

COMMUNITY  
REDEVELOPMENT  
AGENCY

Mission Statement

To effectively and efficiently execute the City of Oakland Park's Community Redevelopment Area (CRA) Plan, administer the County Redevelopment Capital Program (RCP) and encourage quality reinvestment in the CRA through catalytic projects meeting land development regulations and design guidelines.

Core Service Areas and Linkage to Strategic Performance Areas in Strategic Plan

1. Community Redevelopment Area (CRA) Plan Implementation (*Smart Growth and Redevelopment; Infrastructure*);
2. Redevelopment Capital Program Agreement Administration (*Smart Growth and Redevelopment; Infrastructure*).

CRA Background/Budget Highlights

The Oakland Park Community Redevelopment Agency (CRA) consists of approximately 1,007 acres of industrial, residential, and commercial uses and makes up slightly more than 19% of the City's land area. The CRA is charged with the responsibility of eliminating conditions of blight that exist within the City and helping improve the quality of life by revitalizing the City's physical, economic, and social resources.

The cornerstone of the Community Redevelopment Plan is the Downtown Mixed-Use District (DMUD) also known as the Culinary Arts District. The DMUD is located along Dixie Highway, north of Oakland Park Boulevard, consists of approximately 150 acres and represents 15% of the CRA District. This area was designated a Local Activity Center in 2004, a land use category designation that promotes compact, mixed use development. Specific land development regulations and design guidelines were adopted by the City in 2004 for the DMUD. Capital Improvement Projects set forth in the CRA plan were meant to enhance and distinguish Downtown Oakland Park as a local destination.

In 2017, the City Commission adopted a new 5-year CRA Strategic Action Plan, which focuses on strategic investment, innovative public private partnerships, and smart growth principles to propel the redevelopment plans for the CRA. In addition, the Strategic Action Plan focuses on developing a sustainable culinary arts district by expanding the downtown customer base and providing culinary business development resources and programs. It is the CRA's desire to complete catalytic projects to spark increased private investment as the City and the economy rebound from the previous period of decline.

Beginning in 2018, the city worked with Zyscovich Architects and the community to create a master plan for the Downtown, referred to as the Oakland Park Downtown Development District (OP3D). Through a series of small stakeholder groups and large community meetings, the City is in the final phase of creating new vision for the former Downtown Mixed-Use District. The new district will be larger in size, implement new design guidelines, encourage greater investment, enhance open space, and will use well designed gateway treatments and public gathering spaces to create a new sense of place. In 2021, the City Commission approved the Land Use Plan Amendment on First Reading.

In October 2020, the City Commission approved the application from NR Investments (NRi) for the use of the Additional Building Height Program to the Oakland Park Sky Project. The mixed-use development, which includes residential, live-work, commercial, City Hall, and structured parking, will be the first major downtown development in decades. Currently, the CRA is working with NRi to expedite their site plan application to commence the site plan review through the Development Review Committee Process. This project will further the creation of a permanent and local customer base that will support local businesses for a sustainable downtown.

In 2020, the CRA's efforts were significantly impacted by the COVID 19 pandemic. In response to the Crisis the CRA shifted its focus immediately to business assistance and recovery, and education. The CRA established partnerships with Broward SCORE, Emineo Media, and the SBA to produce 11 webinars attended by over 350 local businesses. These webinars were designed to assist our local business in understanding the federal aid applications, marketing and financial crisis management tools, COVID reopening guidelines, and business recovery techniques.

In 2020, the CRA took the lead in creating a recovery strategy aimed at encouraging residents and businesses to Buy Local through the development of the "Find it in Oakland Park campaign. The Campaign is a tri-part program that includes education, Call to action, and placemaking efforts. The campaign is meant to build community pride and support for local businesses, activate the commercial corridors, and invite our residents and visitors to safely return to Oakland Park.

In September 2020, the City awarded Zyscovich Architects for the design and development of a recommended plan for the Downtown properties. In 2021, the CRA took the next steps in the City's Downtown development by gaining community input through the City's first interactive Virtual Community Meeting. Residents and business owners were able to provide input and insight on the redevelopment on the city-owned properties in the Downtown to help the City shape its future vision.

Several capital improvements projects have been completed and others are under design within the CRA boundaries. Those projects include:

#### COMPLETED

- N.E. 34th Street Public Parking Lot: The City completed the addition of 23 parking spaces on the west side of Dixie Highway will help service the patrons of businesses and the public within the Downtown Mixed- Use District (DMUD).
- Andrews Avenue Improvement Project: In 2019 , the City completed improvements to this corridor from Oakland Park Boulevard to Prospect Road, and it includes the reconstruction of sidewalks, landscaped and irrigated medians, installation of dedicated bike lanes a mid-block crossing for pedestrians, and enhanced lighting.
- Phase 1: Parking Management System: The CRA worked with Dixon Resources unlimited to complete a baseline parking capacity study of the Downtown. Phase one of this study established parking capacity-based benchmarks to assist the CRA in determining when to implement enhanced parking policies, parking management systems, parking district boundaries, capital improvements.
- Prospect Road Improvements: In 2021, this project was completed creating a beautiful corridor with multi-modal mobility opportunities, including dedicated bicycle lanes from Dixie Highway to Commercial Boulevard.

## UNDERWAY

- Phase 2: Parking Management System: The CRA will work with Dixon Resources Unlimited to complete the second phase of the Parking Management System. Phase Two will establish detailed recommendations and standard operating procedures to guide the foundation for the creation of a Downtown Parking System. It will also evaluate the new recommendations for parking district boundaries based on changes proposed through the OP3D planning study.
- Phase 1 Planning and Design: NE 12th Avenue: The planning and design of various parking, vehicular circulation, pedestrian, bicycle, roadways and transit improvements in the Downtown.
- NE 34th Court roadway Improvements: This project will add roadway and streetscape improvements. Staff coordinated with the Broward MPO and FDOT to update the plans to dedicated bicycle lanes where space permits. Staff also worked with consultants and developed a conceptual plan which was used to submit a grant application for a Complete Streets and Other Local Initiatives Program in 2015, the scope was revised in 2018 and is being used by FDOT as the base of their design.
- NE 13th avenue Bike path and Sidewalk Connectivity: The City applied for a Completes Streets (CSLIP) grant for the installation of sidewalks and other above ground improvements in 2015. The project was reclassified by FDOT as a LAP project in 2018. Under the LAP, the City is required to pay for the design, certain ineligible expenses, and the construction engineering inspection services. Drainage and other underground infrastructure improvements are needed for the installation of sidewalks. Improvements include water, sewer, and stormwater.

## Business Development

Several new businesses have opened or are under construction to open in the downtown soon: Kith & Co., Butcher's Barrel, Rebel Wine Bar, Black Flamingo Brewing Co., Code Ninjas, Mission Yoga, and Xtreme Body Transformations.

Outside of the downtown, but also within the CRA, the following businesses have opened their doors to the community: Chen Medical Center, The Glute Boss by Jim, Tree of India, Mason Jar Pub, Gingers Bar and Restaurant, Pita & Company, and Day Space Studio.

Transformative development projects that have commenced, such as the RAM Development to be located on the former Kmart Shopping Center property which sits on the southeast corner of Oakland Park Boulevard and NE 6th AVE, will add 280 garden style apartments, 12 town homes, a Sprouts Grocery Store, and 7,800 square feet of commercial space to the Oakland Park CRA.

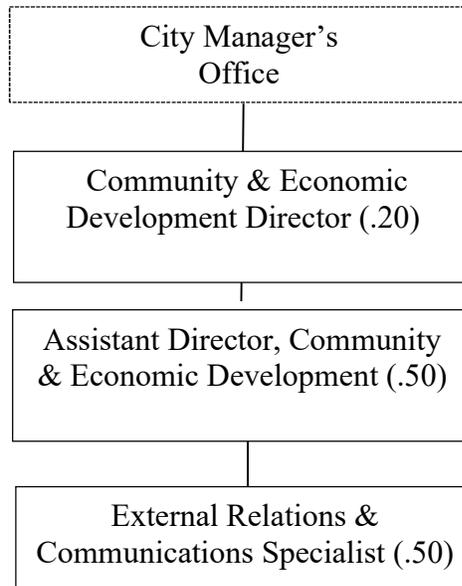
In FY 20 & FY 21, four major properties located at 3501-3503, 3492, 3655, 3235 N. Dixie Highway were purchased with the objective to enhance and improve the aesthetic to increase their marketability and secure culinary and retail related tenants.

Additionally, the CRA Board awarded \$47,455 incentives for properties and businesses located in the downtown to help offset the cost of exterior improvements and buildout that result in increased property values, job creation, and elimination of store vacancies.

Position Listing/Organization Chart Summary

Full-Time Positions	FY 18	FY 19	FY 20	FY 21	FY 22
Community & Economic Development Director	1.00	1.00	-	0.20	0.20
Assistant Director, CED - Economic Development	-	-	-	0.50	0.50
CRA Coordinator	-	1.00	-	-	-
External Relations & Communication Specialist	1.00	-	0.50	0.50	0.50
<b>Total</b>	<b>2.00</b>	<b>2.00</b>	<b>0.50</b>	<b>1.20</b>	<b>1.20</b>

### FY 22 Organizational Chart



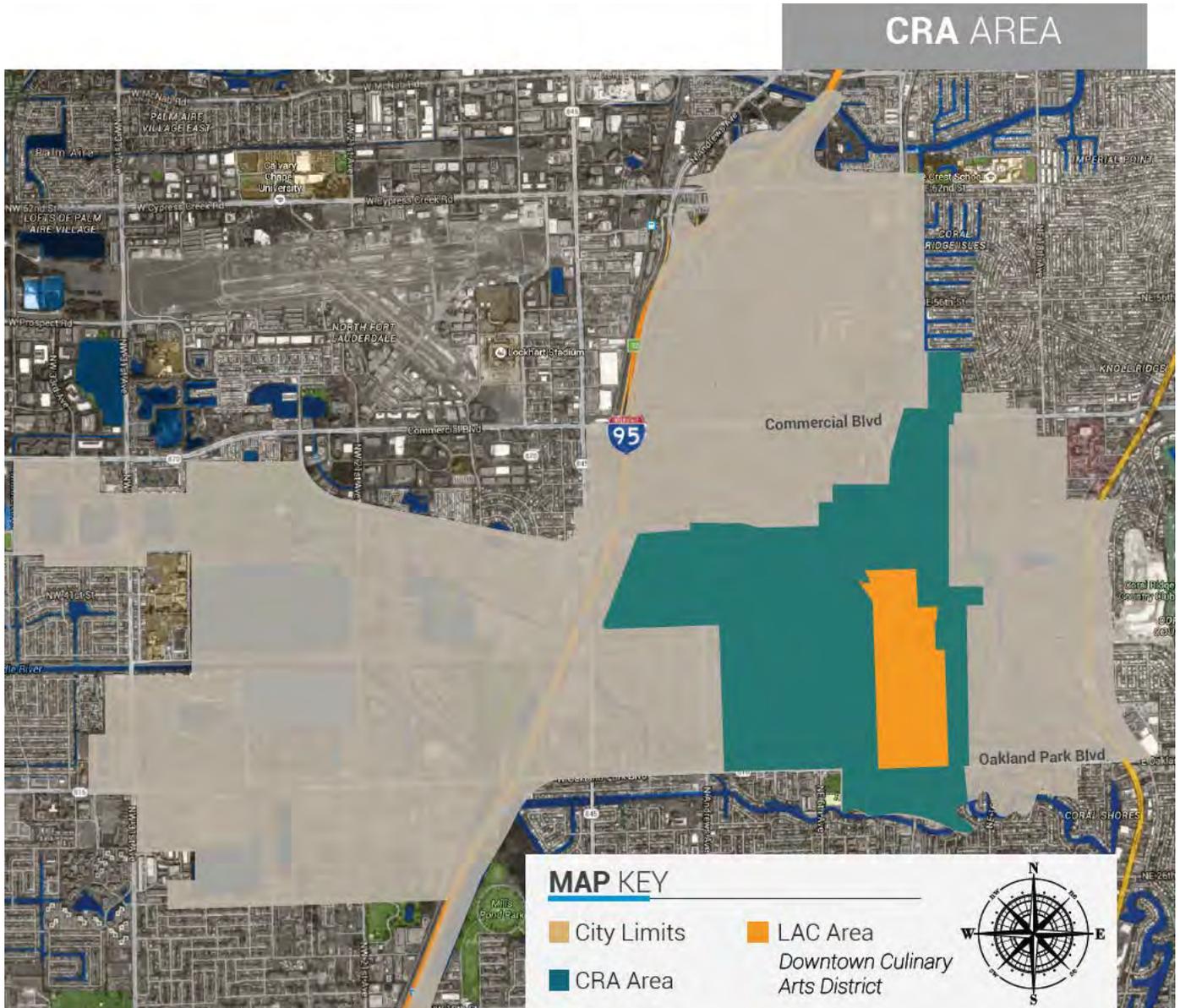
CITY OF OAKLAND PARK, FLORIDA

Recommended Budget - Fiscal Year 2022  
Community Redevelopment Agency (Fund 130)  
Schedule of Revenues and Expenses

	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021		FY 2022 Recommended Budget
				Amended Budget	Forecast	
<b>Funding</b>						
Interest Income	\$ 33	\$ 1	\$ 1	\$ -	\$ -	\$ -
Charges for Services	3,914	-	-	-	-	-
Other Misc Revenues	61	70	69	-	29	-
Rents And Royalties	69,834	41,197	42,021	42,228	42,228	42,228
<b>Total Revenue</b>	<b>73,842</b>	<b>41,268</b>	<b>42,091</b>	<b>42,228</b>	<b>42,257</b>	<b>42,228</b>
General Fund Transfer	685,915	(855,175)	(987,499)	309,034	309,034	556,566
Grant Revenue	-	-	-	-	-	-
Other Sources - Special Item	-	1,405,418	1,405,418	-	-	-
Other Sources Py Fund Bal	-	-	-	168,863	160,152	60,356
<b>Total Other Sources</b>	<b>685,915</b>	<b>550,243</b>	<b>417,919</b>	<b>477,897</b>	<b>469,186</b>	<b>616,922</b>
<b>Total Funding</b>	<b>\$ 759,757</b>	<b>\$ 591,511</b>	<b>\$ 460,010</b>	<b>\$ 520,125</b>	<b>\$ 511,443</b>	<b>\$ 659,150</b>
<b>Expenditures</b>						
Personal Services	\$ 148,343	\$ 57,606	\$ 45,438	\$ 75,502	\$ 66,859	\$ 167,190
Operating Expenditures	392,661	202,932	247,254	324,060	324,021	391,960
Capital Outlay	-	-	-	-	-	-
Grants and Aids	25,403	20,000	47,455	120,563	120,563	100,000
Other Uses	-	112,000	71,033	-	-	-
<b>Total Expenditures</b>	<b>\$ 566,407</b>	<b>\$ 392,538</b>	<b>\$ 411,180</b>	<b>\$ 520,125</b>	<b>\$ 511,443</b>	<b>\$ 659,150</b>

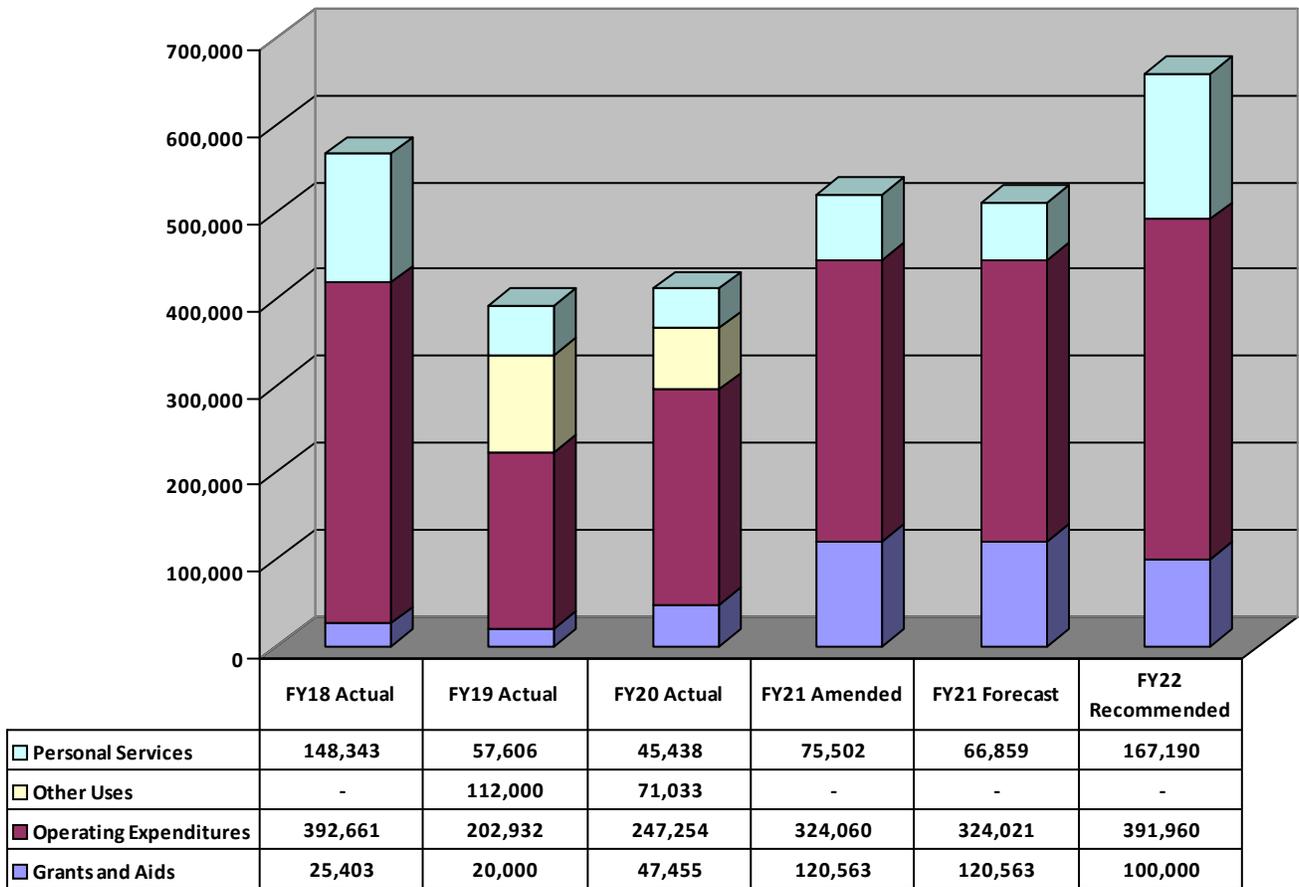


Proposed Design for NE 33<sup>rd</sup> and N Dixie Highway



5-Year Expenditure History

Community Redevelopment Agency



**CITY OF OAKLAND PARK, FLORIDA**

**Recommended Budget - Fiscal Year 2022  
Community Redevelopment Agency**

	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021		FY 2022 Recommended
				Amended Budget	Forecast	
<b>Personal Services</b>						
Wages Regular	98,846	43,725	34,098	51,769	48,801	133,302
Wages Temp Part Time	632	-	-	-	-	-
Overtime	7,023	36	99	3,000	-	-
Wages Assignment	3,801	-	-	-	-	-
FICA Taxes	6,817	2,754	2,118	3,080	3,006	8,236
Medicare Tax	1,596	643	495	722	703	1,019
Retire Contributions	17,364	3,615	4,018	8,981	8,302	12,900
Life And Health Insurance	10,343	5,343	3,413	6,512	4,945	10,249
Health Savings City Contri	750	750	500	701	375	700
Workers Compensation	1,172	740	697	737	726	784
<b>Total Personal Services</b>	<b>148,343</b>	<b>57,606</b>	<b>45,438</b>	<b>75,502</b>	<b>66,859</b>	<b>167,190</b>
<b>Operating Expenditures</b>						
Professional Services	161,876	130,841	175,271	261,683	261,683	279,493
Accounting And Auditing	-	-	-	3,000	3,000	-
Other Services	225	165	971	2,000	5,000	2,000
Other Services Annual Support	180	5	987	1,667	2,400	-
Travel And Per Diem	4,393	2,659	394	-	-	2,000
Communications Services	1,383	675	38	180	180	180
Freight And Postage Services	13	237	-	100	100	100
Utility Services Stormwater	2,495	4,277	4,358	4,358	4,358	4,358
Rentals And Leases	2,362	1,704	1,929	1,704	1,732	1,704
Repair And Maintenance	-	499	138	-	-	-
Printing And Binding	5,587	1,095	1,378	2,000	2,000	10,000
Promotional Activities	7,373	8,021	4,648	3,500	3,500	28,300
Other Cur Charges	7,509	15,534	23,049	8,500	8,400	22,500
Other Cur Charges Advertising	18,994	10,577	8,826	7,500	5,500	7,467
Other Cur Charges Spec Events	146,186	-	-	-	-	-
Other Cur Charges Admin suppor	21,418	21,418	21,418	21,418	21,418	21,418
Office Supplies	208	105	78	150	150	300
Operating Supplies	4,490	473	757	100	100	5,500
Books Pub Subscrip Memb	3,034	1,253	2,845	4,700	3,000	4,700
Training	4,936	3,395	171	1,500	1,500	1,940
<b>Total Operating Expenditures</b>	<b>392,661</b>	<b>202,932</b>	<b>247,254</b>	<b>324,060</b>	<b>324,021</b>	<b>391,960</b>

**CITY OF OAKLAND PARK, FLORIDA**

**Recommended Budget - Fiscal Year 2022  
Community Redevelopment Agency**

	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021		FY 2022 Recommended
				Amended Budget	Forecast	
<b>Grants and Aids</b>						
Other Grants And Aids	25,403	20,000	47,455	120,563	120,563	100,000
<b>Total Grants and Aids</b>	<b>25,403</b>	<b>20,000</b>	<b>47,455</b>	<b>120,563</b>	<b>120,563</b>	<b>100,000</b>
<b>Other Uses</b>						
Intra Govt Trsf To GF	-	112,000	71,033	-	-	-
<b>Total Other Uses</b>	<b>-</b>	<b>112,000</b>	<b>71,033</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Community Redevelopmen</b>	<b>566,407</b>	<b>392,538</b>	<b>411,180</b>	<b>520,125</b>	<b>511,443</b>	<b>659,150</b>

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