



OPCRA

OAKLAND PARK  
COMMUNITY  
REDEVELOPMENT  
AGENCY

FY 2025 ANNUAL REPORT

**BUILT TO  
BELONG**

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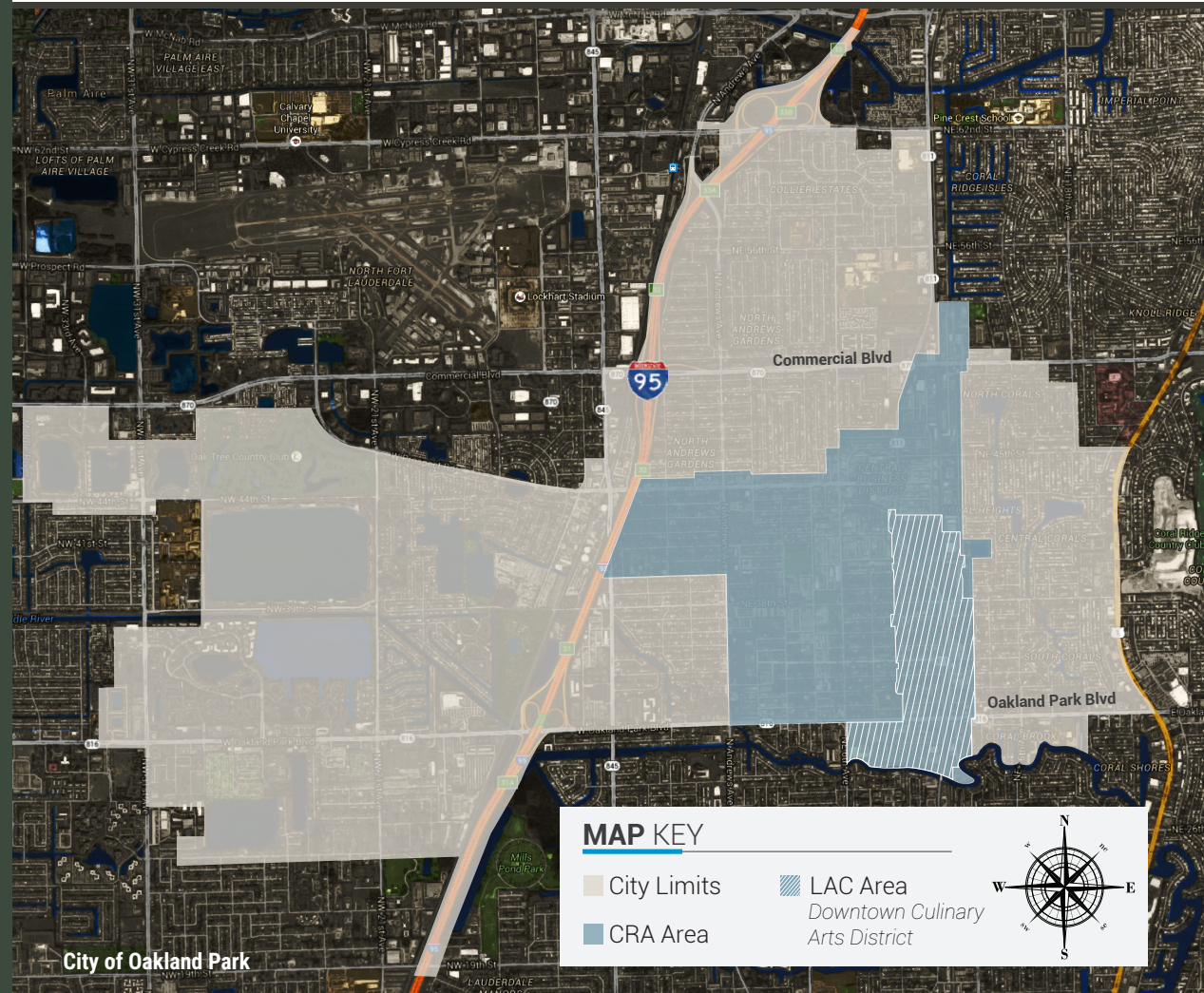


## The Importance of Community Redevelopment

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.



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 \$164 million a year.

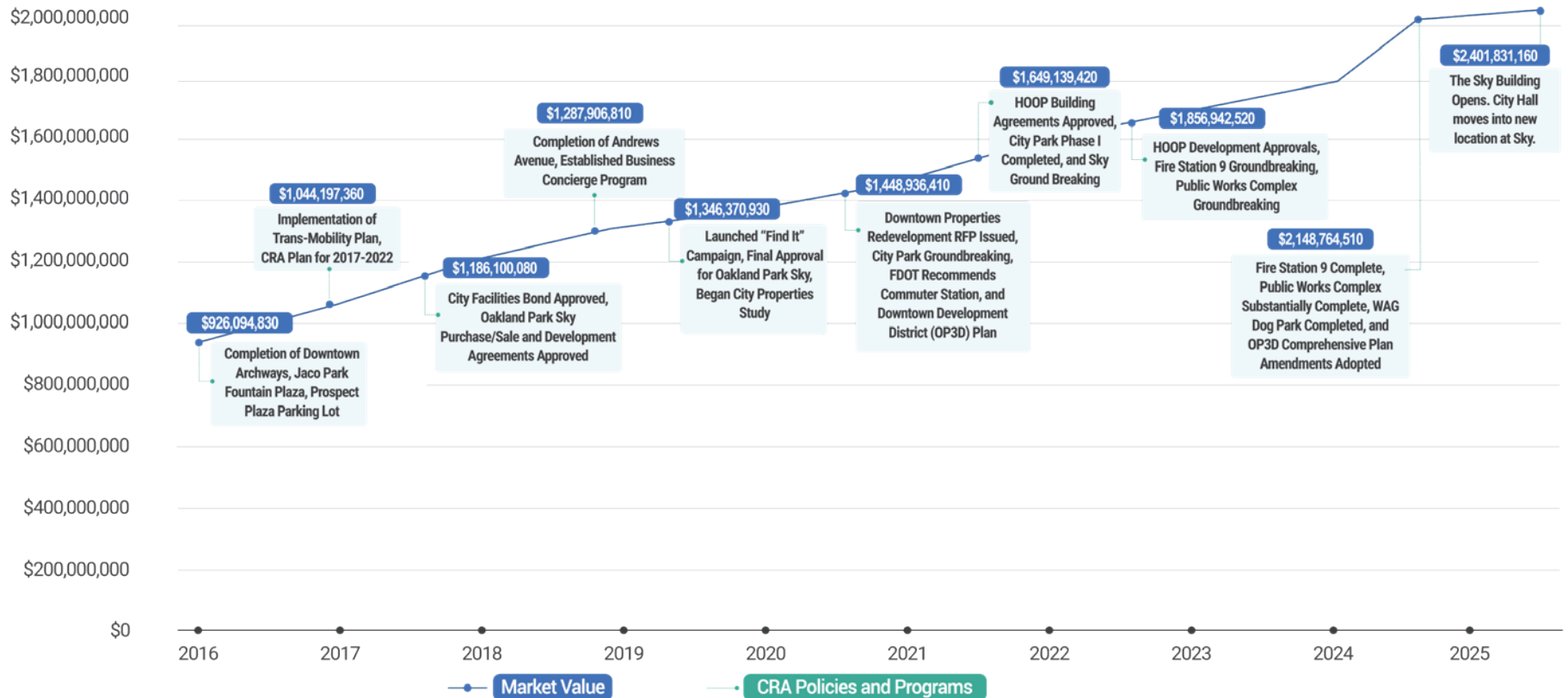
# 159%

**INCREASE**  
from 2016 to 2025

2004 CRA Market Value:  
\$463,316,108 (*Base Value*)

2016 CRA Market Value:  
\$926,094,830

2025 CRA Market Value:  
\$2,401,831,160 (*Current Value*)





## CRA FINANCIALS\*

Below are the OPCRA financials for FY 2025:

### Revenues and Other Sources

Rents & Misc: \$50,517

General Fund Contributions: \$788,520

Other Services: \$204,673

**Total Revenues: \$1,043,710**

### Expenditures

Personnel Services: \$307,013

Operating: \$225,658

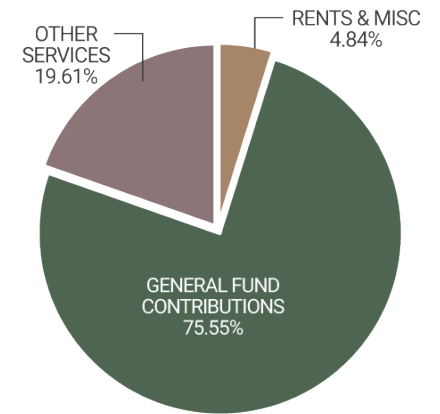
Grants and Incentives: \$7,000

Capital Outlay: \$204,673

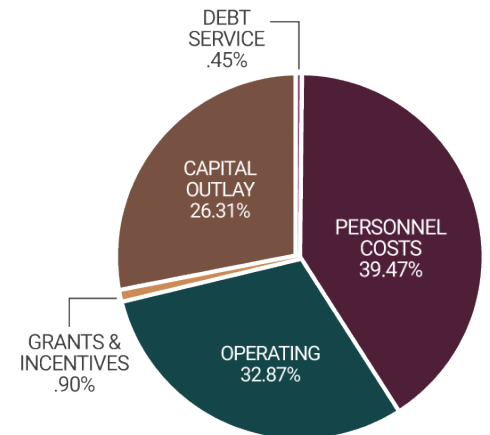
Debt Service: \$3,464

**Total Expenditures: \$777,808**

#### REVENUES & OTHER SOURCES



#### EXPENDITURES



\* CRA audited financials are available on [www.opcra.com](http://www.opcra.com)

# OPCRA GOALS

The City of Oakland Park CRA has five overarching goals, each of which is represented in the CRA Plan Project List.

- 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**

Below is a highlight of some of the major initiatives that were completed or underway in 2025. These projects represent some of the major capital investments that the City continues to make in the CRA in furtherance of the goals adopted in the Strategic Plan.

## Redevelopment of the Downtown



## Connections to the Downtown



## Strengthening Neighborhoods



## Increasing the Availability of Well-planned Housing



## Increasing and Replenishing Green Space



# OPCRA PROJECT LIST STATUS 2023-2028

## CAPITAL PROJECTS

Project Title	Status
Mobility: Parking Management System Design	TBD
Mobility: Phase I Planning and Design for Pedestrian Improvements throughout Downtown	Underway
Mobility: Phase I Planning and Design Streetscape Improvements throughout Downtown	Underway
Mobility: Expanded Bike Share Partnerships and Station Installation	TBD
Mobility: Micro Transit Downtown Circular Plan	Underway
Downtown Mobility: Infrastructure Improvements	Underway
Downtown Mobility: Pedestrian Connectivity	Underway
Downtown Mobility: Multi-Modal Strategies	Underway

## PUBLIC PRIVATE PARTNERSHIPS

Project Title	Status
South Gateway Fountain and Plaza	TBD
Redevelopment of Post Office Site	Planning
Coastal Link Train Station	Planning

## LAND ACQUISITION

Project Title	Status
Downtown property aggregation for Mixed Use Development	No Current Acquisitions
Jaco Park Culinary Marketplace	No Current Acquisitions

## POLICIES AND PROGRAMS

Project Title - LAND USE	Status
East Harlem McBride Land Use Change	FY 2026
H and S Subdivision Land Use Change	FY 2026
Central Park Industrial Center Land Use Change	TBD
Floranada Design District	TBD
Midtown Commercial Regulations	TBD
Future Prospect Gardens Pocket Park Land Use Change	Part of Parks Master Plan
Project Title - PROGRAMS	Status
Business Improvement Program	Underway
Public Art Program	Underway
Attainable Housing	Underway
Marketing/ Branding Campaign	Underway
New Business Development Assistance and Training Program	Underway
New Oakland Park Downtown Development District Feasibility Study	Plan FY 2029



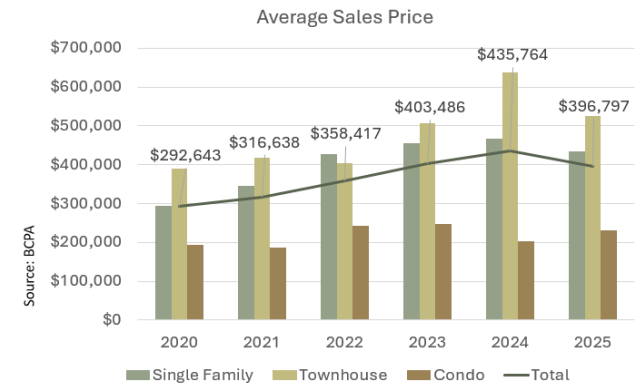
# OPCRA MARKET CONDITIONS 2020 vs 2025

## ► Oakland Park CRA Real Estate Market Shows Strength and Continued Growth

While national headlines often focus on a slowing real estate market, the Oakland Park Community Redevelopment Area (CRA) is telling a different story. Recent residential and commercial data show that the local market remains strong, stable, and growing thanks in large part to ongoing redevelopment and strategic public investment.

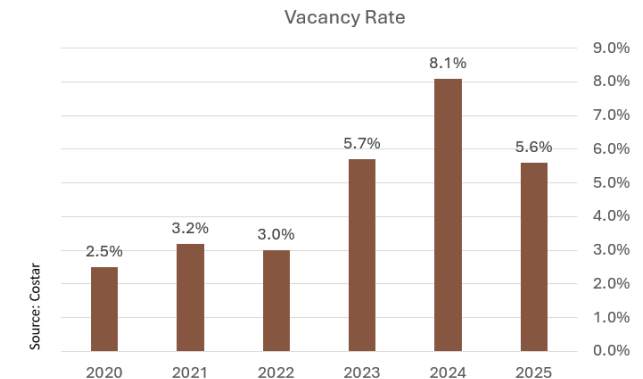
## ► Residential Market: Values Remain Strong

Home sales across the CRA totaled 77 in 2025, an increase from the previous two years. While sales volume is no longer at the record-breaking levels of 2021, activity has stabilized in line with national trends. More importantly, home values have held firm. The average residential sales price in the CRA increased roughly 35% over five years. Even after the nationwide adjustment in prices, local values remain significantly above pre-2020 levels. Single-family homes have climbed from about \$295,000 in 2020 to over \$433,000 in 2025. These numbers reflect confidence in the neighborhood and the impact of continued investment and improvements throughout the CRA.



## ► Retail Market: Low Vacancy and Strong Demand

The retail sector remains healthy and active. The vacancy rate in 2025 stands at just 5.6% meaning most storefronts are filled. In simple terms, businesses want to be here. Retail rents have also grown. Average rents are now over \$37 per square foot in 2025, up from around \$29 in 2022. Rising rents paired with relatively low vacancy indicate that businesses see value and opportunity in locating within the CRA. Retail property sales tell a similar story. Average sales prices per square foot have steadily increased from about \$227 in 2020 to over \$313 in 2025. This shows that buyers believe in the area's future growth and are willing to invest accordingly.





### ► Office Market: Strong Recovery and Stability

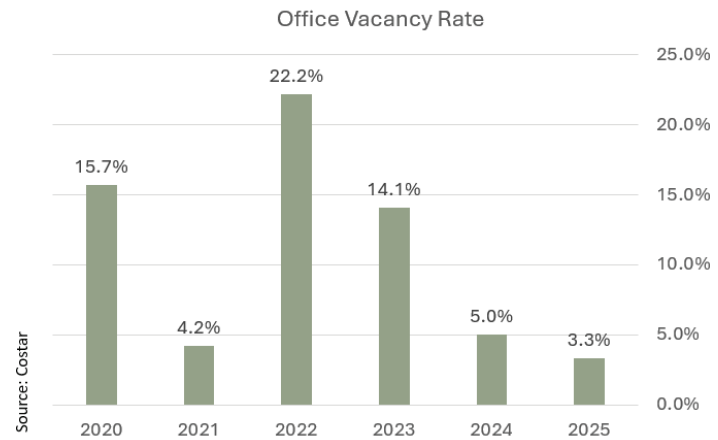
The office market has made a significant rebound. Office space vacancy rates increased substantially during and after the pandemic, but have dropped to 3.3% as of 2025. That means nearly all available office space in the CRA is occupied. Rents for office space have also edged upward—from about \$19 per square foot in 2020 to just over \$21 in 2025. Sales prices per square foot have followed a similar upward trend, reflecting renewed confidence among local business owners and property buyers.

### ► A Market with Momentum

Across housing, retail, and office sectors, the data points to a clear conclusion: **the Oakland Park CRA is healthy and growing.**

Home values are significantly higher than they were five years ago. Storefront vacancies remain low. Office space is filling up. Property values continue to rise. These are all strong indicators of a vibrant local economy. Redevelopment efforts are clearly making a difference. Improvements to infrastructure, the growth of small businesses, new mixed-use development, and ongoing City investment are strengthening the area’s appeal.

While real estate markets naturally move in cycles, Oakland Park’s CRA continues to demonstrate resilience and forward momentum. For residents, business owners, and property investors alike, the message is clear: redevelopment is working—and Oakland Park remains a place of opportunity and growth.



# BUSINESS GROWTH

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

- **Voodoo Brewing Co.**  
3492 NE 12th Avenue | [oaklandpark.voodoobrewery.com](http://oaklandpark.voodoobrewery.com)
- **Tripping Animals**  
3555 N Dixie Hwy | [trippinganimals.com](http://trippinganimals.com)
- **FMS Creamery**  
3497 N Dixie Hwy | [instagram.com/fms.creamery](http://instagram.com/fms.creamery)
- **MADabolic**  
3865 N Dixie Hwy | [madabolic.com/fl/oakland-park/](http://madabolic.com/fl/oakland-park/)
- **Red Sea Eritrean & Ethiopian Cuisine**  
3500 NE 12th Ave | [redsearestaurantfl.com](http://redsearestaurantfl.com)
- **Cocktail Uncultured**  
3558 NE 12 Ave | [www.cocktailuncultured.com](http://www.cocktailuncultured.com)
- **Oceans Weight Loss & Med Spa**  
3553 N Dixie Hwy | [oceanshealthcareclinic.com](http://oceanshealthcareclinic.com)
- **El Car Wash**  
423 E Oakland Park Blvd | [elcarwash.com](http://elcarwash.com)
- **Amie Event Space**  
243 West Prospect Road | [amieeventspace.com](http://amieeventspace.com)
- **MJR Finishes Corp**  
4044 NE 5 Terrace | [instagram.com/mjrfinishes](http://instagram.com/mjrfinishes)
- **Instatech**  
5100 NE 12 Ave | [instatech.com](http://instatech.com)
- **Downtown Pools**  
4332 NE 11 Ave | [downtownpools.com](http://downtownpools.com)
- **Apex Stairs Railings Inc.**  
4079 NE 8 Ave | [instagram.com/apexstairsrailings](http://instagram.com/apexstairsrailings)
- **Lasky Architect**  
498 Prospect Rd | [laskyarchitectpa.com](http://laskyarchitectpa.com)
- **Caribbean Marine Construct**  
258 NE 40 Ct | [caribbeanmarineconstruction.com](http://caribbeanmarineconstruction.com)
- **Surf Skate Science**  
3701 NE 5 Ave | [surfskatescience.com](http://surfskatescience.com)



FMS Creamery



Oceans Weight Loss and Med Spa



Red Sea Eritrean/Ethiopian



Amie Event Space



El Car Wash



Cocktail Uncultured

# FIND IT IN OAKLAND PARK

## Oakland Park in the News: Brooklyn of Broward Gains Regional Spotlight in 2025

2025, marked a defining chapter in Oakland Park's evolution, a year in which regional, trade, and local media consistently highlighted the City's momentum, cultural vibrancy, and transformative capital investment. Major outlets such as the *South Florida Sun Sentinel*, *CBS News Miami*, *The Real Deal*, *Florida YIMBY*, *Fort Lauderdale Magazine*, *The New Pelican*, and *WPLG Local 10*, recognized Oakland Park not as an emerging market, but as a city that has arrived.

At the center of this recognition was the now widely circulated moniker: **"The Brooklyn of Broward."** In its November 8, 2025, feature, the *South Florida Sun Sentinel* described Downtown Oakland Park as an "unsung South Florida nightlife destination," celebrating its walkability, breweries, wine bars, galleries, restaurants, and authentic neighborhood energy. Rather than mimicking east-west coastal corridors, Oakland Park's momentum has taken shape along the north-south Dixie

Highway spine a distinctly local model of urban reinvention.

The *Brooklyn of Broward* identity reflects tangible business growth. Media stories highlighted more than twenty hospitality and entertainment establishments, while The New Pelican's coverage of the quarterly Art Walk drawing thousands of visitors, reinforced Oakland Park's growing cultural footprint.

2025, was also a banner year for transformational development and civic investment. CBS News Miami spotlighted the ribbon-cutting of the new City Hall within the Sky Building, a mixed-use project combining residential units, retail space, and municipal headquarters. Development coverage extended to the 469-unit Village at Oakland Park affordable housing community, Waypoint Residential's 286-unit Cypress Crossing approval, Live Local Act proposals, and continued Federal Highway corridor reinvestment.

Visit: [www.oaklandparkfl.gov/culinaryartsdistrict](http://www.oaklandparkfl.gov/culinaryartsdistrict)

**SOUTH FLORIDA Sun Sentinel**

THINGS TO DO • RESTAURANTS, FOOD AND DRINK

### Great Ethiopian food, a cool wine bar, 4 breweries, pinball & free parking — it's 'the Brooklyn of Broward'

With its Art Walk returning on Nov. 15, here's why Oakland Park should be on your list of dining & nightlife destinations.

By Ben Crandell

SOUTH FLORIDA SUN SENTINEL | NOVEMBER 8, 2025

"The neighborhood is very unique, everyone is very friendly, I love that there's a yoga studio that I can walk to, to take a class and teach with seasoned teachers. The walkability is amazing in itself."

Seated in an intimate wine bar on a random weekday evening, Brittny Coates is talking about the area surrounding the new downtown residential building that she moved into days before.

The building, which hasn't even formally opened, has all the sweet amenities — including a skybridge to the parking garage across the street — but appealed to her for its proximity to a variety of restaurants, bars, breweries, shops, art galleries and a yoga studio.

And the neighborhood is only getting more interesting: Coming soon will be a record shop with some secondhand celebrity glow — the owner knows Madonna very well.

But Coates' new home is not in Brickell or Wynwood, Flagler Village or Mizner Park. She's a "Loakl," a resident of Oakland Park, where her 136-unit downtown building, The Sky, is the latest addition to one of South Florida's most underappreciated night-out destinations.

Located across Dixie Highway from Funky Buddha Brewery and Jaco Pastorius Park, The Sky includes ground-floor retail and the new west-east, toward the water. Think Las Olas Boulevard in Fort Lauderdale, Hollywood Boulevard in Hollywood, Atlantic Avenue in Delray Beach, Lucerne and Lake avenues in Lake Worth Beach, and Clematis Street in West Palm Beach.

Downtown Oakland Park has gone in a different direction.

Along eight blocks on either side of parallel streets Northeast 12th Avenue

nightcrawling shot chasers, the most well-established corridors of cool run west-east, toward the water. Think Las Olas Boulevard in Fort Lauderdale, Hollywood Boulevard in Hollywood, Atlantic Avenue in Delray Beach, Lucerne and Lake avenues in Lake Worth Beach, and Clematis Street in West Palm Beach.

Among South Florida cities that have gained a certain cachet with everyone from chic Negroni sippers to

This consistent regional attention reflects a deliberate strategy centered on economic development, culinary activation, thoughtful redevelopment, and inclusive programming. The recurring "Brooklyn of Broward" reference signals validation of that vision recognition that Oakland Park has cultivated density, culture, and authenticity while preserving neighborhood character.

# BUSINESS INCENTIVES

## ► Building Jobs and Energy in Downtown – Sky Building Job Creation Incentive Program Spotlight: MADabolic

As part of its ongoing commitment to economic vitality and downtown activation, the City of Oakland Park Community Redevelopment Agency (CRA) established the Sky Building Job Creation Incentive Pilot Program to help new businesses grow while creating local jobs.

The program provides targeted financial support to businesses locating within the Sky Building, one of Downtown Oakland Park’s newest mixed-use developments, during their critical early years of operation.

Approved by the CRA Board in July 2024, the Sky Building Job Creation Incentive Pilot Program is designed to encourage employment growth, support small businesses, and activate ground-floor commercial spaces that contribute to a vibrant, walkable downtown environment.

Key features of the program include:

- **Job Creation Requirement:** Eligible businesses must create at least one new full-time equivalent position (excluding the owner or principal) shortly after opening.

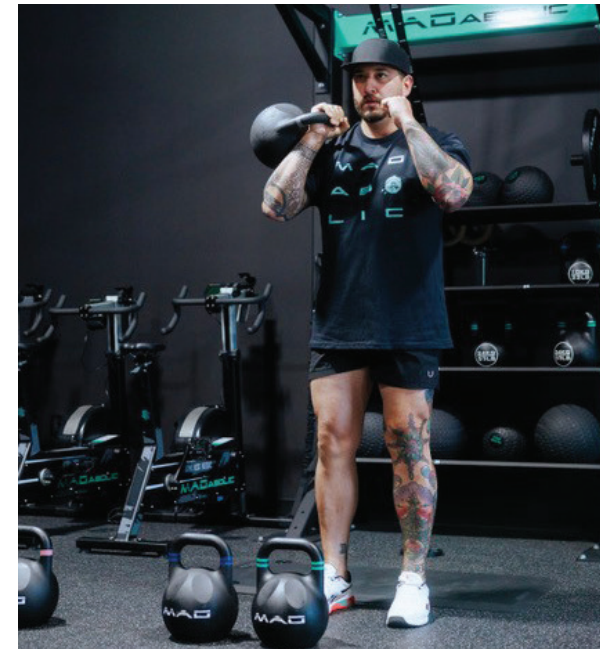
- **Performance-Based Funding:** Grants are reimbursed quarterly based on verified payroll expenses, ensuring public funds directly support job creation.
- **Two-Year Support Window:** Approved businesses may receive funding over an eight-quarter period, provided program requirements continue to be met.
- **Tiered Incentives:** Grant amounts vary by business type (culinary vs. non-culinary) and by the number of leased commercial spaces within the Sky Building, allowing flexibility while rewarding greater investment.

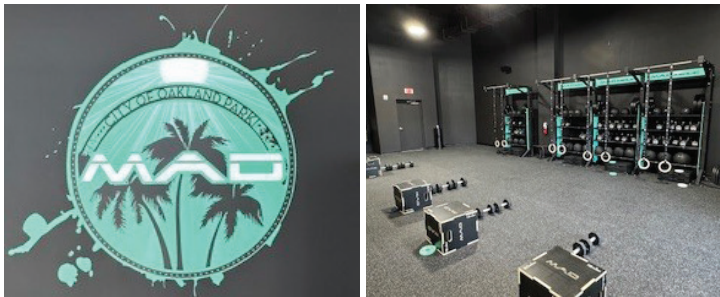
The CRA recently selected **MADabolic** Oakland Park as a recipient under the program. Located at 3865 N. Dixie Highway, MADabolic is a strength and conditioning fitness studio and represents the first MADabolic franchise in Broward County. MADabolic Oakland Park plans to operate seven days a week, offering structured group fitness classes while actively participating in community events—adding both foot traffic and energy to Downtown Oakland Park.

### Incentive Structure

Within a year, MADabolic will add nine (9) new jobs in the City of Oakland Park and as a non-culinary use leasing multiple defined retail spaces within the Sky Building, MADabolic qualifies for up to \$56,000 in incentive funding.

The grant will be distributed over two years in eight quarterly installments of up to \$7,000, contingent upon verified payroll expenses and continued compliance with program guidelines.





### Supporting a Stronger Downtown

By supporting locally operated businesses like MADabolic, the City continues to invest in a downtown that is active, healthy, and economically resilient.

Learn more about MADabolic at:  
[madabolic.com/fl/oakland-park/](https://madabolic.com/fl/oakland-park/)

### ➤ CRA Small Business Incentive Program (BIP):

This program provides grant funding up to \$35,000 to eligible businesses offered on a reimbursement basis to support capital improvements, expansion, relocation, and new business development within the CRA. This program is designed to stimulate private investment, enhance commercial aesthetics, create jobs, and strengthen the overall economic vitality of the community.

### ➤ Qualified Census Tract Business Incentive Program:

This program offers grant funding of up to \$25,000 on a reimbursement basis for eligible capital improvements and is designed to drive private investment, support business growth and attraction, and accelerate the redevelopment of commercial properties within and around the QCT.

For more information on economic development initiatives or business incentive programs, visit: [www.opcra.com/cra-incentives/](http://www.opcra.com/cra-incentives/).

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



SCAN ME

# DOWNTOWN INVESTMENT

## ► The City Welcomes the Start of the Horizon Project in Downtown Oakland Park

The City of Oakland Park is excited to welcome the start of the Horizon of Oakland Park (HOOP), a transformative new development that reflects the City's commitment to smart, sustainable growth and a thriving downtown core.

Located on the current City Hall site, this dynamic mixed-use project will feature 311 high-quality residential units, which includes 31 attainable housing units, 21,000 square feet of commercial space, 195 public surface and structured parking spaces (in addition to residential and commercial parking), a new dog park, relocated Greenleaf Park, generous urban greenspace, and a future commuter rail station.

HOOP is thoughtfully designed to support local businesses, attract new investment, and enhance walkability and transit access throughout downtown. The mix of residential, commercial, and public space amenities will position Oakland Park as a regional model for sustainable urban redevelopment.

Construction began on Greenleaf Park in March of 2026 and will be followed by the construction of the mixed-use portions of the project, with full completion estimated in the Fall of 2028. During this time, some parking impacts are anticipated along NE 12th Avenue between NE 38th Street and NE 36th

Street. The City has proactively identified alternate parking options for downtown businesses to minimize disruptions for customers, employees, and visitors. The map on page 15 shows the additional parking options that are available to the public during this time.

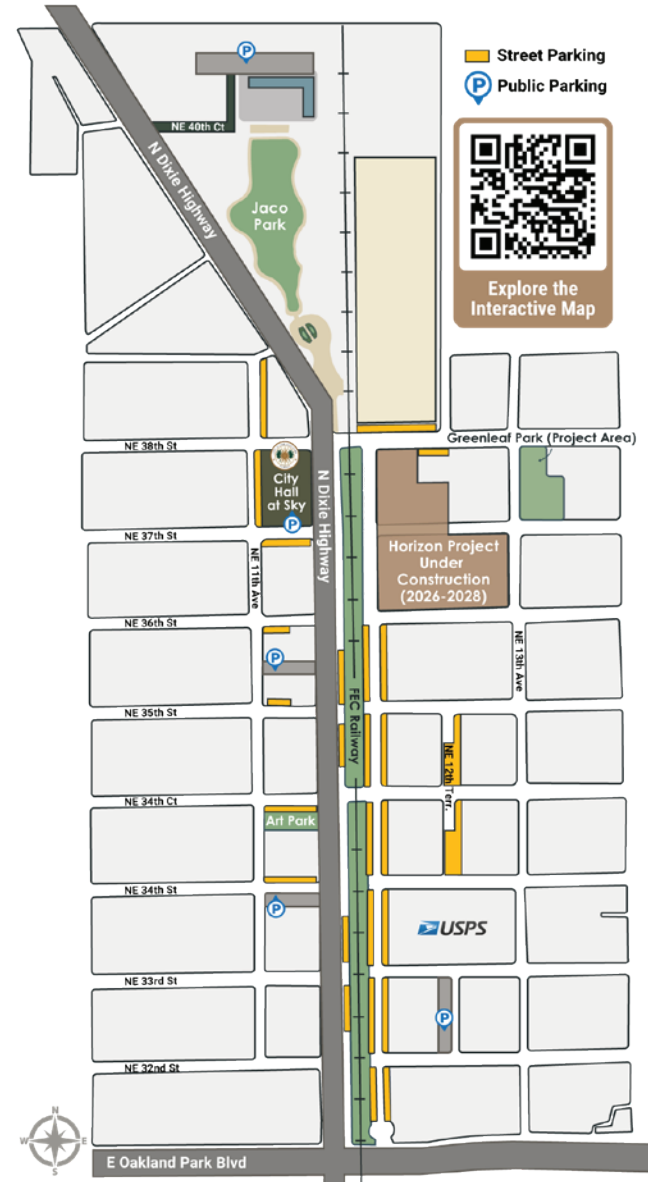




# DOWNTOWN OAK LAND PARK

## Public Parking Available

Enjoy a variety of public parking areas throughout Downtown.  
For more information contact: [OPCRA@oaklandparkfl.gov](mailto:OPCRA@oaklandparkfl.gov)



For commercial leasing opportunities and development inquiries, please contact Bobby Albino at: **[BobbyA@Falcongroup.info](mailto:BobbyA@Falcongroup.info)**

*"The continued promise and excellence of Oakland Park is very clear, and that is due to the leadership of elected officials, City staff, residents, and local business owners. With ongoing and planned development & investment occurring throughout this unique City, all the while maintaining its character and charm, it is truly exciting to be a part of all that the future holds."*



- Alfonso Costa, Jr.  
COO of Falcone Group  
(Horizon Oakland Park, LLC)



# DOWNTOWN PLACEMAKING

Oakland Park has been recognized Nationally for its vibrant special events programming, winning the National League of Cities Diversity Award. These unrivaled signature events attract thousands of residents and visitors throughout the year to activate the Downtown, support our local businesses, and strengthen Oakland Park's sense of community.

Our events showcase the talent and diversity of our community through live music, entertainment, delicious food from local restaurants, and unique goods from artists and craft vendors:

- Community Soul
- Dancing in the Street
- Halloween Bash
- Holiday Village
- Latin Fest
- Oakland Park Art Walk
- Oakland Park Pride
- Oktoberfest
- Small Business Saturday
- Taste of Oakland Park
- Youth Day



## ► Growth of the Arts in OP

By bringing together local artists, small businesses, musicians, and residents, the Oakland Park Art Walk activates public spaces, strengthens the creative economy, and reinforces the distinctive sense of place that defines our City.

The continued growth of the arts in Oakland Park reflects the Community Redevelopment Agency's commitment to strategic placemaking and sustained economic vitality within the CRA district. Through intentional programming and partnerships, the CRA has positioned arts and culture as a catalyst for downtown investment and small business growth.

The Oakland Park Art Walk (OPAW) has evolved into a strategic economic development initiative that advances the CRA's objectives by energizing the Culinary Arts District and increasing visitation to downtown. Attracting thousands of attendees, OPAW generates significant evening foot traffic during peak business hours, directly benefiting restaurants, bars, and retail establishments while strengthening Oakland Park's identity as an emerging regional destination.



► William Braemer, Owner Art Fusion Galleries

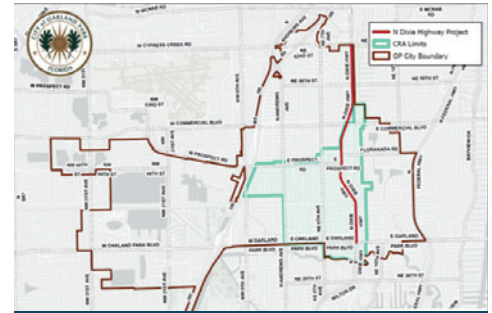


► Funky Buddha Brewery Mural

# UPCOMING CAPITAL IMPROVEMENTS IN THE CRA



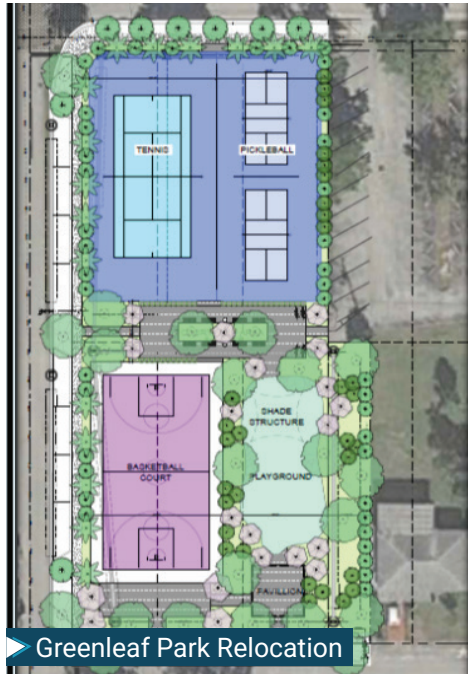
Glenwood Garden



Dixie Hwy Landscape Median Improvements



City Park Phase 2 & 3



Greenleaf Park Relocation



NE 13 Ave. Sidewalk/Drainage Upgrades



Stevens Field Improvements



Library Relocation / Collins Renovation



Downtown Pedestrian Crossing Design

# ATTAINABLE HOUSING

Housing affordability continues to dominate policy and budget discussions across federal, state, and local governments. According to the South Florida Regional Planning Council's draft Comprehensive Economic Development Strategy (CEDS) Report, housing affordability remains the region's most serious economic challenge, driven by limited supply and the impact of short-term rentals.

For the City of Oakland Park, increasing housing supply is constrained by two factors. The city does not receive direct federal grant funding for affordable housing because it is not an entitlement community. In addition, Oakland Park is landlocked and lacks large areas of vacant land for large-scale housing development. Despite these limitations, the city continues to pursue creative approaches to address housing affordability.

Progress is reflected in a strong development pipeline. The city expects approximately 800 new residential units to come online within the next 24 months, serving households earning between 80 percent and 140 percent of Area Median Income.

The City of Oakland Park is supporting affordable housing efforts by identifying surplus city-owned land and completing the due diligence needed to advance residential development through a competitive process. Together with continued investment in public facilities, these efforts reflect a strong commitment by the City Commission and administration to support redevelopment and economic growth.



# URBAN FARMING INSTITUTE

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

What began as a small garden with eight raised beds has grown into a thriving urban farm with 75 raised-bed gardens, giving residents space to grow produce and learn sustainable farming practices. Today, UFI also 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.

Through its focus on education and sustainability, UFI equips individuals and families with the skills to grow their own food, build self-sufficiency, and support a more resilient community.



To learn more, visit [www.ufi.us.org](http://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 our handles to get featured.

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

**Instagram:** [www.instagram.com/finditinoaklandpark](http://www.instagram.com/finditinoaklandpark)

**Facebook:** [www.facebook.com/OaklandParkCRA](http://www.facebook.com/OaklandParkCRA)

**Facebook Group:** <https://www.facebook.com/groups/liveloakl/>

## COMMUNITY REDEVELOPMENT AGENCY (CRA)

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Director of CRA & Economic Development

**Lorena Ledesma**

Economic Development Coordinator

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