



OPCRA

OPCRA OAKLAND PARK
COMMUNITY
REDEVELOPMENT
AGENCY

June 2021

Downtown Urban Planning and Design:



Since 2018, the City has been working on a review and update to the Downtown Code. The new proposed Oakland Park Downtown Development District (OP3D) zoning regulations are designed to replace and update the existing Downtown standards and boundaries. This project requires an amendment to the Comprehensive Plan and adoption of new

zoning regulations. The City Commission adopted the Comprehensive Plan Amendment on First Reading on March 17, 2021. The Amendment was then transmitted to Broward County and the State of Florida as part of the required review process before it can be fully adopted by the City Commission on Second Reading estimated for early 2022.

In an effort to continue moving the Downtown forward, the City is moving forward with adopting the new Code within the existing downtown boundaries. The updated Downtown changes were presented to the Planning and Zoning Board on June 7, 2021. The Planning and Zoning Board voted to recommend that the City Commission approve and adopt the Land Use Code Amendment and new proposed zoning regulations. The items are scheduled to be presented to the City Commission on June 16, 2021. For more information on OP3D please visit: www.oaklandparkfl.gov or www.opcra.com.

TikTok – Local Influencers:

For the past few weeks, the Community Redevelopment Agency (CRA) has been working with local TikTok influencers to produce TikTok videos for businesses that have entered into the “Find It In Oakland Park” campaign. Most recently, Bite4Bite produced two videos that have been viewed over 4000 times! Go check out our TikTok account@oaklandparkcra to see the final product!

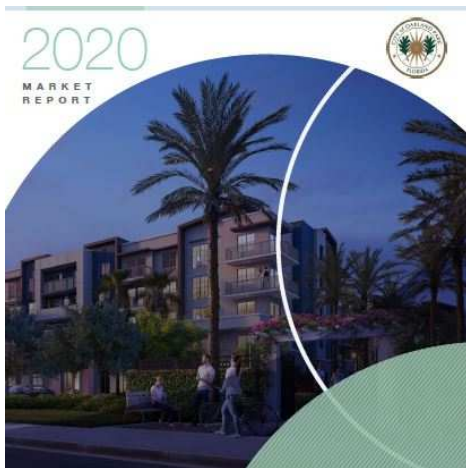


City Park Phase I:

The CRA and the City collaborated with the community to develop a master plan for an ambitious new public project in the heart of the CRA called City Park.

As a part of the voter-approved Comprehensive Facilities Plan, a City Park Phase I pre-construction community meeting was held on Tuesday, June 8th at 6:30 PM.

On **Friday, June 11th at 10:00 AM** join us as we host our City Park Phase I Groundbreaking Ceremony to celebrate the commencement of the first phase of a nine-acre multi-use Park/Library complex that is anticipated to connect the development synergy in the eastern section of the CRA to emerging redevelopment opportunities in the west. For more information, please visit www.oaklandparkfl.gov



The 2020 State of the Market Report: The CRA creates a State of the Market Report each year to provide a comprehensive market overview of the Downtown and surrounding CRA. The market report reflects the CRA brand and style and is a means to introduce the CRA to investors, businesses, and developers. The report provides high level statistics, a business overview, market drivers, and other information about the Downtown and City to attract new business to the CRA. The market report is available on the CRA website, please visit:

www.OPCRA.com.

Business Activity

The Wander Shop, located at 3548 NE 12th Avenue, celebrated their grand opening on May 29th. The shop relocated from Flagler Village to join Oakland Park's Downtown and add to its eclectic vibe. The business is described as a men's and women's lifestyle shop featuring apparel and accessories curated of local and small brands. Visit the website at www.thewandershop.com



Fat Tap Beer Bar owners Wesco and Robert Bobayna stand outside their new building, Fat Tap, which began its life as a craft-beer bar on Oakland Park Boulevard in June, is becoming a full-blown nanobrewery and will relocate in early July to downtown Oakland Park. MICHAEL LAUGHLIN/STREETVIEW

Fat Tap bringing its brews to Oakland Park

By Phillip Volys
South Florida Sun Sentinel

One building, at 3555, will house a craft-beer taproom

They've operated a gastro-pub called Fat Tap Beer

"We're going to be right on the 50-yard line."

Fat Tap Beer Bar and Eatery, announced on May 23rd the move to their new location in the heart of our Downtown and Culinary Arts District. The new location, 3553-3555 N. Dixie Highway will include a private patio and in due time rentable event space and a brewery! We are very excited to announce this new expansion of one of our most cherished local businesses! Visit their website at www.fattapbeerbar.com

Lashism, recently opened their doors at 3455 NE 12th Terrace, Unit 1 on March 25th. The 5-star rated beauty salon provides high end eyelash extension services right here in our Downtown! Visit their website at www.lashism.com





Monarch New American Kitchen, to be located at 3492 NE 12th Avenue, is working with City staff to prepare their application submittal for their new location. The business hopes to add to the city's downtown fabric bringing in authentic cuisine and locally inspired cocktails. More details on this exciting development coming soon!

Pink Donuts and More, located at 827 E. Oakland Park Boulevard, opened their doors on June 4th and graced Oakland Park with a delectable array of assorted donuts, pastries and coffee. The new business is family owned and operated and is excited to have settled into City of Oakland Park, directly across from the new RAM Development project, where 300 residential units will emerge. Visit their Instagram at @pinkdonutsandmore.



New and Upcoming Development Projects

Oakland Park Sky Building was presented to the Planning and Zoning Board on June 7, 2021 for Development Review for mixed-use buildings, a sky bridge, residential and live-work units, commercial space, CityHall, and parking at the location of the West Dixie Lots along Dixie Highway. Parking within the project will be available to the public for shopping and dining throughout Downtown. The project also includes streetside plazas and landscaping. The Planning and Zoning Board voted to recommend that the City Commission approve the project application.



The applicant for the property located at, **3491-3490 N. Dixie Highway**, has recently submitted a Façade/Landscaping and Business Site Improvement Grant application for major exterior improvements such as new doors, windows, upgraded parapets, and an overall modern façade. The date for the application's consideration by the CRA Board will be forthcoming.

Business Meetings

Downtown Partners Meeting: The next Downtown Partners Meeting is scheduled for Tuesday, August 10, 2021, via Zoom. These meetings are open to the community, and any members of the public interested in learning more about projects in the downtown and throughout the City that drive economic development. A link will be provided and can be found on our website at www.OPCRA.com/resources/

URBAN farming

INSTITUTE

GROWN IN OAKLAND PARK, FLORIDA

You may have heard in recent news that pollen is at an all time high, but did you know pollination is a crucial process to the survival of our ecosystem? The Urban Farming Institute (UFI) have begun to educate those interested in planting pollinator plants to help boost your garden! For more information visit: www.ufi.org.



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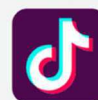
Check out our website for news and updates at www.OPCRA.com. We are constantly improving the overall experience to make it easier to access resources, documents, events, and more.



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Here to bring you business news and engaging content to assist in expanding our small business community's outreach.



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