vibrant and inviting.



Beyond events, placemaking in Oakland Park includes ongoing efforts to enhance walkability, outdoor spaces, and business engagement—all of which contribute to a thriving, people-centered environment. The Find It in Oakland Park: Culinary Arts District interactive map and marketing initiatives continue to connect residents and visitors with local businesses, making it easier than ever to explore and support the district's restaurants, breweries, retail, and creative spaces.

As Oakland Park continues to grow, the CRA is committed to expanding placemaking initiatives that strengthen the city's identity. Future efforts will focus on enhancing public spaces, fostering partnerships, and promoting a dynamic downtown experience that reflects the community's energy and creativity. With more interactive programming, streetscape improvements, and expanded marketing, Oakland Park is shaping a welcoming, connected, and thriving destination for years to come.



ATTAINABLE HOUSING

The City of Oakland Park has been at the forefront of championing affordable and attainable housing initiatives that serve residents' needs while ensuring development aligns with the City's Comprehensive Plan and remains consistent with Broward County policies.

In March 2024, the Broward County Board of County Commissioners formally accepted recommendations outlined in the proposed 10-year Affordable Housing Master Plan. This plan provides suggested actions for each municipality, including increasing densification along certain transportation corridors, identifying dedicated funding sources for affordable housing, and exploring program and regulatory incentives for developers of affordable housing.

Thanks to efforts initiated years earlier, the City of Oakland Park is ahead of many other Broward cities in addressing this critical issue.

In June 2024, the City's affordable housing consultant proposed a series of initiatives for the City Commission's consideration.

These initiatives align with the County's 10-year Master Plan and outline a roadmap tailored to the Oakland Park community.

Additionally, City staff and its affordable housing consultant have been analyzing the state-adopted Live Local Act (LLA)—a comprehensive piece of legislation designed to incentivize affordable housing development across Florida. The LLA represents the largest investment in housing efforts in Florida's history.

In the coming year, the City anticipates robust discussions regarding these recommended initiatives, their implementation,

and their impact on residents and stakeholders.



The HOOP developer will designate 10% of the total residential units in the project to Affordable Housing for a period of 10 years at 120% to 140% of the Broward County Area Median Income (AMI).

What Broward County Adopted

<p>BCC 'accepted' plan on March 7, 2024</p>  <ul style="list-style-type: none"> Acknowledged recommendations within the Plan, not entirely agreeing to the process of implementation Approved an allocation of 90% of expiring TIF Funds for 1 year (2025 budget year). 	<p>AHMP has three primary components:</p>  <ol style="list-style-type: none"> Funding Densification Program and Regulatory Incentives 	<p>Implications for cities</p>  <ul style="list-style-type: none"> No specific funding mandates for cities Recommend that All cities establish Trust Fund Land use zoning for appropriate densities
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URBAN FARMING INSTITUTE

▶ Growing Community through Education & Sustainability

Nestled just north of Jaco Pastorius Park, the Urban Farming Institute (UFI) has become a valued community asset, advancing sustainable practices and hands-on education in urban agriculture. For more than a decade, UFI has provided residents with learning experiences in gardening, nutrition, and environmental stewardship, making fresh, locally grown food more accessible.

What began as a small community garden with eight raised beds has expanded into a thriving urban farm with 75 raised-bed gardens, offering residents a space to grow their own produce while learning about sustainable farming practices. Today, UFI serves as a regional education and resource center, hosting free gardening workshops every Saturday and partnering with Nova Southeastern University's Registered Dietitian Nutritionist Graduate Program to provide real-world agricultural learning opportunities.

UFI's impact extends beyond its garden beds. Over the years, the Institute has:

- Helped build more than 90 gardens across Broward County, including hydroponic and regenerative gardening systems.
- Led research initiatives focused on marine ecology, red tide mitigation, and edible seaweed cultivation.
- Expanded community farming efforts into the Harlem McBride neighborhood, developing a new grant-funded community garden.

Through its mission of education and sustainability, UFI continues to equip individuals and families with the skills and knowledge to cultivate their own food, foster self-sufficiency, and contribute to a more resilient community.



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

OPCRA

OAKLAND PARK
COMMUNITY
REDEVELOPMENT
AGENCY

Supporting **LOAKL** is simple! Engage, explore, and be part of the community – follow us today and start discovering Oakland Park!

Like & Share – Help spread the word about our amazing local businesses.

Tag Your Favorite Spots – Use #FindItInOP and #LiveLikeALoakl to get featured.

Join the Conversation – Comment, recommend, and discover hidden gems with us!

Instagram: www.instagram.com/finditinoaklandpark

Facebook: www.facebook.com/OaklandParkCRA

Facebook Group: [https://www.facebook.com/\[groups\]\[livelOakl\]](https://www.facebook.com/[groups][livelOakl])

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