



City Hall Commission Chambers
3650 NE 12 Avenue
Oakland Park, Florida 33334

DRAFT MINUTES
COMMUNITY REDEVELOPMENT AGENCY MEETING
AUGUST 4, 2021, 9:12 P.M.

The regular meeting of the Community Redevelopment Agency of the City of Oakland Park, Florida was called to order at 9:12 p.m. by Chair Bolin.

NOTE: Due to COVID-19 precautionary safety measures were in place and access to city facilities was limited to ensure social distancing. The opportunity for Public Participation has been provided by email or by calling the City Clerk's office. Received public comments, if any, were read into the record during that portion of the agenda.

ROLL CALL

Present:

Chair Jane Bolin

Vice Chair Michael Carn

Board Member Aisha Gordon

Board Member Mitch Rosenwald

Board Member Matthew Sparks*

Also Present:

Executive Director David Hebert

CRA Attorney D J Doody

CRA Clerk Renee M. Shrout

Board Member Sparks attended remotely.

PRESENTATIONS

[August 2021 CRA Update](#)

Kaitlyn Collier, External Relations and Communications Specialist introduced Peter Schwarz, Director of Community & Economic Development, Dr. Steven Tinsley, Assistant Director of Community & Economic Development and Jennifer Frastai, Assistant City Manager.

Ms. Frastai, Assistant City Manager, began the presentation with the following update: The City Commission approved legislation (O-2021-003 - OP3D Rezoning) to rezone the Downtown at the August 4 City Commission Meeting. The rezoning furthered transit-oriented development in an effort to earn Broward County and Florida Department of Transportation's (FDOT) recommendation for a future commuter rail stop. The City successfully underwent technical review with Broward County/FDOT July 29 and received the recommendation. The official notification will be released in coming weeks. The next step will commence in August/September, in which the technical team will conduct a PD&E study, also known as engineering technical analysis review, to further refine the location of the commuter rail stop. This analysis will take approximately one year to complete.

The City released its Request for Qualifications to identify qualified developers and firms capable of developing city owned downtown properties and submitting a full development proposal (RFP). The City expects to complete this process and enter a development agreement while the technical team concludes its study, to provide a financial plan for the commuter rail station, to Broward County/FDOT. A cone of silence, which prohibits the communication of elected City officials, City staff and City consultants with potential bidders, is in place until the project is awarded.

Ms. Collier, External Relations and Communications Specialist, continued the presentation with the following business update: the Greater Fort Lauderdale Chamber of Commerce (GFL) Women's Council hosted a Community Outreach Mixer and Fundraiser at Cyth & Co., located at 3446 NE 12 Avenue, June 23; the Oakland Park/Wilton Manors Uptown Council hosted their annual Hurricane Preparation meeting at Funky Buddha Brewery, located at 1201 NE 38 Street, July 14; Fat Tap Beer Bar & Eatery, located at 3553-3555 N. Dixie Highway, held its soft opening July 9; the Façade/Landscaping and Business Site Improvement Grant for exterior improvements to the property located at 3491-3499 N. Dixie Highway will be awarded August 4; Park Place Spa, located at 3558 NE 12 Avenue, is fully operating. Plans grand opening for a grand opening are in the works; Central Park, to be located at 3301 N. Dixie Highway, hosted its second Neighborhood Participation Meeting July 14, for a new mixed-use residential development in the Downtown; Monarch New American Kitchen, to be located 3498 NE 12 Avenue, recently met with staff for a pre-application meeting as they prepare for their site plan; Brewlihan, to be located at 3472 NE 5 Avenue, will be a micro-brewery specializing in mead, wine, brandy, and hard cider. The owners are currently working to meet their licensing and certifications requirements; NR Investments is currently working with City staff on the submittal of building permits for the project consisting of mixed-use buildings, a sky bridge, residential units, live-work spaces, City Hall, parking and commercial uses at the West Dixie Lots.

Ms. Collier concluded the presentation with the following: Oktoberfest, to be held October 1 – 3, will launch the FY 2022 Special Events Calendar. Staff is closely monitoring COVID-19 numbers and will implement the necessary precautions; the next Downtown Partners Meeting is scheduled for Tuesday, August 10, 2021, via Zoom. The CRA can be followed on Facebook, Tiktok and Instagram.

Board Member Sparks was pleased about the return of Oktoberfest and the coming train station. He also welcomed Dr. Tinsley.

Board Member Rosenwald requested Oakland Park signage be included on the commuter rail platform.

Board Member Gordon thanked staff for their presentation and excited for the coming of the commuter rail stop.

Vice Chair Carn clarified the commuter rail stop would be a platform and welcomed new businesses to the City.

Chair Bolin wanted to encourage the County to address the Dixie Highway/Oakland Park Boulevard connectivity complaints and suggested a grand opening template to provide new businesses.

1. PUBLIC COMMENTS

At this time any person will be allowed to speak on any matter that pertains to City business for a length of time not to exceed four minutes per person.

None.

CONSENT AGENDA

2. Approval of CRA Minutes - June 16, 2021

Board Member Sparks moved to approve the Consent Agenda. Vice Chair Carn seconded the motion, which prevailed by the following vote:

YES: Board Member Sparks, Board Member Gordon, Board Member Rosenwald, Vice Chair Carn, Chair Bolin

RESOLUTIONS AND MISCELLANEOUS

3. Consideration of Façade/Landscaping and Business Site Improvement Program for Serr Holdings, LLC in the amount of \$10,000 for improvements to the property located at 3491-3499 North Dixie Highway, Oakland Park, Florida 33334. A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE OAKLAND PARK COMMUNITY REDEVELOPMENT AGENCY (CRA), AUTHORIZING AND APPROVING THE FACADE AND BUSINESS SITE IMPROVEMENT PROGRAM APPLICATION SUBMITTED BY SERR HOLDINGS, LLC FOR EXTERIOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 3491-3499 NORTH DIXIE HIGHWAY, OAKLAND PARK, FLORIDA 33334; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Collier provided the staff report.

Board Member Sparks moved to adopt the resolution. Board Member Gordon seconded the motion, which prevailed by the following vote:

YES: Board Member Sparks, Vice Chair Carn, Board Member Gordon, Board Member Rosenwald, Chair Bolin

The resolution, as adopted, carried the following title:

RESOLUTION CRA-R-2021-003

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE OAKLAND PARK COMMUNITY REDEVELOPMENT AGENCY (CRA), AUTHORIZING AND APPROVING THE FAÇADE AND BUSINESS SITE IMPROVEMENT PROGRAM APPLICATION SUBMITTED BY SERR HOLDINGS, LLC FOR EXTERIOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 3491-3499 NORTH DIXIE HIGHWAY, OAKLAND PARK, FLORIDA 33334; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

4. BOARD MEMBER DISCUSSION ITEMS

None.

5. REPORTS FROM BOARD MEMBERS

None.

6. REPORTS FROM EXECUTIVE DIRECTOR

None.

ADJOURN

The meeting adjourned at 9:41 P.M.

CITY OF OAKLAND PARK, FLORIDA

JANE BOLIN, CHAIR

ATTEST:

RENEE M. SHROUT, CMC, CRA CLERK