



City Hall Commission Chambers
1100 Park Lane East
Oakland Park, Florida 33334

COMMUNITY REDEVELOPMENT AGENCY AGENDA
AUGUST 5, 2026 6:30 PM

ROLL CALL

PRESENTATIONS

*** CRA Update - August 2026**

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.

CONSENT AGENDA

Those matters included under the Consent Agenda are self-explanatory, and are not expected to require review or discussion. Items will be enacted by one Motion; however, if discussion of an item is requested by the CRA Board, that item may be removed from the Consent Agenda and considered separately.

2. Approval of CRA Minutes - March 25, 2026; May 20, 2026; June 17, 2026

Recommendation:

Motion to Approve

3. REPORTS FROM BOARD MEMBERS

4. REPORTS FROM EXECUTIVE DIRECTOR

ADJOURN

This meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Clerk's Office at (954) 630-4300, or FAX (954) 630-4203 for information or assistance.

Español - Por favor llame al 954-630-4300, o envíe un correo electrónico a publiccomments@oaklandparkfl.gov para recibir esta información en español.

Kreyòl ayisyen - Tanpri rele 954-630-4300, oswa voye yon imèl bay publiccomments@oaklandparkfl.gov pou resevwa enfòmasyon sa yo an kreyòl ayisyen.

I, the undersigned authority, certify the above Notice of Meeting of the Community Redevelopment Agency is a true copy of the Notice posted on the outdoor bulletin board at the main entrance of City Hall, a place convenient and readily accessible to the general public at all times.

Posted: _____ By: Renee M. Shrout
Renee M Shrout, CMC
CRA Clerk

**CITY OF OAKLAND PARK, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY AGENDA ITEM
REPORT**

AGENDA ITEM NO.

MEETING DATE: 8/5/2026

PREPARED BY:	Neysa Herrera, Director of CRA & Economic Development	DEPARTMENT HEAD	CRA
	Lorena Ledesma, Economic Development Coordinator	APPROVAL:	

SUBJECT: CRA Update - August 2026

1. BACKGROUND/HISTORY

Not Applicable.

2. CURRENT ACTIVITY

Not Applicable.

3. FINANCIAL IMPACT

Not Applicable.

4. RECOMMENDATION

Presentation Only.

ATTACHMENTS:

CRA Update - August 2026

OPCRA

OAKLAND PARK
COMMUNITY
REDEVELOPMENT
AGENCY

Update | August 2026



ANNOUNCEMENTS

Oakland Park Receives 2026 Florida League of Cities Municipal Achievement Award for Economic Advancement

The Florida League of Cities' 2026 Municipal Achievement Awards showcase the ingenuity and dedication to excellence that inspire Florida's municipalities to continuously improve and lead their communities.

The award in the Economic Advancement category recognizes Oakland Park for its downtown revitalization efforts, including the SKY Building and Horizon of Oakland Park redevelopment initiatives. The award highlights the City's strategic public-private partnerships and the significant economic investment, new housing, commercial space, public parking, and community improvements generated through these projects.



Stevens Field Ribbon Cutting - July 17, 2026

On July 17, the City of Oakland Park celebrated the completion of improvements at Stevens Field with a ribbon-cutting ceremony. Enhancements to the field included \$1M grant from the Land and Water Conservation Fund (LWCF) program for a new walking trail, LED field lighting, improved drainage, fresh grading and sod, and a new restroom building.

Following the ceremony, children participated in soccer activities, including passing and dribbling drills, throw-ins, and shots on goal. Participants also entered for a chance to win lunch with Mayor Arnst.

The celebration marked the completion of another park improvement delivered to the community. The event celebrated an exciting new chapter for one of Oakland Park's popular recreational spaces.



ANNOUNCEMENTS

Media Mentions

Four Oakland Park Businesses Recognized in Miami New Times' "Best of Miami 2026: Eat & Drink"

Miami New Times recognized four Oakland Park businesses in the Eat & Drink section of its 2026 Best of Miami issue. The annual feature highlights outstanding businesses and experiences throughout the region for residents and visitors.

- Best Bar: Bora Bora Bar at Mai-Kai
- Best Wine Bar: Rebel Wine Bar
- Best Coffeehouse: Calusa Coffee Roasters
- Best Local Healthy Food Chain: Carrot Express



Congratulations to these businesses and their teams for delivering high-quality food, beverages, and customer experiences that earned regional recognition.

Brewlihan Mead Company Featured by Secret Miami Among the Best Wineries Near Miami

Brewlihan Mead Company was featured in Secret Miami's article, "5 of the Best Wineries Near Miami".



The publication highlighted Brewlihan for its distinctive mead—a fermented beverage made from honey rather than grapes—and its use of locally sourced ingredients. Secret Miami praised the company's "exceptional honey and fruit wines" and noted the strong reviews it has received throughout South Florida.

Visit Brewlihan Mead Company at 3472 NE 5th Ave., Unit 1, Oakland Park, FL.

ANNOUNCEMENTS

Business Grand Openings

TBOSS Real Fresh Luxury Men's Fashion Ribbon-Cutting - July 18, 2026



TBOSS Real Fresh Luxury Men's Fashion located at 321 NE 44th Street, will celebrate its grand opening on Saturday, July 18, with a ribbon-cutting ceremony.

TBOSS invited the public to attend the unveiling of its latest luxury collections and enjoy networking opportunities, refreshments, and a celebration of fashion, culture, and entrepreneurship.

Owner Alinson Dumorne expressed enthusiasm about the City's public investments and Downtown redevelopment efforts. The business expects to create five jobs initially.

NeuroIntuition Ribbon-Cutting - August 1, 2026

NeuroIntuition (3471 N Federal Highway, Suite 404) joins the Oakland Park business community this summer. The neurology practice inaugurates its new space on Saturday, August 1, 2026, at 1:00 PM.

At the ceremony, NeuroIntuition staff will introduce itself, its mission, and how their office advances neurological care in Oakland Park. Local healthcare providers, professionals, and community partners are invited to attend the intimate ribbon-cutting ceremony.

Please RSVP to NeuroIntuition here



ANNOUNCEMENTS

Kauffman FastTrac Half-Day Workshops: Listening to Your Business - July 23, 2026



Kauffman FastTrac: Listening to Your Business™, was a hands-on half-day workshop designed to help established business owners evaluate and forecast their goals. Attendees defined a three-year vision and developed practical strategies for sustainable growth.

The City will host another Kauffman FastTrac workshop in October titled “The Intentional Entrepreneur,” designed for early-stage business owners and entrepreneurs. The workshop series is a collaboration between the City of Oakland Park and the Broward County Office of Economic and Small Business Development.

Oakland Park Business Partners Meeting - August 11, 2026

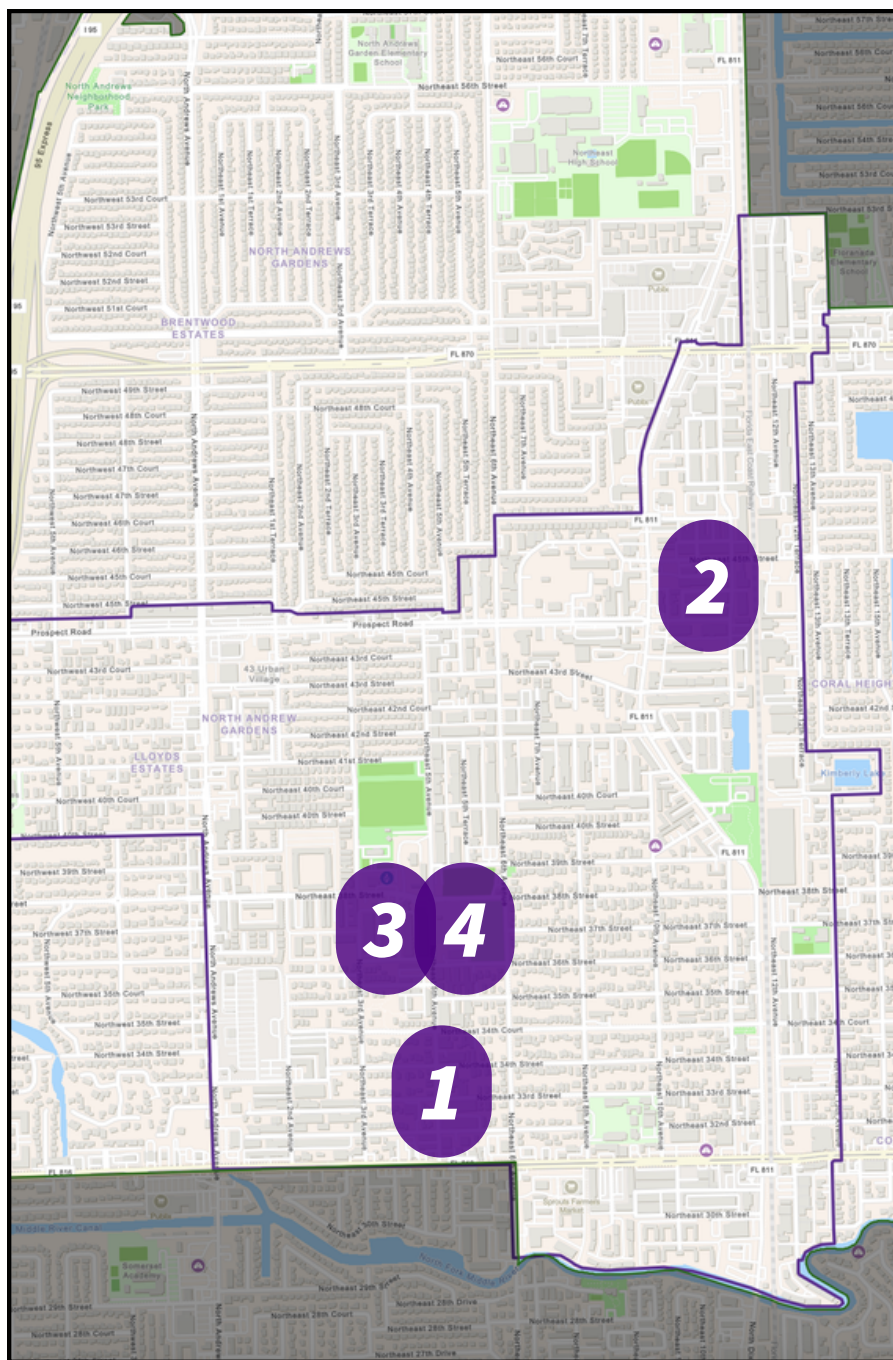
A poster for the Oakland Park Business Partners Meeting. It features a blue coffee cup with latte art on the left. The text reads: "Oakland Park", "BUSINESS PARTNERS MEETING", "Tuesday, August 11th • 8:00 - 9:30 AM", "Featured Speaker: Gene Kelly Linhares", "Principal Broker & Senior Mortgage Loan Originator, Journey Home Mortgage", "Gene Kelly will focus on how small business owners can use available financing tools to access capital and support business growth." On the right is a photo of Gene Kelly Linhares. At the bottom is the OPCRA logo.

The Oakland Park Economic Development & CRA Department invites you to attend its bimonthly Business Partners Meeting on August 11, 2026, from 8:00 to 9:30 a.m. at Amie Event Space, located at 243 NE 44th Street in Prospect Plaza.

Featured speaker Gene Kelly Linhares will discuss how small business owners can use available financing tools to access capital and support business growth. City staff will provide updates on construction projects, business incentives and resources, and upcoming City special events. Participants will also have an opportunity to share feedback on how the City can better support local businesses.

[Register to attend here.](#)

NEW BUSINESSES



1. DESIGNER ART SOLUTIONS LLC

Designer Art Solutions specializes in fine art and mirror services, including professional art handling and installation, white-glove receiving and inspection, climate-controlled warehousing, and secure artwork storage for residential, commercial, and gallery environments.

- 527 NE 32 ST.
- www.designerartsolutions.com

2. MAJESTIC DOORS, INC

Modern Majestic manufactures and supplies high-end European-style kitchen cabinets, custom acrylic cabinetry, and interior and exterior doors, offering modern luxury designs, custom fabrication, and premium craftsmanship for residential spaces.

- 1069 NE 44 ST.
- www.modernmajestic.net

3. VAMTECH USA, LLC

Vamtech USA is a public-sector technology reseller that supplies government agencies, schools, universities, healthcare organizations, and other institutions with IT hardware and technology solutions.

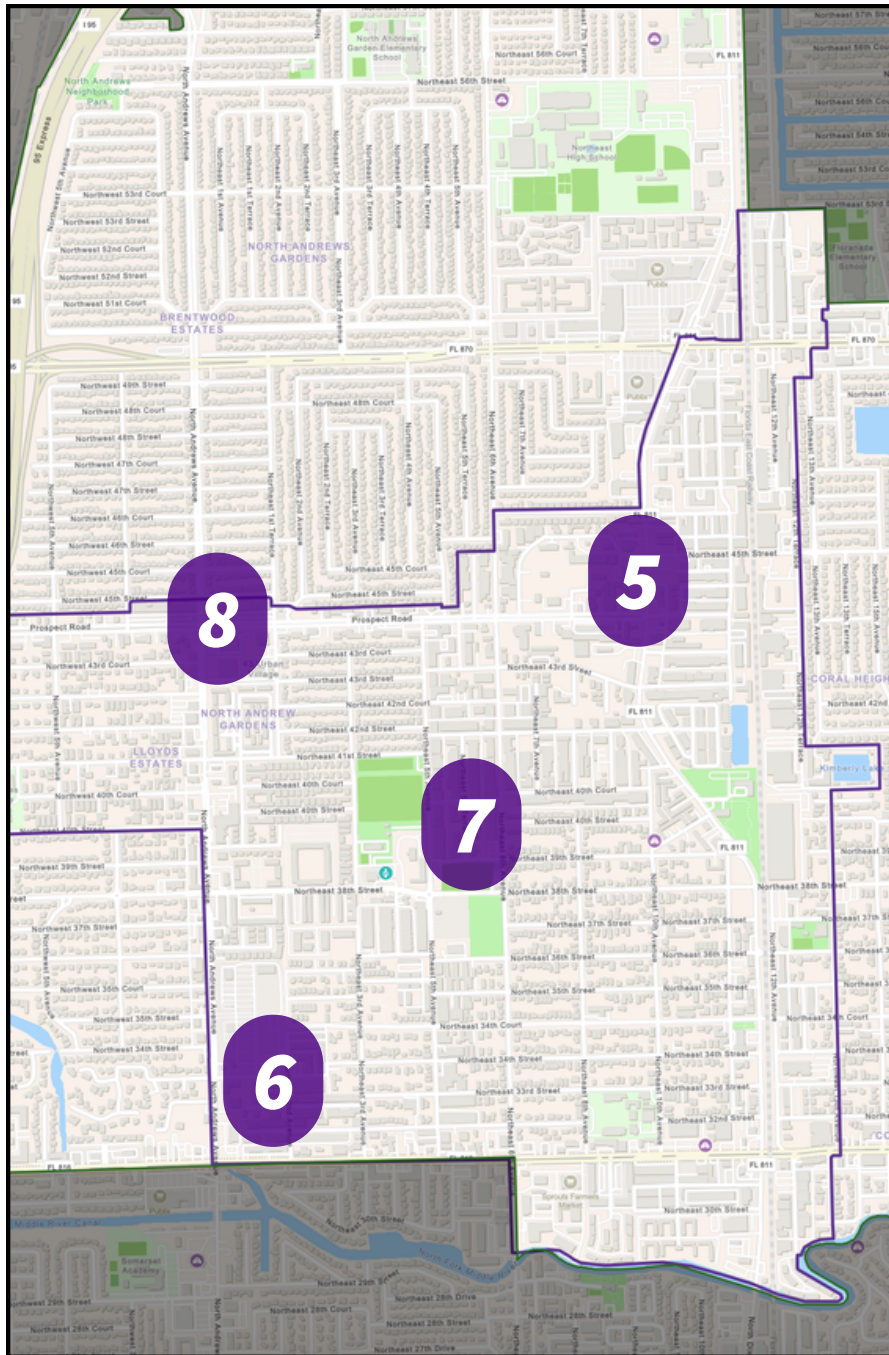
- 3601 NE 4 AVE.
- www.vamtechusa.com

4. COMPASS MEDICAL GROUP LLC

Compass Health Systems provides comprehensive behavioral health, mental health, neurological, and primary care services.

- 3750 NE 4 AVE.
- www.compasshealthsystems.com

NEW BUSINESSES



5. BLAKE CONTRACTING, LLC

Blake Contracting, LLC is a licensed general contractor specializing in healthcare construction, including the construction, installation, and de-installation of diagnostic imaging equipment and related healthcare facility infrastructure.

- 4301 NE 11 AVE.
- www.blakegc.com

6. CENTAMORE SPRINKLER AND BACKFLOW SERVICES

Centamore Sprinkler and Backflow Services is a family-owned irrigation contractor serving Broward County. The business specializes in residential and commercial sprinkler system repair, installation, and maintenance.

- 3291 NE 2 AVE.

7. TS AUTO CAR

TS Auto Car is a specialized auto repair shop that services A/C, oil change, brakes, revision, electronic injection, transmissions, and general maintenance.

- 3901 NE 5 TER., Unit: 3
- [Instagram: TS Auto Car LLC](https://www.instagram.com/tsautocarllc)

8. BOSSA NOVA INTERVENTIONAL PAIN & REGENERATIVE MEDICINE

Port St. Lucie Pain & Medical Institute is teaming up with Bossa Nova Laser & Cosmetic Medicine to provide pain management services for patients suffering from acute and chronic pain conditions, including back and neck pain, sciatica, herniated discs, nerve pain, diabetic neuropathy, post-surgical pain, and cancer-related pain.

- 4401 N ANDREWS AVE.
- <https://portstluciepaininstitute.com/pain-management-2/>

SPECIAL EVENTS

Penultimate Semiquincentennial All-American Picnic - July 3

The City celebrated the grand opening and ribbon-cutting of the new Oakland Park Library during the Penultimate Semiquincentennial All-American Picnic on July 3 at City Centennial Park. The community came together to celebrate the new library, Oakland Park's 97th birthday, and the countdown to America's 250th anniversary.

Located at 3900 NE 3rd Avenue, the new Oakland Park Library brings learning, technology, and community connection together in one of the City's most active public spaces. It provides residents with a welcoming place to read, study, gather, explore technology, access resources, and develop new skills.

The library features modern 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.



CITY BUSINESS RESOURCES

Business Incentive Program Outreach

The City of Oakland Park launched a proactive outreach effort to raise awareness and increase participation in all available incentive programs. Letters were mailed to commercial property owners in eligible areas to inform them of funding opportunities that can support improvements, encourage investment, and strengthen the visual appeal and vibrancy of the community. These efforts are part of the City's ongoing commitment to supporting local businesses and fostering long-term economic growth. Have questions or ready to apply? Reach out to us at OPCRA@oaklandparkfl.gov.



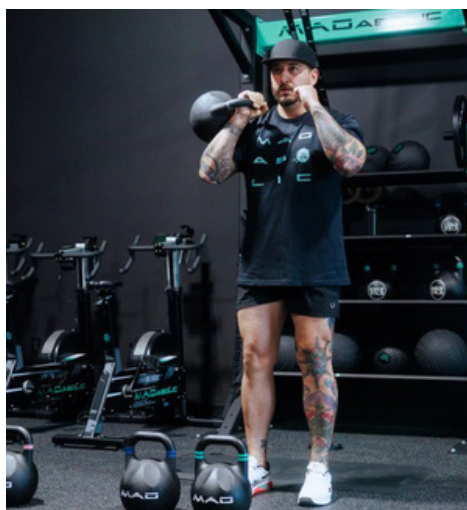
Drapes Contempo: Before and After

Oakland Park CRA Business Incentive Program

If your business is located within the Community Redevelopment Area (CRA), you may be eligible for a grant to support improvements that enhance your space and contribute to the overall vitality of the district. This includes a wide range of enhancements, both inside and out, that help make your business more welcoming, functional, and attractive. The program is designed to encourage investment, stimulate economic activity, and support long-term business success.

Depending on your type of business, you may qualify for up to \$35,000 in reimbursement-based funding.

www.oaklandparkfl.gov/787/Business-Resources



Sky Building Job Creation Incentive Pilot Program

Sky Building Job Creation Incentive Pilot Program

This pilot program is tailored for businesses located in the new Sky Building, right in the heart of Downtown Oakland Park. It provides financial support to help businesses grow during their first two years of operation by reimbursing a portion of payroll expenses on a quarterly basis. The goal is to encourage job creation, support new businesses, and activate the downtown area with vibrant storefronts and increased foot traffic.

www.oaklandparkfl.gov/787/Business-Resources

CITY BUSINESS RESOURCES



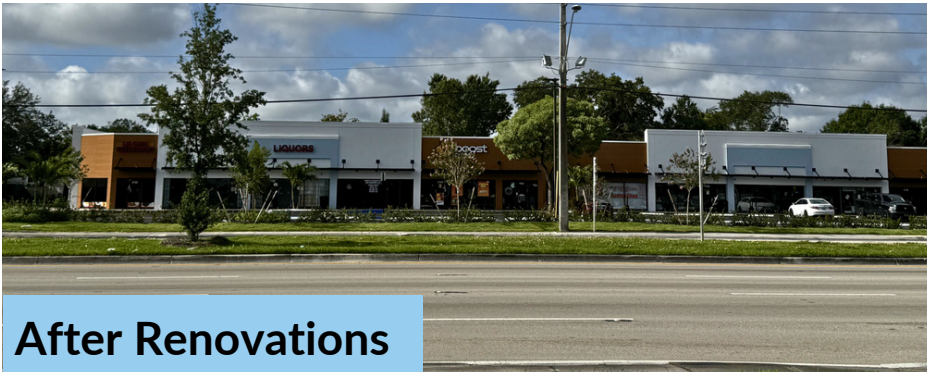
Oakland Park Plaza: Before and After

Qualified Census Tract (QCT) Business Incentive Program

The QCT Business Incentive Program provides dollar-for-dollar matching grants of up to \$20,000 to businesses within designated Qualified Census Tract (QCT) areas to encourage private investment and economic development. This program offers funding on a reimbursement basis for capital improvements, helping businesses expand, relocate, or enhance their physical space while improving the surrounding community.

www.oaklandparkfl.gov/787/Business-Resources

2152-2192 W. Oakland Park Boulevard



CITY BUSINESS RESOURCES

A Step-By-Step Guide to Opening a Business in Oakland Park.

www.oaklandparkfl.gov

Step-by-Step Business Assistance

Starting or expanding a business can be a complex process, but our CRA and Economic Development team is here to make it easier. In coordination with the Building Department and Planning and Zoning Department, we have a tri-fold brochure that outlines the essential steps to open a business in Oakland Park.

www.oaklandparkfl.gov/789/How-to-Open-a-Business-in-Oakland-Park



Building & Permitting FAQs

Visit our FAQ page to get quick access to essential information and resources to help streamline your project.

www.oaklandparkfl.gov/584/Building-Permitting-FAQs



Have Questions Regarding Your Business? We've Got Answers!

Our Economic Development Team is now offering personalized one-on-one sessions to help you start or grow your business in Oakland Park. These sessions provide guidance on everything from permits and licensing to funding opportunities and more. If you're thinking about launching or expanding your business, book a session with us today to get the support you need.

<https://bit.ly/3MD7GWw>

BUSINESS RESOURCES

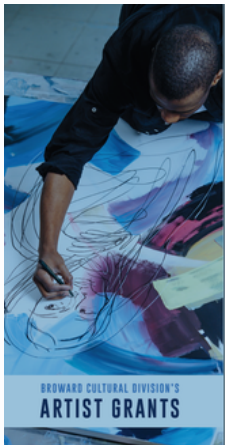
ACCESS TO CAPITAL



Amber Grants

Must be a woman-owned business or non-profit in the US or Canada. Three \$10,000 Amber Grants are awarded each month. Three of the 36 monthly winners get an additional \$25,000 Year-End Amber Grant.

Learn more: www.ambergrantsforwomen.com



ARE YOU AN ARTIST SEEKING FUNDS FOR YOUR WORK?

Broward Cultural Division provides funding for artists through the following grant programs:

Artist Support Grants:
Up to \$10,000 to support both new and existing projects and programs.

Regional Artist Grants:
Five grants of \$5,000 each for artists based in Palm Beach and Miami Dade counties for projects to be presented in Broward County.

Artist Innovation Grants:
Ten grants of \$15,000 each, awarded for new and innovative projects (funded in collaboration with the Community Foundation of Broward).

Who can apply?

- Visual Artists
- Performing Artists
- Literary Artists
- Media Artists
- Emerging and Established Artists

For questions, contact Anthony Jones at 954-357-7438 or ajones@broward.org



Broward Artist Grants – Apply Now

Are you a visual, performing, literary, or media artist in need of funding? The Broward Cultural Division is offering three grant types:

- Artist Support Grants (\$3,000)
- Regional Artist Grants (\$5,000)
- Innovation Grants (\$15,000)

These are ideal for both emerging and established artists working in Broward or the region.

Learn more: www.broward.org/Arts/Funding/Pages/artistsupport.aspx

Small Business Micro-Grant Pilot Program

The Broward County Board of County Commissioners has established a Small Business Micro-Grant Pilot Program to provide working capital for small businesses located within Broward County.

- Micro-Grants up to \$5,000 will be available to small businesses on a first-come, first-served basis.
- OESBD staff will be available to provide one-on-one, in-person, or virtual technical assistance.
- 2024 and 2025 grant recipients may apply for \$2,500

Virtual Information Session:

- March 20, 2026, 10-11:30AM

In-Person Information Sessions:

- Wednesday, April 1, 2026, 3-4:30PM, Willie Webb Sr. Park - Auditorium, 3901 NW 21st Street, Lauderdale Lakes, FL 33319
- Tuesday, April 7, 2026, 6-7:30PM, Pompano Beach Cultural Center, 50 W Atlantic Boulevard, Pompano Beach, FL 33060
- Friday, April 17, 2026, 10-11:30AM, African-American Research Library and Cultural Center, 2650 Sixteenth Blvd, Fort Lauderdale, FL 33311

New in 2026:



Broward County Micro-Grant Program Returns to Support Small Businesses

Broward County's Small Business Micro-Grant Pilot Program, is designed to support the “smallest of small businesses.” This program provides working capital reimbursements of up to \$5,000 to help offset eligible business expenses. At this time, applicants are being placed on a waiting list. Applicants on the waiting list will be contacted in the event that additional funding becomes available.

www.broward.org/EconDev/Pages/small-business-micro-grant.aspx

BUSINESS RESOURCES

ACCESS TO CAPITAL



Urban League of
Broward County

Grow Your Business with Support from the Urban League

The Urban League of Broward County is committed to building community wealth through ownership. Their Entrepreneurship Center uses the M3 Model (Money, Market, & Management) to provide small business owners with the tools needed for growth and development. Services include technical assistance, business management training, and lending solutions to support the success of entrepreneurs. www.ulbroward.org/EntrepreneurshipCenter



U.S. Small Business
Administration

Grow Your Business with the US Small Business Administration (SBA)

The US Small Business Administration (SBA) provides the essential tools to plan, launch, manage, and grow your business. From helpful resources to expert guidance, the SBA supports businesses at every stage of their journey. Take advantage of the wealth of knowledge and resources available to entrepreneurs across the country. www.sba.gov



U.S. Small Business
Administration

Veterans Business Outreach Center

The Veterans Business Outreach Center (VBOC) program is designed to provide entrepreneurial development services such as business training, counseling, and resource partner referrals to service members, veterans, National Guard and Reserve members, military spouses, and family members interested in starting or growing a small business. SBA has 31 organizations participating in this cooperative agreement and serving as VBOCs. Learn more: <https://www.sba.gov/local-assistance/resource-partners/veterans-business-outreach-center-vboc-program>

BUSINESS RESOURCES - UPCOMING MEETINGS, TRAINING, AND EVENTS



2026 Hurricane Preparedness

The hurricane season officially started on June 1st. Here are some of the resources available to you.

- <https://www.floridadisaster.org/business/>
- [Florida Hurricane Guide](#)
- [2026 Local Mitigation Strategy Working Group Quarterly Meetings](#)

NSU Incubate Program 2026

The Incubate Program is a five-week program that provides hands-on support through expert-led sessions focused on go-to-market strategy, financials, marketing, pitch development, and team building. Entrepreneurs will also have access to mentorship and a network of resources to support their growth.

Registration: [Submit your registration form here.](#)

JMI South FL Info Sessions for Spring 2027

Applications are open for the Jim Moran Institute for Global Entrepreneurship's Spring 2027 Small Business Executive Program (SBEP) and Nonprofit Executive Program (NPEP) in South Florida. [Apply today!](#)

BUSINESS RESOURCES - UPCOMING MEETINGS, TRAINING, AND EVENTS



CareerSource Broward Quick Response Training Program

The [Quick Response Training \(QRT\) program](#) provides state-funded grants to help new and expanding Broward County businesses train their new, full-time employees in high-skill, in-demand areas.



Broward Is Buying

Click [here](#) and Discover Procurement Opportunities with Broward County for goods, commodities, contract services, architect and engineering, construction, and more.



Small Business Training

The City of Oakland Park and the Broward County Office of Economic and Small Business Development (OESBD) are hosting free Kauffman FastTrac® sessions to equip aspiring and established business owners with the skills, resources, and networks needed to succeed.

Upcoming Sessions:

The Intentional Entrepreneur™ explores the entrepreneurial attitude and practical aspects of business ownership. Attendees will explore if entrepreneurship is for them and learn how to establish a one-year vision. This program is for aspiring and early-stage entrepreneurs.

- Date: Thursday, October 8
- Time: 5PM - 8PM
- Location: Jaco Pastorius Community Center

For more information and registration details, please email: opcra@oaklandparkfl.gov.

BUSINESS RESOURCES - TECHNICAL ASSISTANCE



Broward SCORE

Broward SCORE provides free mentoring, workshops, and valuable resources for entrepreneurs and small business owners. Tap into their expertise to grow your business and thrive in today's market.

www.score.org/broward



Florida SBDC

The Florida Small Business Development Center (SBDC) offers no-cost consulting, expert guidance, and affordable resources to support small businesses at every stage. With convenient locations at FAU and FIU, help is just a consultation away.

www.floridasbdc.org/request-for-consulting

**small business
success studio**

Small Business Success Studio

Running a business comes with its challenges, but the Small Business Success Studio is here to help. This free program from Amazon provides small business owners with practical solutions, expert insights, and tools to grow and manage their businesses effectively. Learn more:

business.amazon.com/en/small-business/success-studio/welcome



Greater Fort Lauderdale Alliance

Supports entrepreneurs with business expansion assistance, market research, incentive programs, and other resources to help businesses grow in Broward County. Learn more:

www.gflalliance.org/information-center/resources-for-entrepreneurs/

BUSINESS RESOURCES

MARKETING & PROMOTION



Partner with Visit Lauderdale – The Official Tourism Marketing Agency for Broward County

Visit Lauderdale, the official tourism marketing agency for Broward County, offers a variety of programs to help local businesses in the hospitality, retail, and events industries grow and succeed. Through participation in global trade and Meetings, Incentives, Conferences, and Exhibitions (MICE) tradeshows, marketing initiatives, and other strategic opportunities, businesses can gain industry knowledge, expand their reach, and boost revenue.

For more information on partnership opportunities, visit www.visitlauderdale.com/partners/#PartnerOpportunities or contact:

Brittney Lumb

Partner Engagement Specialist

blumb@broward.org | 954.853.0605

Highlight Your Property with Film Lauderdale

If you own or manage a property that could be used as a filming location, Film Lauderdale offers a free listing service through their film office. By submitting images of your property, it can be added to their library and made available to location professionals worldwide. This is a great opportunity to showcase your property for use in television, film, and other productions at no cost.

https://lauderdale.reel-scout.com/loc_add.aspx



BUSINESS DEVELOPMENT PARTNERS

Broward County Office of Economic and Small Business Development

115 S. Andrews Avenue, Room A680, Fort Lauderdale, FL 33301
954.357.6400
www.broward.org/EconDev

Florida Women's Business Center

330 N. Federal Highway, Hollywood, FL 33027
954.923.4000
www.flwbc.org

Greater Fort Lauderdale Alliance

110 E. Broward Boulevard, Suite 1990, Fort Lauderdale, FL 33301
954.524.3113
www.gflalliance.org

Greater Fort Lauderdale Chamber of Commerce

512 NE 3rd Avenue, Fort Lauderdale, FL 33301
954.462.6000
www.ftlchamber.com

BUSINESS DEVELOPMENT PARTNERS

Prospera South Florida – Advancing Hispanic Business

2315 NW 107th Avenue, Office #1M17, Miami, FL 33172

786.329.5830

www.prosperausa.org/south-florida

Oakland Park Business Association

Desiree Avila, President

954.993.4246

<https://opbusinessassociation.com/contact-us/>

Florida Restaurant & Lodging Association, Broward Chapter

Rozeta Mahboubi, FRLA Broward Chapter Director

954.270.5814

rmahboubi@frla.org

Broward College Entrepreneurship Experience (BCEx)

111 E. Las Olas Boulevard, Fort Lauderdale, FL 33301

954.201.7402

www.broward.edu

BUSINESS RESOURCES

Get LOAKL

Be in the know about all things Oakland Park!

Sign Up for the City of Oakland Park Business Newsletter!

Stay informed and connected with the City of Oakland Park Business Newsletter. Scan the QR code below to sign up and receive the latest news on new businesses, business resources, and learning opportunities. You'll also get updates on local development projects, delivered straight to your inbox.



CONNECT WITH US

Live Loakl Facebook Group

Join our community of local businesses and residents to stay informed about the latest deals, events, and updates.

www.facebook.com/groups/livelOakl

Oakland Park CRA Facebook Page

Follow the official CRA page for updates on programs, events, and resources for the Oakland Park business community.

www.facebook.com/OaklandParkCRA

Find It In Oakland Park Instagram Account

Follow [@FindItInOaklandPark](https://www.instagram.com/FindItInOaklandPark) and discover local businesses, and share your favorite spots in Oakland Park. Use hashtags #FindItInOP and #LiveLoakL to stay connected. www.instagram.com/finditinoaklandpark

Contact Us

- Phone: 954.630.4390
 - Email: opcra@oaklandparkfl.gov
 - Website: www.oaklandparkfl.gov/econdev
- Website: www.opcra.com



OPCRA OAKLAND PARK
COMMUNITY
REDEVELOPMENT
AGENCY



OPCRA OAKLAND PARK
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REDEVELOPMENT
AGENCY

**CITY OF OAKLAND PARK, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY AGENDA ITEM
REPORT**

AGENDA ITEM NO. 2

MEETING DATE: 8/5/2026

PREPARED BY: City Clerk's Office **DEPARTMENT HEAD** **CITY CLERK**
APPROVAL:

SUBJECT: Approval of CRA Minutes - March 25, 2026; May 20, 2026; June 17, 2026

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

3. FINANCIAL IMPACT

4. RECOMMENDATION

ATTACHMENTS:

CRA Minutes - June 17, 2026
CRA Minutes - March 25, 2026
CRA Minutes - May 20, 2026



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

DRAFT MINUTES
COMMUNITY REDEVELOPMENT AGENCY MEETING
JUNE 17, 2026

The regular meeting of the Community Redevelopment Agency of the City of Oakland Park, Florida was called to order at 7:51 p.m. by Mayor Arnst.

ROLL CALL

Present:

Chair Steven R. Arnst
Vice Chair Aisha Gordon
Board Member Letitia Newbold
Board Member Fitz Budhoo
Board Member Tim Lonergan

Also Present:

Executive Director David Hebert
CRA Attorney DJ Doody
CRA Clerk Renee M. Shrout

PRESENTATIONS

<u>* CRA Update - June 2026</u>
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Neysa Herrera, Director of Economic Development and the Community Redevelopment Agency, commenced her presentation by recognizing the following new businesses: OEM Plus Styling, 4471 NE 11 Ave, www.oemplustyling.com; Say it in Stiches, 4750 NE 10 Ave, www.sayitinstiches.com; Scramblers Gold Club, 251 W. Prospect Rd, www.scramblersgolf.com; South Florida Mobile Locksmith LLC, 698 NE 40 Ct, www.954keys.com; TBoss Real Fresh Luxury Men's Fashion LLC, 321 NE 44 St, www.tbossrealfreshs.com.

Ms. Herrera reported a notable increase in business grand openings for June, sharing the following: Casa Monarca Mexican Restaurant & Tequila Bar, June 6th, 91 E. Prospect Rd., www.casamonarcafl.com; Caribbean Pantry's Market Place, Ribbon Cutting, May 21st, and Open House Grand Opening, May 30 & 31, 2208 NW 29th Street, www.caribbeanpantrys.com; Tee Box Golf, June 12th at 5 PM, 995 E. Commercial Blvd., Oakland Park, FL 33309, www.tbx.gold/fort-lauderdale.com; Scramblers Golf Club, Grand Opening May 30-31, Ribbon Cutting June 20 at 1 PM, Prospect Plaza Rd, www.scramblersgolf.com. She further highlighted Neurointuition, Grand Opening July 10th at 10 AM, 3471 N. Federal Hwy, Ste. 404, www.neurointuition.org.

Ms. Herrera presented the Downtown Oakland Park "On the Move" update, covering two key initiatives. The FDOT Lighting Improvements project, that includes the replacement of outdated

lights with LED lighting and the installation of new light poles, with an estimated completion date of November 2026. She further highlighted the MPO Grant Opportunity for the Main Street/NE 12th Avenue Project, sharing that the potential project scope encompasses vehicular, bicycle, and pedestrian mobility along the corridor. She communicated that a virtual meeting is scheduled for Monday, June 22, 2026 at 6 PM via Zoom.

Ms. Herrera noted that special events continue to support the goals of community engagement, visibility for local businesses, and the activation of public spaces in a meaningful way. She spotlighted Oakland Park Pride, which took place on June 5th at Jaco Pastorius Park. As well as the upcoming event, Penultimate Semiquincentennial All-American Picnic where the City will be celebrating America's 250th Birthday along with the Cities 97th Birthday, and the new Oakland Park Library's ribbon cutting ceremony.

Oakland Park Business Partners meeting held June 9th at the Red Sea Eritrean & Ethiopian Cuisine went well. Adam Stein, Leadership Coach and Co-Owner of Century 21 Stein Posner attended as a guest speaker. The next Downtown Business Partners meeting will take place virtually on July 7th, from 3 to 4 pm.

CRA staff attended the Broward & Beyond Business Conference on June 12 to share information about the benefits and incentives of opening a business in Oakland Park. Ms. Herrera also highlighted the small business training facilitated by Maribel Feliciano, Director of Broward County Office of Economic & Small Business Development: Kauffman FastTrac, Half-day Workshop - Listening to Your Business, Thursday, July 23rd 11 AM to 2 PM. As well as Kauffman FastTrac Half-Day workshop – The Intentional Entrepreneur, Thursday, October 8th from 5PM to 8PM. Ms. Herrea showcased additional early career opportunities at the Marine Job Fair, June 24th and the Yacht Service Technician Apprenticeship Program that is in partnership with the Florida Department of Education and Career Source Broward.

The commission members thanked Ms. Herrea for the presentation and her efforts.

Board member Newbold complimented Ms. Herrera on her work with the CRA, and thanked her for her efforts.

Board member Lonergan thanked Ms. Herrera on all the information she provides for new businesses. He welcomes new businesses to Oakland Park and encourages others to support these businesses.

Board member Budhoo commented about his experience at the Broward and Beyond Business Conference, that the City of Oakland Park's presence was well received. He inquired about the amount of new jobs created with these new businesses. Ms. Herrera stated about 30 jobs have been created. He requested an Oakland Park CRA Business pamphlet in order to promote Oakland Park. He thanked Ms. Herrera and Lorena for all their hard work.

Vice Chair Gordon stated that Ms. Herrera and her team have raised the bar on the CRA's departments efforts with local businesses. Vice Chair Gordon inquired about the age for the yacht service technician. Ms. Herrera confirmed that these opportunities are for those who are 18 or older.

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.

3. REPORTS FROM BOARD MEMBERS

None.

4. REPORTS FROM EXECUTIVE DIRECTOR

None.

ADJOURN

ADJOURN: The meeting was adjourned at: 8:06 P.M.

CITY OF OAKLAND PARK, FLORIDA

STEVEN R. ARNST, CHAIR

ATTEST:

RENEE M. SHROUT, CMC, CRA CLERK



City Hall Commission Chambers
1100 Park Lane East
Oakland Park, Florida 33334

DRAFT MINUTES
COMMUNITY REDEVELOPMENT AGENCY MEETING
MARCH 25, 2026

The regular meeting of the Community Redevelopment Agency of the City of Oakland Park, Florida was called to order at 6:58 pm by Chair Arnst.

ROLL CALL

Present:

Chair Steven R. Arnst
Vice Chair Aisha Gordon
Board Member Letitia Newbold
Board Member Fitz Budhoo
Board Member Tim Lonergan

Also Present:

Executive Director David Hebert
CRA Attorney D J Doody
CRA Clerk Renee M. Shrout

PRESENTATIONS

*** CRA Update - March 2026**

Neysa Herrera, Director of Economic Development and the Community Redevelopment Agency began her presentation by welcoming the following new businesses: Lashway Tuning, 4069 NE 8th Ave, www.lashwaytuning.com; FMA Construction Inc., 94 NW 42 St, www.fmaconstructioninc.com; Square One Franchise Architecture Inc., 498 W. Prospect Rd., www.franchisarchitecture.net, Pestige Auto Repairs and Tires, 250 NE 44 St, www.prestige.tires, Apex Tuning LLC, 4010 NE 5 Terr; CWJ Universal Enterprises Inc. 3910 NE 5 Ave.

Ms. Herrera continued her presentation with announcing the following business ribbon cutting-new ownership grand opening: Fat Freddy's Sub Shop on April 9, @ 5:30 pm at the Prospect Plaza, 221 Prospect Rd, #3925, Oakland Park, FL 33309. She continued the presentation with important milestones celebrated by the City of Oakland Park – Building out 2nd Century. Groundbreaking for Greenleaf Park located at 1300 Park Lane East/NE 38 St.

Ms. Herrera shared the following upcoming special events: Dancing in the Street will be held on March 27 on Main Street from Oakland Park Blvd to NE 37 St, 6-10 pm. Taste of Oakland Park on April 17 in Jaco Pastorius Park, 4000 N. Dixie Hwy, Oakland Park, 6-9 pm. The next Downtown Business Partners meeting will be held virtually Tuesday, April 14, 2026, from 8:00 a.m. – 9:30 a.m. CareerSource Broward has been invited as the guest speaker to provide an overview about the Summer Youth Employment Program to Oakland Park Employers.

She expanded on that specific program for youth ages 16-18, stating it offers an 8 week summer work experience paying 100% of the youth's wages and insurance by CareerSource Broward. Broward County has also reopened up applications for the Small Business Micro-Grant. The funding amount has increased from \$2,500 to \$5,000 to provide working capital for businesses. She recommended signing up to social media platforms for additional updated information.

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

Board Member Lonergan moved to approve the CONSENT AGENDA Vice Chair Gordon seconded the motion, which prevailed by the following vote:

YES: Vice Chair Gordon, Board Member Newbold, Board Member Budhoo, Board Member Lonergan, Chair Arnst.

2. Approval of CRA Minutes – February 4, 2026

Approved in Consent.

3. REPORTS FROM BOARD MEMBERS

Board member Lonergan thanked Ms. Herrera for her presentation and congratulated the new businesses. He is looking forward to the Dancing in the Street and the Taste of Oakland Park events.

Commissioner Budhoo inquired how many jobs were created with the six new businesses. Ms. Neysa will be providing that through the Executive Director. Budhoo aims for the number of jobs to be over 500 for the past 6 months. He also purchased tickets for the Taste of Oakland Park early this year. He is looking forward to the OZ Zone opportunity and expects the CRA to touch on the subject when the time arises.

Commissioner Newbold thanked Ms. Herrera for her presentation and is also looking forward to the Taste of Oakland Park event.

Vice Chair Gordon thanked Ms. Herrera for the presentation and congratulated the businesses and is excited about CareerSource Broward. She recommended that the youth take advantage of this professional opportunity. Mrs. Gordon mentioned she will be attending the Fat Freddy's Sub Shop Ribbon Cutting.

Chair Arnst encouraged Ms. Herrera to please share their CRA experience with the 'PURRR Cat Adoption + Sanctuary | Spay + Neuter Clinic' Groundbreaking. She noted that they will be expanding their surgical rooms and adding a Cat Café. They received a 2.5 million dollar grant to rehabilitate the building.

4. **REPORTS FROM EXECUTIVE DIRECTOR**

No report.

ADJOURN

The CRA meeting was adjourned at: 7:08 P.M.

CITY OF OAKLAND PARK, FLORIDA

STEVEN R. ARNST, CHAIR

ATTEST:

RENEE M. SHROUT, CMC, CRA CLERK



City Hall Commission Chambers
1100 Park Lane East
Oakland Park, Florida 33334

**DRAFT MINUTES
COMMUNITY REDEVELOPMENT AGENCY MEETING
MAY 20, 2026**

The regular meeting of the Community Redevelopment Agency of the City of Oakland Park, Florida was called to order at 8:10 p.m. by Chair Arnst.

ROLL CALL

Present:

Chair Arnst

Vice Chair Gordon

Board Member Newbold

Board Member Budhoo

Board Member Lonergan

Also Present:

Executive Director David Hebert

CRA Attorney DJ Doody

CRA Clerk Renee Shrout

PRESENTATIONS

*** CRA Update - May 2026**

Neysa Herrera, Director of Economic Development and the Community Redevelopment Agency, provided the update.

Ms. Herrea began her presentation by announcing that the 2025 OPCRA Annual Report is now available on the City of Oakland Park's website. The report highlights continued growth in the Community Redevelopment Agency. Since 2016, the total market value of all properties in the CRA has increased by an average of \$164 million per year, resulting in an overall increase of 159%.

Ms. Herrera unveiled the featured announcements, 7News Deco Drive presented a segment of restaurants that are opening up across Oakland Park's culinary art district. They highlighted Red Sea Eritrean & Ethiopian Cuisine, BMC Smash Burgers, and Satellite Pinball & Moon Pie Pizza. Oakland Park was also showcased during the 2026 IPW International Trade Show.

New businesses opening up in Oakland Park are: Wraptors USA LLC, 539 NE 34 CT, www.wraptors.co; Linktek Group LLC, 3630 NE 4 Ave, www.lintekgroup.com; Liquid Lawn, 4020 NE 5 Ter. Unit 5, www.liquidlawn.com; New Oak Carpentry LLC, 4020 NE 5 Ter. Unit S, www.newoakart.art; Thacker's Film Lab LLC, 3496 NE 12 Ter, www.thackersfilmlab.com;

Practac, 4050 NW 9 Ave, www.practacfl.com; Gracelien Drivesmart Academy, 87 NE 44 St, www.graceliendrivesmartacademy.com.

Ms. Herrera continued her presentation with announcing the following business grand openings: Fat Freddy's Sub Shop, Ribbon Cutting – New Ownership, on April 9th @ Prospect Plaza, 221 Prospect Plaza #3925, Oakland Park, FL 33309, www.fatfreddyssubs.com; Play & Learn Therapy – Ribbon Cutting, on April 24th @ 3296 NW 9 Ave, Oakland Park, FL 33309, www.playandlearntherapy.com; Caribbean Pantry LLC, Ribbon Cutting, on May 21st @ 5PM, and their Open House Grand Opening, on May 30 & 31's from 10 am to 4 pm, 2208 NW 29th Street, Oakland Park, FL 33311, www.caribbeanpantrys.com, Casa Monarca Mexican Restaurant & Tequila Bar, June 6th @ 11 am, 91 E. Prospect Rd., Oakland Park, FL 33334, www.casamonarcafl.com; Tee Box Golf, June 12th @ 5 pm, 995 E. Commercial Blvd., Oakland Park, FL 33309, www.tbx.gold/fort-lauderdale.com.

Downtown Oakland Park construction updates include: the new Greenleaf Park, 1300 Park Lane East/NE 38 Street is set to be completed this summer. The mix-use portion of the Horizon of Oakland Park Project is also set to take place in August 2026. Ms. Herrea stated, as we start construction of these transformative projects begin, parking will be impacted. The CRA is developing a public parking map that will be shared through the city's communication platforms.

Ms. Herrera reported that 2,000 people attended the Dancing in the Street special event along Main street on March 27th. She highlighted that the Taste of Oakland Park held on April 17 at Jaco Pastorius Park, 6-10 pm was a great success, with over 32 vendors, and 1,000 attendees. The recent Oakland Park Art Walk, that occurred on May 16 on Main Street, 6-9 pm was also successful. She thanked the Parks & Leisure services, and special event team. The Oakland Park Pride event will be held on June 5th at Jaco Pastorius Park from 6-10 pm.

Ms. Herrera shared that the next Oakland Park Business Partners meeting will be held June 9th, 2026, at the Red Sea Restaurant, 3500 NE 12th Ave at 8-9:30 am with Adam Stien, Leadership Coach and Co-Owner of Century 21 Stein Posner, as the guest speaker.

The CRA continues to partner with agencies to provide local businesses education. Kauffman Fast Trac Half-Day Workshop will be held on Thursday July 23rd, from 11 am to 2 pm at the Jaco Pastorius Park Community Center and Kauffman Fast Trac Half-Day Workshop on Thursday October 8th, from 5 pm to 8 pm at the Jaco Pastorius Park Community Center. The CRA will also be participating in the Broward & Beyond Business Conference 2026 which took place at the Greater Fort Lauderdale/Broward County Convention Center on June 12th.

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.

2. REPORTS FROM BOARD MEMBERS

Board member Lonergan gave a warm welcome and thanked the new businesses for joining Oakland Park.

Board member Budhoo thanked Ms. Herrea for all her efforts. He requested an entrepreneurial magazine to promote local businesses. He also inquired how many jobs were created. Ms. Herrera replied that with the new businesses it would be about 40 jobs that were created.

Board member Newbold thanked Ms. Herrera for her incentives for rideshare for individuals who would like to attend the events but do not have a car. She also thanked her for the presentation and congratulated the new businesses.

Vice Chair Gordon thanked Ms. Herrea for the presentation. She enjoys the encouragement from Ms. Herra and her staff on what she is doing to support the local businesses. She is always surprised by all of the resources that found to benefit local businesses.

Chair Arnst thanked Ms. Herrea for her presentation.

3. REPORTS FROM EXECUTIVE DIRECTOR

No report.

ADJOURN

The meeting was adjourned at: 8:30 P.M.

CITY OF OAKLAND PARK, FLORIDA

STEVEN R. ARNST, MAYOR

ATTEST:

RENEE M. SHROUT, CMC, CITY CLERK