



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

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**COMMUNITY REDEVELOPMENT AGENCY AGENDA  
MARCH 23, 2016 6:30 P.M.**

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**ROLL CALL**

**PRESENTATIONS**

**March CRA Update**

**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 City Commission, that item may be removed from the Consent Agenda and considered separately.

**2. Approval of Minutes - November 4, 2015 and February 17, 2016**

**Exhibits:** November 4, 2015 minutes  
February 17, 2016 minutes

**Recommendation:** Motion to Approve

**REPORTS**

**3. FROM THE BOARD MEMBERS**

**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.

I, the undersigned authority, certify the above Notice of Meeting 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  
City Clerk

# CITY OF OAKLAND PARK, FLORIDA CITY COMMISSION AGENDA ITEM REPORT

## AGENDA ITEM NO.

MEETING DATE: 3/23/2016

**PREPARED BY:** Kathleen S. Margoles  
Community and Economic  
Development Director

**DEPARTMENT HEAD APPROVAL:**

CRA

**CITY MANAGER APPROVAL:**

FINANCIAL SERVICES

**SUBJECT:** March CRA Update

**1. BACKGROUND/HISTORY**

**2. CURRENT ACTIVITY**

**3. ATTACHMENTS**

[Update memo](#)

**4. FINANCIAL IMPACT**

**5. RECOMMENDATION**



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## MEMORANDUM

DATE: March 14, 2016

TO: David Hebert, City Manager

FROM: Kathleen S. Margoles, Community and Economic Development Director

RE: CRA Update

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We have great news. On Saturday, May 7th from 7:30- 11PM the City will host the Navy's Rock and Roll Band on Main Street, as part of the annual Broward Navy Days. The event would be in addition to our regularly scheduled May Music on Main set for May 27th. We think this is an opportunity to broaden the Music on Main Street event to a new audience. The costs are estimated to be approximately \$2,600. This amount is available in the CRA budget.

Broward Navy Days, Inc. (BND) is a nonprofit organization with the mission to support the morale, welfare and recreation of our nation's maritime services. BND organizes welcoming events and shore leave activities for visiting Navy and Coast Guard ships throughout the year and supports the activities of the U.S. Navy Southern Command and Coast Guard Station Fort Lauderdale. Broward Navy Days also participates in the commissioning ceremonies of new Navy ships and Coast Guard cutters in South Florida and the change of command ceremonies for the local Navy and Coast Guard commands. One of the annual events coordinated by BND is Fleet Week, a weeklong series of events that take place when the Navy Fleet is docked in Fort Lauderdale.

In addition, we have been asked by Allied Kitchen and Bath for assistance with the event they are sponsoring in partnership with BND on May 7, 2016, from 6-8pm. The event will be held in front of and within their new showroom on Main Street. This event is the traditional "Galley Wars" that takes place annually with approximately 200 in attendance. A chef from each of the ships (5 this year) competes for the top chef award. This is a ticketed event for \$50 per ticket but the Navy participants (approximately 100 arriving by bus) will attend for free. There will also be entertainment.

Allied Kitchen and Bath has requested the City's assistance in securing the Special Event Permit, with providing security to close 34th Court and 35th Street and providing a tent. The tent rental could cost \$1,000-2,500. Since AKB anticipates closing Main Street from 35th to 34th Court, a minimum of two (2), (two deputy) details are recommended from 5 – 9 pm. BSO details are \$43.00 per person per hour, for an approximate cost of \$700.00. The total cost to the City for the requested participation is estimated at \$1,700-\$3,200.

The proposed Navy Days Galley Wars Event will bring many new visitors to the downtown, while supporting our service men and women. The Galley Wars event and the City's Navy Band on Main Street will be promoted via social media and print, and featured in press regarding Fleet Week.

The Culinary Arts District is growing every day with the opening of new businesses and the expansion of current businesses. The Five Year Strategic Plan adopted by the CRA Board in 2011 identified several strategies to address attracting businesses and customers to the downtown. The strategies include promoting the downtown district through advertising, monthly special events and the development of an event and promotions assistance incentive program to partner with destination businesses to create exciting, awareness building events and/or other promotions.

To date, the CRA has implemented two signature monthly events; Music on Main Street and the Culinary Arts Showcase. These events have drawn visitors to the downtown and have played a role in attracting new businesses. The CRA now has a number of well-known destinations downtown that have been or will utilize events to promote their business and the Oakland Park Culinary Arts District brand. It is beneficial to the CRA to be involved and support these events. Many of the most successful CRA's have built their brand by supporting events by businesses and nonprofit organizations.

On March 3rd, the Big Dog Station was featured for the Oakland Park Culinary Arts Showcase. Big Dog served four menu favorites including Jambalaya, Cajun Sweet Potato Waffles, Pork Quesadillas and Salted Caramel Pretzel Cheesecake. They paired each item with a New Belgium Brewing Company beer. The Big Dog event continued the trend of over 80 attendees.

The future dates and chef presenters are:

- April 7       Katie Choy, cookbook author of Family Secrets, Experience the Favors of Peru
- May 5        Hot & Soul, a restaurant located on Federal Highway

The March Music on Main was held on March 11th, and featured the Andrew Morris Band playing a combination of country and rock.

The future Music on Main lineup includes:

April 8- Tom Jackson Band- Country with a rockability twist

May 27- Iko-Iko- Gulf Coast Americana, Roots, Rock, Jam Band Mardi Gras and Blues

We have been successful in negotiating a lease with FEC for the expanded area for the Downtown Connector Project. The lease execution is on the March 23th City Commission Agenda. The construction Invitation to Bid was issued on March 14, 2016.

The Archway design is finished. Construction information signs have been installed. Permits were issued and fabrication has begun.

A meet and greet was held with our downtown businesses on February 25<sup>th</sup> at Decorative Arts and Fine Arts (DAFA) located at 3263 North Dixie Highway. The City provided an update on current and future projects.

The Broward 100 mural was unveiled at an event on February 29<sup>th</sup>. The Broward County Cultural Council Chair was attended, as well as the owner of the Plaza, Robert Roselli and his family. Representatives of the Arts and Culture Board, Beautification Board and the School Advisory Board also were present. The artist, Elio Mercado spoke about the inspiration for the project. The Afterschool Children also participated in the painting of the mural and attended the unveiling.

Koncept Events held their ribbon cutting on March 10<sup>th</sup>. The interior of the building is as striking as the exterior. The staff was extremely gracious and welcoming. They told us they have a daily stretch break in the Art Park. They are seeking a tenant to lease some 700 square feet of retail space within the building.

Allied Kitchen and Bath continues with their façade improvements and showroom build out. The grand opening is scheduled for April 21st.

CRA and City staff have met with the parties who have signed a lease at 3400 NE 12th Ave, the property Koncept Events previously occupied. They will be opening a Cigar Bar. Their plans were on the February 11<sup>th</sup> Development Review Committee (DRC) meeting for review.

The Prospect Plaza parking lot renovations continue on schedule. The contractor is installing the brick pavers along store fronts, finishing the drainage, starting irrigation installation and has submitted permits for sign installation. CRA staff is working with the merchants on an event in May to celebrate the progress.

**CITY OF OAKLAND PARK, FLORIDA  
CITY COMMISSION AGENDA ITEM REPORT**

**AGENDA ITEM NO.**

MEETING DATE: 3/23/2016

**PREPARED BY:** City Clerk's office

**DEPARTMENT HEAD APPROVAL:  
CITY MANAGER APPROVAL:**

**SUBJECT:** Approval of Minutes - November 4, 2015 and February 17, 2016

**1. BACKGROUND/HISTORY**

**2. CURRENT ACTIVITY**

**3. ATTACHMENTS**

[November 4, 2015 minutes](#)  
[February 17, 2016 minutes](#)

**4. FINANCIAL IMPACT**

**5. RECOMMENDATION**



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

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MINUTES  
 COMMUNITY REDEVELOPMENT AGENCY  
 November 4, 2015

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The meeting of the Community Redevelopment Agency of the City of Oakland Park, Florida was called to order at 6:40 p.m. by Chair Shank.

**Roll Call**

Present:

Chair Jed Shank

Vice Chair Tim Lonergan

Board Member John Adornato

Board Member Sara Guevrekian

Also Present:

Executive Director David Hebert

CRA Attorney DJ Doody

CRA Clerk Renee Shrout

**Presentations - CRA Projects Update**

Kathleen Margoles, CRA Director, provided a status update on the connector project and the Oakland Park Blvd./Main Street archway.

**1. Public Comments**

- Mitchell Stollberg-Appleyard - 60 NW 47 Street - He stated his appreciation for the improvements presented. He mentioned emails received from Wilton Manors residents who were upset about a street light that was out. He remarked the projects in the downtown area were completed much sooner than projects elsewhere in the city. He was disappointed that the Prospect Gardens parking lot improvement still had not started.
- Jack Doren - 4431 NE 17 Avenue – He commended the commission for taking up the food truck issues and remarked that the food trucks in front of Funky Buddha were inappropriate. He liked the idea of the archway and was supportive of Chair Shank's ideas on Dixie Highway.

## Resolutions and Miscellaneous

### 2. Approval of CRA Incentives

Ms. Margoles provided a presentation on CRA Incentives.

Board Member Adornato moved to approve the revised CRA incentive programs. Vice Chair Lonergan seconded the motion, which prevailed by the following vote:

**YES:** Vice Chair Lonergan, Board Member Guevrekian, Board Member Adornato

**NO:** Chair Shank

### 3. Incentive Approval for Elite Staging, Inc.

Ms. Margoles provided a staff update.

Chair Shank stated it was problematic to award public money for a project that had already been completed.

Board Member Adornato moved to adopt the resolution and grant at \$10,000. Board Member Guevrekian seconded the motion, which prevailed by the following vote:

**YES:** Vice Chair Lonergan, Board Member Guevrekian, Board Member Adornato

**NO:** Chair Shank

The resolution, as adopted, carried the following title:

#### **CRA-R-2015-004**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE OAKLAND PARK COMMUNITY REDEVELOPMENT AGENCY, APPROVING A GRANT NOT TO EXCEED \$10,000.00 TO DDB INVESTMENTS, INC.; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

### 4. Temporary Mobile Retail Uses

Ms. Margoles introduced Shane Lasko of Renaissance Planners, who provided a presentation.

Mr. Lasko suggested food trucks could be regulated by requiring them to have special event permits, but noted this was cost prohibitive, at \$250 - \$400 per event and required 45 days advanced notice. Alternatively, the board could approve separate requirements specifically for food trucks.

After discussion, the Board agreed that the trucks have oversight regarding sanitation and food handling; proof of insurance and a business tax receipt.

Board Member Adornato inquired if a business could be permitted to have a food truck parked on its own property.

City Manager Hebert stated staff would consider all of the board's suggestions and bring back an ordinance for first reading.

**ADJOURN:** The meeting adjourned at 7:50 p.m.

COMMUNITY REDEVELOPMENT AGENCY

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JED SHANK, CRA CHAIR

ATTEST:

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RENEE M. SHROUT, CMC, CRA CLERK



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DRAFT MINUTES  
COMMUNITY REDEVELOPMENT AGENCY  
February 17, 2016

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The meeting of the Community Redevelopment Agency of the City of Oakland Park, Florida was called to order at 8:55 p.m. by Chair Lonergan.

**Roll Call**

Present:

Chair Tim Lonergan

Vice Chair John Adornato

Board Member Jed Shank

Board Member Sara Guevrekian

Board Member Michael Carn

Also Present:

Executive Director David Hebert

CRA Attorney DJ Doody

CRA Clerk Renee Shrout

**1. Public Comments**

Bob Candill, All Saints Catholic Mission, stated the public should have the opportunity to be heard.

**Presentations – CRA Projects Update**

Kathleen Margoles, CRA Director, provided the following updates: New banners have been installed on Main Street; the draft BRP agreement has been received from the County for the downtown connector to Jaco Pastorius Park and are under review; the archway design is complete and construction documents are underway in permitting; Allied Kitchen and Bath are planning a grand opening of their showroom in April; Switchbox Coffee Roasters are continuing with their renovations and their grant request is on this evening's agenda; Cigar Bar at 3400 Main Street, a new potential business, went to DRC and are working on their design. They are located where Koncept Events was previously located; Koncept Events moved into their new facility and are looking for their 700 sq. ft. of retail use; Park Plaza's façade improvements have been completed; the Broward 100 Mural is complete in the Art Park and the unveiling date is now set for February 29<sup>th</sup>; Green Wheel, a spinning studio business at 3401 N. Dixie Highway and 3400 N.E. 11<sup>th</sup>, are moving forward with their renovations, though have not yet been to DRC; Urban Farming Institute Apiary had grand opening on January 23, 2016, which was very well attended by people all across the county and state; the next Music on Main will take place on February 26<sup>th</sup>, with Joel DaSilva & the Midnight Howl; the Culinary Arts Showcase held on the 1<sup>st</sup> Thursday of the month has been very successful. The last one hosted by Funky Buddha Brewery was attended by almost 100 people. The next one will be held March 3<sup>rd</sup> and feature Big Dog Station; property located at 555 E. Prospect Road is undergoing facade renovations and is

on the agenda this evening; lastly, the Prospect Plaza parking lot renovations continue. The drainage, irrigation and pavers installation is ongoing.

Board members thanked Ms. Margolis for the CRA report.

## **Resolutions and Miscellaneous**

### **2. Switchbox Coffee Roasters Incentive Application**

Kathleen Margoles, CRA Director, provided a staff update.

Board Member Shank moved to adopt the resolution approving a grant in the amount of \$10,462.00 to Switchbox Coffee Roasters, LLC. Vice Chair Adornato seconded the motion, which prevailed by the following vote:

**YES:** Board Member Shank, Vice Chair Adornato, Board Member Guevrekian, Board Member Carn, Chair Lonergan.

### **3. 555 Real Property LLC Facade Incentive Application**

Kathleen Margoles, CRA Director, provided a staff update.

Vice Chair Adornado moved to adopt the resolution approving a grant in the amount of \$10,000.00 to 555 Real Property, LLC. Board Member Guevrekian seconded the motion, which prevailed by the following vote:

**YES:** Board Member Shank, Vice Chair Adornato, Board Member Guevrekian, Board Member Carn, Chair Lonergan.

**ADJOURN:** The meeting adjourned at 9:20 p.m.

COMMUNITY REDEVELOPMENT AGENCY

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TIM LONERGAN, CRA CHAIR

ATTEST:

\_\_\_\_\_  
RENEE M. SHROUT, CMC, CRA CLERK

**CITY OF OAKLAND PARK, FLORIDA  
CITY COMMISSION AGENDA ITEM REPORT**

**AGENDA ITEM NO.**

MEETING DATE: 3/23/2016

**PREPARED  
BY:**

**DEPARTMENT HEAD  
APPROVAL:  
CITY MANAGER APPROVAL:**

**SUBJECT:**

- 1. BACKGROUND/HISTORY**
  
- 2. CURRENT ACTIVITY**
  
- 3. ATTACHMENTS**
  
- 4. FINANCIAL IMPACT**
  
- 5. RECOMMENDATION**