# 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 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, now known as Sky Oakland Park, will include residential, live-work, commercial, City Hall, and structured parking and will be the first major downtown development in decades. NRI has applied for permits and site plan review through the Development Review Committee Process has begun. This project will further the creation of a permanent and local customer base that will support local businesses for a sustainable downtown.

During the height of COVID-19 pandemic 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.

Oakland Park is emerging as one of Broward County's most compelling investment destinations, combining market fundamentals with a proven commitment to thoughtful, business-friendly redevelopment. As the City approaches its centennial in 2029, strategic infrastructure investments, modernized development regulations, public-private partnerships, and new design standards are creating opportunities throughout the community—especially in its vibrant downtown.

The City's award-winning downtown transformation is already delivering measurable results. In July 2026, the Florida League of Cities recognized Oakland Park with its 2026 Municipal Achievement Award for Economic Advancement, honoring the transformation underway in the heart of downtown. The $60 million Sky Building, which opened in November 2025, transformed formerly vacant land into a vibrant mixed-use development featuring 136 workforce housing units, 18,000 square feet of commercial space, structured parking, and a new City Hall. The project has helped catalyze an additional $350 million in nearby private investment. The next major development, Horizon of Oakland Park, will build on this momentum with 311 residences, more than 20,700 square feet of retail space, 195 public parking spaces, and a privately funded public park.

The ripple effects extend far beyond the two projects. Since 2016, total market value within the Community Redevelopment Area has climbed 171 percent, from roughly $926 million to more than $2.1 billion. The Sky Building alone helped catalyze an additional $350 million in nearby private investment.

Harlem McBride offers one of the clearest signs of progress. The neighborhood surrounding the Sky Building and downtown Oakland Park once carried a federal Qualified Census Tract designation because of economic distress. The area no longer carries that designation. That represents more than a statistic. It signals a neighborhood on the rise.

The following capital improvements projects have been completed and others are under construction, or under design within the CRA boundaries:

COMPLETED

- Collins Building Renovation: The project included interior and exterior renovations to the existing building that that is now home of the new Oakland Park Library. Located at 3900 NE 3rd Avenue, the new library gives residents a welcoming place to read, study, gather, explore technology, access resources, and build new skills. Inside, residents will find modern library collections, reading and study areas, public computers and high-speed internet, a technology hub, children's and family activity spaces, flexible community spaces, and accessible areas designed for people of all ages and abilities. The city celebrated the Grand Opening and Ribbon Cutting on July 3.
- Dixie Highway Median Landscape Improvements: Project improvements included the installation/renovation of landscape and irrigation improvements in the medians along Dixie Highway, from Oakland Park Blvd to Cypress Creek Road (NE 62nd Street).
- Steven's Field Park Restoration and Park Improvements: The City of Oakland Park celebrated the completion of upgrades at Stevens Field with a ribbon-cutting ceremony on Friday, July 17, 2026, at 3881 NE 6th Avenue. The project features a new walking trail, LED field lighting, enhanced drainage, fresh grading and sod, site furnishings, and a new restroom building.
- Guisti Park Phase 2 Improvements: Phase II of the Giusti Heart Improvements project included the replacement of the existing trail exercise equipment, installation of new picnic area tables, pergolas, and various site furnishings throughout the park. Nearly $200,000 in Community Development Block Grant funding helped support the improvements.

CONSTRUCTION

- NE 13th Ave Sidewalk and Drainage Improvements: The scope includes the installation of new sidewalks throughout the corridor, extending north–south from Oakland Park Boulevard to NE 40th Place and east–west from NE 12th Avenue to NE 16th Avenue. Additional components of the project include curb and gutter construction, swale installation, water and stormwater infrastructure improvements, and modifications to signing and striping. The project is expected to be completed by the end of 2026.

DESIGN

- Glenwood Garden: This project includes the development of a passive park on the City-owned vacant lots located on NE 35th Street, between NE 12 Avenue and NE 13th Avenue. The park is being partially funded by a resident's donation of $1,000,00 over a period of 5-7 years.
- J Dewey Hawkins Landing Repair/Replacement: The project features repairs and replacements to the kayak/canoe, boat dock, and the seawall to bring it to current code and elevation.
- City Park Phase 2: The project includes redevelopment of the middle portion of the City Centennial Park site which includes parking, outdoor seating area, shade structures, a performance platform, butterfly garden and walking trails.
- NE 12th Terrace Sidewalk and Roadway Improvements: Design scope will cover (2) segments of NE 12th Terrace between Oakland Park Blvd and Floranada Road. Improvements will consist of milling and resurfacing the existing roadway, construction of bike lanes, ADA compliant sidewalk, drive crossings, new pedestrian lighting, landscape and irrigation improvements, median and swale enhancements, miscellaneous drainage improvements and pavement and signage enhancements.
- NE 34th Court Roadway Improvements: Design scope for this project includes improvements from a 2-lane open drainage system, into a 2-lane closed drainage roadway with shared bicycle lanes and pedestrian sidewalks.
- West Dixie Side Streets NE 35th and NE 36th Improvements: The project includes the installation of sidewalks, raising the paver brick areas, installing landscaping where possible, irrigation, electrical and utility improvements.

PLANNING

- NE 12th Avenue Phase 1: Planning and design of various parking, vehicular circulation, pedestrian, bicycle, roadways and transit improvements in the Downtown.
- Main Street Pergola Replacements: The scope of this project includes the installation of durable aluminum pergolas, modernization of streetscapes features and enhancement of the overall downtown appearance.
- Floranada Business District Drainage Well Improvements: The project includes the capacity assessment of existing wells, improvements to existing pump stations, and additional drainage infrastructure.
- CSX and FEC Crossing Study: The purpose of this study is to evaluate and improve the safety, accessibility, and functionality of multimodal transportation movements, including vehicular, pedestrian, and bicycle travel, along and across the CSX and Florida East Coast (FEC) railroad corridors within the City of Oakland Park.

Business Development

Several new businesses have opened or are under construction to open downtown soon: FMS Creamery, Ghost Kitchen, Pure Green, J's Cosmetics, Florida Statewide Insurance, Carl's Furniture and Mattress, and Thacker's Film Lab LLC.

Outside of the downtown, but also within the CRA, the following businesses have opened their doors to the community: Eagle Café, Building Beauty, Lily's Beauty Spa, Royal Beauty School, Empire Auto & Marine Wrap, Fountain Repair Man, Mislene Beauty Salon, Wood & Art, Powder Coating Technovation, Coastal Fence Supply, Lashway Tuning, FMA Construction Inc, Square One Franchise Architecture Inc, Prestige Auto Repairs and Tires, Apex Tunning LLC, CWJ Universal Enterprises Inc, Wraptors USA

LLC, Lintek Group LLC, Liquid Lawn, New Oak Carpentry LLC, Practac, Gracelien Drivesmart Academy, OEM Plus Styling, Say It In Stitches, Scramblers Golf Club, TBOSS Real Fresh Luxury Men's Fashion LLC, South Florida Mobile Locksmith LLC, Designer Art Solutions LLC, Majestic Doors Inc, Vamtech USA LLC, and Compass Medical Group LLC.

The CRA continues to foster business growth through its incentive programs. In FY26, the CRA Board awarded $20,000 through the CRA Business Incentive Program to 221 E. Prospect Road, LLC for the property at 221 NE 44 Street, Oakland Park, FL 33334, to support over $40,000 in private investment for improvements to the property estimated at $53,000. The scope of work includes the installation of storm impact windows and doors, and the replacement of a pole sign with a monument sign.

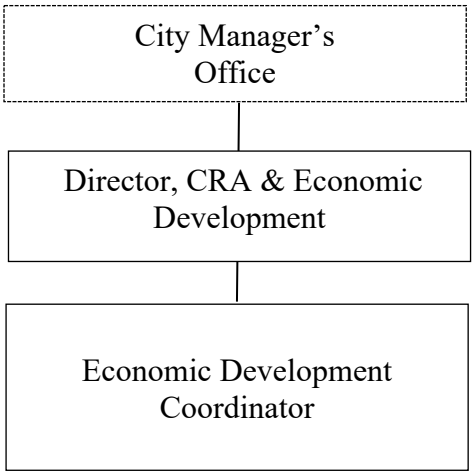
Oakland Park's downtown is thriving with the completion of the Sky Building, a transformative mixed-use project that houses the new City Hall, 136 residential units (including 17 live-work spaces), 15,000 square feet of commercial space, and structured parking. Two contemporary buildings connected by a striking sky bridge anchor this development, which also includes a five-year affordable housing commitment reserving all units for households earning 120–140% AMI. The Sky Building brings our community's vision for a vibrant, resilient downtown to life.

Complementing this milestone is the Horizon of Oakland Park, a bold redevelopment project that will transform the current City Hall site into a dynamic mixed-use destination. Horizon will feature 311 high-quality residential units, 21,000 square feet of commercial space, 195 public surface and structured parking spaces (in addition to residential and commercial parking), a dog park, relocated Greenleaf Park, expansive urban green space, and a future commuter rail station. Construction is anticipated to begin in the first quarter of 2027, further driving economic growth, attracting visitors, supporting local businesses, and enhancing mobility throughout downtown Oakland Park.

Position Listing/Organization Chart Summary

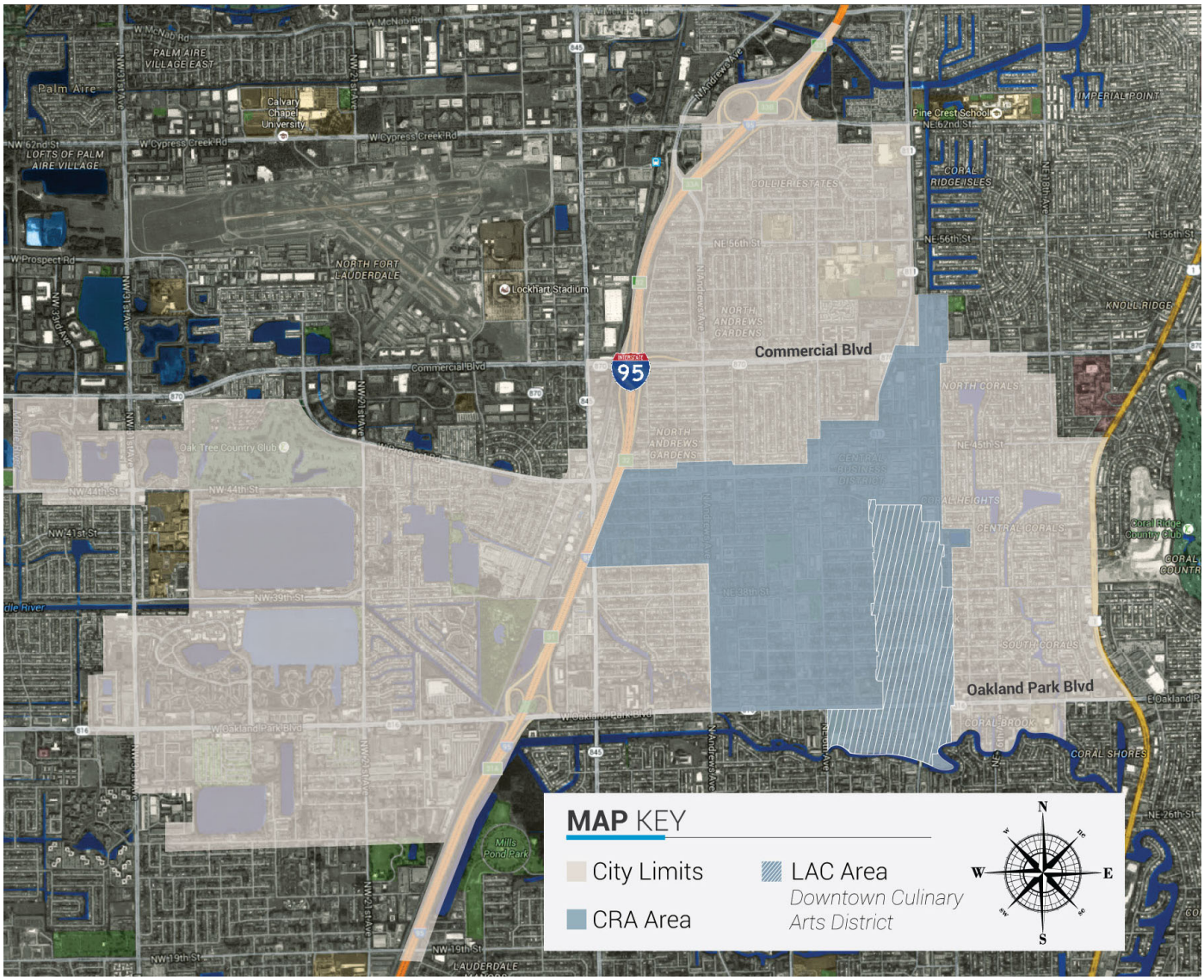
| Full-Time Positions | FY 23 | FY 24 | FY 25 | FY 26 | FY 27 |
|---|---|---|---|---|---|
| Assistant to the City Manager | - | - | - | - | - |
| Administrative Assistant | - | - | - | - | - |
| Director, CRA & Economic Development | - | 1.00 | 1.00 | 1.00 | 1.00 |
| Economic Development Coordinator | - | - | - | 1.00 | 1.00 |
| CRA Coordinator | - | - | 1.00 | - | - |
| External Relations & Communication Specialist | 1.00 | 1.00 | - | - | - |
| Community & Economic Development Director | 0.20 | - | - | - | - |
| Assistant Director, CED - Economic Development | 0.50 | - | - | - | - |
| **Total** | **1.70** | **2.00** | **2.00** | **2.00** | **2.00** |

# FY 27 Organizational Chart



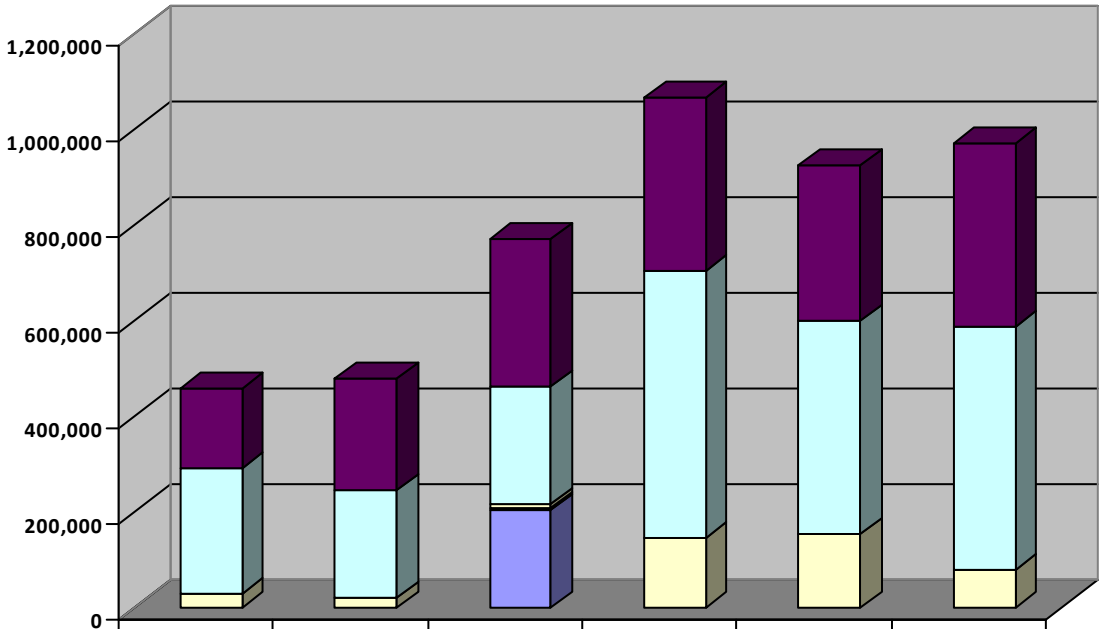
**COMMUNITY REDEVELOPMENT AGENCY**
**Recommended Budget - Fiscal Year 2027**
**Schedule of Revenues and Expenditures**

| | FY 2023 Actual | FY 2024 Actual | FY 2025 Actual | FY 2026 Amended Budget | FY 2026 Forecast | FY 2027 Recommended Budget |
|---|---|---|---|---|---|---|
| **Funding** | | | | | | |
| Interest Income | $ 1,115 | $ 1,695 | 2.28 | $ - | $ - | $ - |
| Other Misc Revenues | 72 | 79 | 1,294 | - | 1,479 | - |
| Rents And Royalties | 43,480 | 45,641 | 49,221 | 47,322 | 47,322 | 48,268 |
| **Total Operating Revenues** | **44,667** | **47,415** | **50,517** | **47,322** | **48,801** | **48,268** |
| General Fund Transfer | 549,583 | 515,806 | 788,520 | 569,177 | 569,177 | 621,661 |
| Other Source-Subscrip & Leases | - | - | 204,673 | - | - | - |
| Other Sources Py Fund Bal | - | - | - | 449,901 | 448,422 | 300,000 |
| **Total Other Sources** | **549,583** | **515,806** | **993,193** | **1,019,078** | **1,017,599** | **921,661** |
| **Total Funding** | **$ 594,250** | **$ 563,221** | **$ 1,043,710** | **$ 1,066,400** | **$ 1,066,400** | **$ 969,929** |
| **Expenditures** | | | | | | |
| Personnel Services | $ 166,295 | $ 231,847 | $ 307,013 | $ 364,144 | $ 326,499 | $ 383,134 |
| Operating Expenditures | 260,448 | 225,826 | 249,162 | 555,238 | 445,683 | 506,795 |
| Capital Outlay | - | - | 204,673 | - | - | - |
| Debt Service | - | - | 3,464 | - | - | - |
| Grants and Aids | 30,000 | 19,649 | 7,000 | 147,018 | 154,018 | 80,000 |
| **Total Expenditures** | **$ 456,743** | **$ 477,322** | **$ 771,313** | **$ 1,066,400** | **$ 926,200** | **$ 969,929** |


Commercial Blvd
Oakland Park Blvd
Lockhart Stadium
Oak Tree Country Club
Pine Crest School
Calvary Chapel University
Mills Pond Park
MAP KEY
City Limits
CRA Area
LAC Area
Downtown Culinary Arts District
N
E
S
W

Five-Year Cost Comparison

# Community Redevelopment Agency (130)




| | FY23 Actual | FY24 Actual | FY25 Actual | FY26 Amended | FY26 Forecast | FY27 Recommended |
|---|---|---|---|---|---|---|
| Personal Services | 166,295 | 231,847 | 307,013 | 364,144 | 326,499 | 383,134 |
| Operating Expenditures | 260,448 | 225,826 | 249,162 | 555,238 | 445,683 | 506,795 |
| Grants and Aids | 30,000 | 19,649 | 7,000 | 147,018 | 154,018 | 80,000 |
| Debt Service | - | - | 3,464 | - | - | - |
| Capital Outlay | - | - | 204,673 | - | - | - |

## CITY OF OAKLAND PARK, FLORIDA

**Recommended Budget - Fiscal Year 2027**
**Community Redevelopment Agency**

| | | | | FY 2026 | | |
|---|---|---|---|---|---|---|
| | FY 2023 Actual | FY 2024 Actual | FY 2025 Actual | Amended Budget | Forecast | FY 2027 Recommended |
| **Personal Services** | | | | | | |
| Wages Regular | 121,831 | 165,415 | 204,901 | 259,089 | 228,497 | 256,752 |
| Overtime | 758 | 3,924 | 5,801 | - | - | - |
| Wages Assignment | - | - | - | - | - | 500 |
| FICA Taxes | 7,269 | 10,365 | 13,096 | 13,595 | 13,640 | 17,655 |
| Medicare Tax | 1,700 | 2,424 | 3,063 | 3,180 | 3,190 | 4,085 |
| Retire Contributions | 21,341 | 32,673 | 57,991 | 61,378 | 58,166 | 77,226 |
| Life And Health Insurance | 12,062 | 15,949 | 19,806 | 23,522 | 19,818 | 23,660 |
| Health Savings City Contri | 250 | - | 1,188 | 2,000 | 2,000 | 2,000 |
| Workers Compensation | 1,085 | 1,097 | 1,169 | 1,380 | 1,189 | 1,256 |
| **Total Personal Services** | **166,295** | **231,847** | **307,013** | **364,144** | **326,499** | **383,134** |
| **Operating Expenditures** | | | | | | |
| Professional Services | 190,770 | 152,395 | 152,008 | 387,883 | 305,000 | 336,000 |
| Accounting And Auditing | 2,500 | - | - | - | - | - |
| Other Services | 1,424 | 1,329 | 1,517 | 6,908 | 5,526 | 7,280 |
| Other Services Annual Support | 9,600 | 9,600 | 19,628 | 37,000 | 24,420 | 27,560 |
| Travel And Per Diem | 645 | 5,075 | 2,317 | 6,000 | 3,600 | 6,000 |
| Communications Services | 942 | 1,119 | 1,413 | 2,355 | 1,790 | 2,562 |
| Freight And Postage Services | 7 | 19 | 685 | 300 | 50 | 1,500 |
| Utility Services Stormwater | 6,024 | 4,823 | 5,288 | 6,605 | 6,605 | 7,660 |
| Rentals And Leases | 1,872 | 1,560 | 2,964 | 13,344 | 12,143 | 13,390 |
| Repair And Maintenance | - | - | 1,209 | - | - | - |
| CAM - SKY Building | - | - | - | 6,096 | - | 6,096 |
| Printing And Binding | 830 | 3,334 | 5,093 | 6,400 | 6,400 | 7,000 |
| Promotional Activities | 7,602 | 2,240 | 15,453 | 21,800 | 21,582 | 31,800 |
| Other Cur Charges | 8,254 | 10,173 | 2,122 | 16,000 | 14,720 | 16,000 |
| Other Cur Charges Advertising | 2,049 | 3,937 | 2,380 | 7,867 | 7,467 | 7,467 |
| Other Cur Charges Admin suppor | 21,418 | 21,418 | 21,418 | 21,480 | 21,480 | 21,480 |
| Office Supplies | 104 | 59 | 426 | 1,000 | 900 | 1,000 |
| Operating Supplies | - | 724 | 2,452 | 5,500 | 5,500 | 5,500 |
| Books Pub Subscrip Memb | 5,787 | 5,767 | 5,626 | 5,700 | 6,700 | 5,500 |
| Training | 622 | 2,254 | 7,164 | 3,000 | 1,800 | 3,000 |
| **Total Operating Expenditures** | **260,448** | **225,826** | **249,162** | **555,238** | **445,683** | **506,795** |

## CITY OF OAKLAND PARK, FLORIDA

**Recommended Budget - Fiscal Year 2027**
**Community Redevelopment Agency**

| | | | | FY 2026 | | |
|---|---|---|---|---|---|---|
| | FY 2023 Actual | FY 2024 Actual | FY 2025 Actual | Amended Budget | Forecast | FY 2027 Recommended |
| **Capital Outlay** | | | | | | |
| Capital Outlay RTU - Lease | - | - | 204,673 | - | - | - |
| **Total Capital Outlay** | **-** | **-** | **204,673** | **-** | **-** | **-** |
| **Debt Service** | | | | | | |
| Lease Principal | - | - | 1,630 | - | - | - |
| Lease Interest | - | - | 1,835 | - | - | - |
| **Total Debt Service** | **-** | **-** | **3,464** | **-** | **-** | **-** |
| **Grants and Aids** | | | | | | |
| Other Grants And Aids | 30,000 | 19,649 | 7,000 | 147,018 | 154,018 | 80,000 |
| **Total Grants and Aids** | **30,000** | **19,649** | **7,000** | **147,018** | **154,018** | **80,000** |
| **Total Community Redevelopmen** | **456,743** | **477,322** | **771,313** | **1,066,400** | **926,200** | **969,929** |