

OPCRA

OAKLAND PARK
COMMUNITY
REDEVELOPMENT
AGENCY

FY 2018 | **ANNUAL REPORT**





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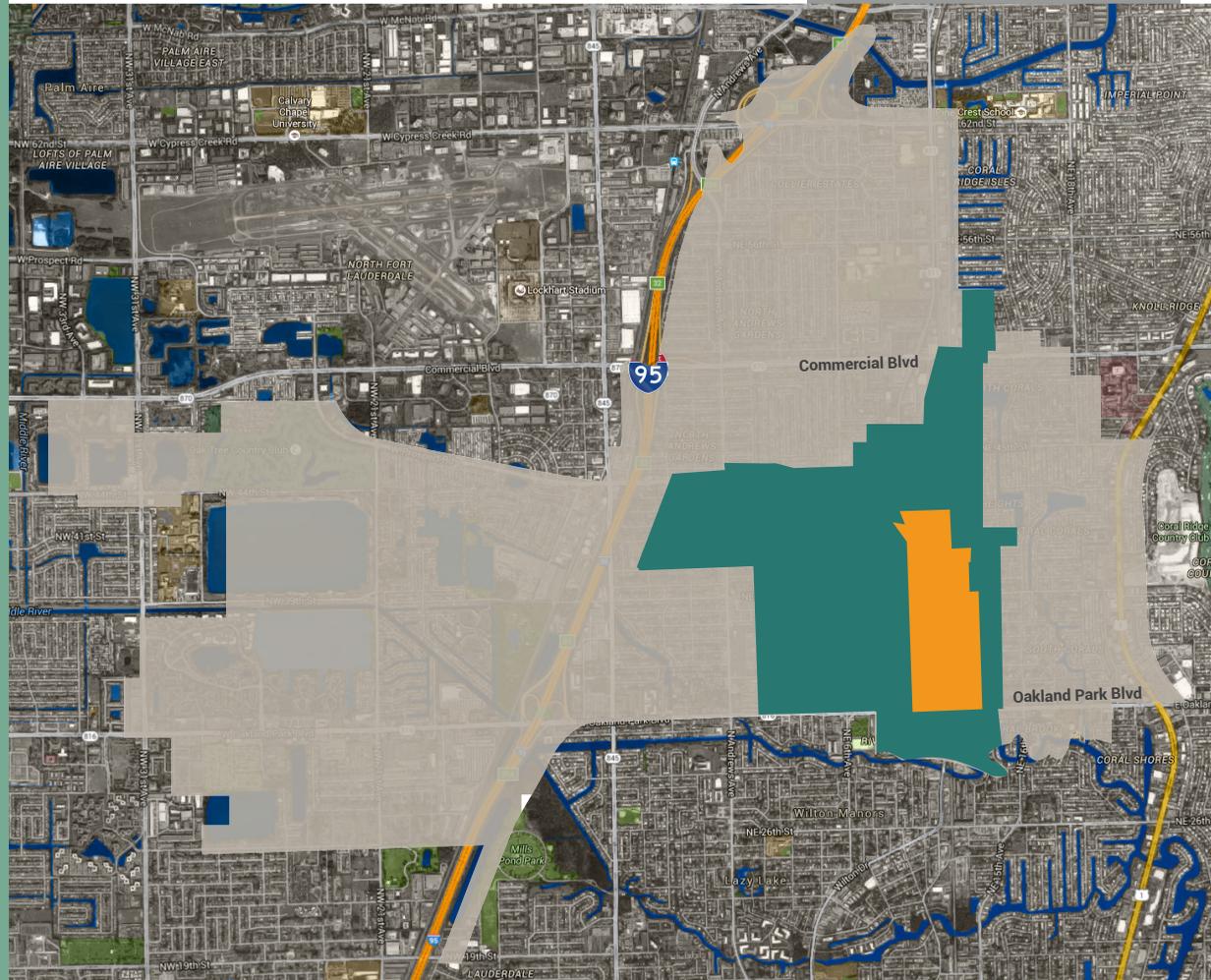
THE IMPORTANCE OF COMMUNITY REDEVELOPMENT

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 master planning approach and implementation strategy for the CRA.



City of Oakland Park

CRA FACTS

2001

Slum & Blight Study

2002

Broward County conferred authority to create CRA

2004

City and County Comprehensive Plans amended to designate Local Activity Center (LAC)

2005

CRA Plan Approved

2007

Agreement to participate in County's Redevelopment Capital Program (RCP)

2011

Developed 5 Year Strategic Plan and rebranded LAC area as "Culinary Arts District"

2013

Launched Business Incentives Program and received \$800,000 RCP grant for Oakland Station Plaza and three Main Street fountains.

2014

Completed Jaco Pastorius Parking Lot with \$350,000 RCP grant

2015

New banners
Art Park Mural
Start of Music on Main

2016

Prospect Parking Lot
South Archway
Retail Coach

2017

Phase I of Mobility Plan Completed
Revised Downtown Development District (OP3D) Plan
Updated CRA Plan for 2017-2022
Adopted Downtown-Transit Mobility Plan
Adopted Downtown Mixed Use District Planning Guide

2018

Adopted Mobility Ordinance
Oakland Park Square Purchase & Development Agreements were Approved
Community Outreach of Facilities Bond
Local Activity Center RFQ Released
34th Street Parking Lot



CRA MARKET VALUE

Since 2012, the total market value of all properties in the CRA has increased approximately \$83 MILLION a year.

72%
INCREASE
from 2012 to 2018

2012 CRA Market Value:
\$688,299,730 (*Lowest Point*)
2017 CRA Market Value:
\$1,044,197,360
2018 CRA Market Value:
\$1,186,100,080 (*Current Value*)

Residential properties in the CRA are affordable.

\$223,769 | CRA Single Family Properties Only

Average Market Value per Parcel

\$244,291 | Citywide Single Family Properties Only

Average Market Value per Parcel

Source: Broward County Property Appraiser



CRA FINANCIALS* (FY 2018)

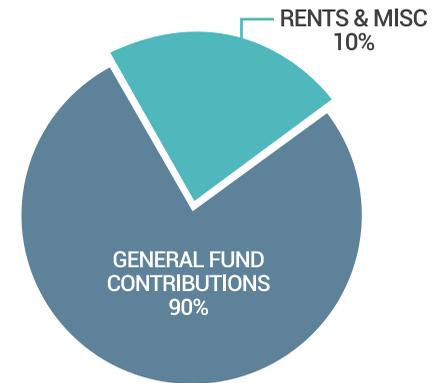
Revenues and Other Sources

Rents & Misc \$73,842

General Fund Contributions \$685,915

Total Revenues \$759,757

REVENUES & OTHER SOURCES



Expenditures:

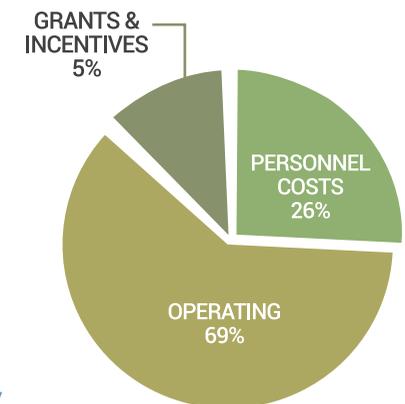
Personnel Services \$148,343

Operating \$392,661

Grants and Incentives \$25,403

Total Expenditures \$566,407

EXPENDITURES



*Non Tax Incremental Funding (TIF) CRA

Past audited financials are available at www.oaklandparkfl.gov

CAPITAL PROJECTS

Community Improvement Projects



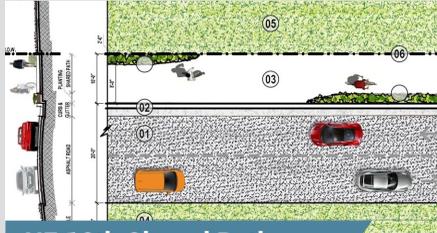
Elementary Sidewalks



Prospect Road



Andrews Ave Upgrades



NE 13th Shared Path



34th Street Parking Lot



Facilities Upgrade

INFRASTRUCTURE IMPROVEMENTS

- NE 34th Street Parking Lot - **Completed**
- Andrews Avenue Improvements - **Under Construction**

Under Design and in Planning Stage

- NE 34 Ct Roadway Improvements
- Oakland Park Elementary Sidewalks
- NE 13th Avenue Bike Path and Sidewalks Connectivity Project
- Prospect Road
- Facilities Upgrade
- Main Street Enhancements
 - Integrated Sound System
 - Public WiFi
 - Public Art Project

WiFi & Audio Coming to Main Street



BUSINESS INCENTIVES

The CRA offers new and existing businesses incentives to aid in their growth and development. These incentives foster job creation and Downtown revitalization.

INCENTIVES INCLUDE:

- Façade Improvement
- Relocation Assistance
- Strategic Investment
- Expedited Permitting
- Low Impact Fees
- Merchant Assistance

The CRA is working on creating a new set of guidelines to provide a streamlined application process.

Comments from Local Businesses

“ I’m thrilled to have been awarded a \$10,000 grant from the City of Oakland Park for my downtown building. This grant is allowing me to renovate my façade with new awnings, lighting and painting. This does not cover my entire budget for this project, but allows me to do more. I can’t thank the CRA staff enough for the help as they really made the process smooth. Looking forward to more landlords and businesses to come to this *City on the Move*. ”

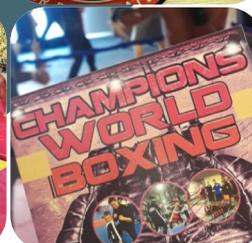
David Bowles

Oakland Park Resident, Property Owner, Business Owner, and Façade Grant Recipient



NEW DEVELOPMENTS

- Oakland Park Square
- G21 Group Fitness Training Facility
- Zen Garden
- Bulegreen Cafe Yard
- Sugar Luxe Society
- Paper Metal Canvas
- The Vanity Blonde
- 50's 60's & 70's Living
- Alcy's Custom Design Luxurious Tailoring
- Peter Olsen Art Studio
- Fat Tap Craft Beer Bar & Eatery
- Hart to Hart Dental
- Little Buddhas Yoga
- Champions World Boxing & Fitness
- AquaChamps Swim School
- Oakland Terrace Townhomes
- URBN Village
- America's Got Baseball



URBAN FARMING INSTITUTE (UFI)

Community Gardens



Community garden plots are available at UFI where Master Gardeners and professional growers teach gardening best practices.

Micro Apiary Program



UFI offers classes in urban beekeeping and recently launched the Micro Apiary Program, the first demonstration site and permanently managed apiary in Florida.

School Partnerships



School gardens help demonstrate how food is grown, produced, and consumed.

Farm to Table Demos



The UFI Resource Center offers the opportunity to meet the chef and farmer, learn about interesting ingredients, cooking techniques, and much more.

OAKLAND PARK SQUARE

Oakland Park Square is an exciting public-private partnership, between the City and Integra Investment. This proposed development would be the first major mixed-use project in the City's Community Redevelopment Area (CRA), revitalizing the downtown physically and financially.

■ Residential:

The project features **87** residential apartments and **11** live/work units. The post-modern industrial design of the live/work and loft type units contribute to the personality of the community by attracting new residents to an urban area.

■ Commercial:

These mixed-use buildings offer **34,600 square feet** of prime commercial space on the ground floor. The commercial portion was designed with culinary, convenience, cultural, and experiential tenants in mind to create a new destination center.

■ City Hall:

Oakland Park Square features **29,000 square feet** dedicated for municipal offices and public space in order to centralize municipal operations. The ground level exposure is designed to engage citizens by providing street level presence through location in the heart of the site and prominent signage throughout.

■ Structured Parking:

This mixed-used project adds **343** parking spaces that will support City Hall, residential, commercial uses, and parking in the downtown.



CULTURAL & COMMUNITY EVENTS

Taste of Oakland Park



An annual Food & Wine Festival that features samples of food, beer and wine from Oakland Park businesses. The family-friendly event also showcases live music, interactive games, and a craft-vendor shopping area.

Dancing in the Street



A fun, open-air annual event with live music from local and national artists. Gourmet food trucks come from all over South Florida to serve tasty bites.

Holiday Village



An annual multi-day event, held in December, where artists, crafters, and culinary artisans create a holiday shopping marketplace. Live performances, games and competitions deliver a family-friendly atmosphere.

Community Soul



A celebration for the whole community commemorating Black History Month to mark the contributions and achievements of the African and Caribbean American community.

Navy Days



Every year, the Navy comes ashore to celebrate with residents and visitors in Downtown Oakland Park. The Southeast Navy Band and other entertainers perform a live concert for all to enjoy.

Summer Nights



Celebrating summer in the park with the City's most popular family events; live music, Culinary Arts Showcase which features an hour and a half culinary demo and tasting by local restaurants followed by a family-friendly movie.

For a calendar of events, visit www.oaklandparkfl.gov.

Oktoberfest



A multi-day German cuisine festival that offers family fun, entertainment, live music, and more! People flock to Jaco Pastorius Park for this outdoor event - the largest Oktoberfest in Broward.



Latin Fest



Latin Fest is a celebration of the Latin culture through food, drink, music, and dance.

Youth Day



The City's signature celebration of its youth features Broward County's longest-running parade led by elected officials, community groups, local schools and athletic teams.



OVER
100
Annual Events
& Activities



COMMUNITY REDEVELOPMENT AGENCY (CRA)

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