

**CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)
REGULAR MEETING**

WEDNESDAY – February 4, 2026

6:00 P.M

**TOWER 101 – 11TH FLOOR CONFERENCE ROOM
101 NE 3 AVENUE, FORT LAUDERDALE, FL 33301**

- | | |
|--|---|
| 1) The Pledge of Allegiance | Kimber White
CCRAB Chair |
| 2) Call to Order / Quorum | |
| 3) Discussion of NE 13 Street Roundabout
Design Package Feedback | Joshua Carden
Cultural Affairs Officer |
| 4) Property Security Enhancement Program
Discussion of Revisions and Recommendation | Cija Omengebar
CRA Planner |
| 5) Old Business | |
| • Projects & Programs Update | Cija Omengebar |
| • Term of Appointments | CRA Planner |
| 6) New Business Suggestions | |
| • Request for PD Presentation | Cija Omengebar |
| - Discuss purpose and frequency | CRA Planner |
| 7) Approval of Minutes
December 3, 2025 Regular Meeting | Chair White
CCRAB Chair |
| 8) Adjournment | |

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON – March 4, 2026

Ordinance No. C-13-08 purpose and duties of the board: (a) to review the Plan for the Central City CRA and recommend any changes to the plan; (b) to make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Community redevelopment Act in the Central City CRA; (c) to receive input from members of the public interested in redevelopment of the Central City CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

Note: Two or more Fort Lauderdale City Commissioners or Members of City of Fort Lauderdale Advisory Board may be in attendance at this meeting.

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participation at the meeting should contact the City Clerk at (954) 828-5002, two days prior to the meeting.

Note: Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.

Note: If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas or minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services.

1) The Pledge of Allegiance

Kimber White
CCRAB Chair

"I pledge allegiance,
to the flag,
of the United States of America,
and to the republic, for which it stands,
one nation, under God,
indivisible with liberty and justice for all."

2) CALL TO ORDER/ QUORUM

Notes New Members:

- 1) Appointed in December 3:** Consensus: John Van Vlack was appointed by Commissioner Glassman to the CCRAB for a three year term beginning December 2, 2025 and ending December 1, 2028.

- 2) Appointed in December 16:** Consensus: Juan Carlos was appointed by Mayor Trantalis to the CCRAB for a three year term beginning December 16, 2025 and ending December 15, 2028.

3) Discussion of NE 13 Street Roundabout Design Package Feedback

**Joshua Carden
Cultural Affairs
Officer**

Design Submissions:

- Brooks Scarpa Huber Architects
- Curious Form - William Nemitoff
- Landis Sculpture, LLC



COMMUNITY CONNECTIONS:

A NEW UNITY BEACON FOR CENTRAL CITY

BROOKS SCARPA HUBER ARCHITECTS

LOS ANGELES
3929 W. 139th Street
Hawthorne, CA 90025
(323) 596-4701
scarpa@brooksscarpa.com

FLORIDA
1147 NE 7th Ave, Fort Lauderdale, FL
33304
(954) 683-1236
huber@brooksscarpa.com

www.bsharchitects.com



BROOKS SCARPA HUBER ARCHITECTS, INC.
3929 W. 139TH STREET
HAWTHORNE, CA 90250
(323) 596-4700

1147 NE 7th Ave
FT. LAUDERDALE, FL 33304
(954) 683-1236



16 January 2026

Ms. Lee Modica,
Public Art Administration
City of Fort Lauderdale

Members of the Selection Committee,

Thank you for the opportunity to submit our letter of interest for the Central City Public Art Project at the 13th Street Roundabout. We appreciate the City's continued commitment to public art as a civic instrument that reflects community identity, shared values, and the evolving character of Fort Lauderdale's neighborhoods.

Our proposal, titled Community Connections, is conceived as a site-specific replacement for the existing artwork at the roundabout and as a meaningful continuation of its original intent. The sculpture is envisioned as a vertical, woven landmark composed of individual elements gathered into a single form. Each piece rises independently while contributing to a collective structure, expressing unity through difference and reflecting the lived experience of a diverse and interconnected community.

The roundabout setting is fundamental to the concept. Community Connections is designed as a fully 360-degree artwork, intended to be experienced in motion as pedestrians, cyclists, and drivers move around it. The subtle twist and layered arrangement of the vertical elements create a perceptual sense of movement, allowing the sculpture to reveal itself gradually from every approach. This dynamic quality reinforces the idea of connection, circulation, and shared space that defines both the site and the surrounding neighborhood.

At a civic scale, the sculpture establishes a clear and recognizable marker within the Central City district. Its height allows it to rise above the surrounding low-scale buildings, providing orientation and visibility without overwhelming the neighborhood context. At the pedestrian level, the form opens and remains visually permeable, maintaining transparency, safety, and a welcoming presence within the public realm.

Our team brings extensive experience working with municipalities, fabricators, and engineers to deliver durable, well-crafted public works that respond thoughtfully to their context. We are committed to creating an artwork that is resilient, maintainable, and appropriate for Florida's climate, while remaining expressive, contemporary, and rooted in community values.

We would be honored to further develop Community Connections for the City of Fort Lauderdale and to continue the dialogue with residents, stakeholders, and the Public Art and Placemaking Advisory Board. Thank you for your consideration. We look forward to the opportunity to participate in this important project.

Sincerely,

Lawrence Scarpa, FAIA
Principal, Brooks Scarpa Huber Architects



CONCEPT PROPOSAL

COMMUNITY CONNECTIONS

Community Connections

A New Unity Beacon for Central City
Concept Description



Community Connections is a site-specific public artwork that transforms reclaimed civic materials into a powerful symbol of unity, outreach, and shared movement. Located at the heart of the NE 13th Street roundabout, the sculpture builds upon the legacy of the former Unity Beacon while reinterpreting its meaning through the language of connection—between people, neighborhoods, and the City of Fort Lauderdale.

The artwork is composed of a vertical bundle of slender aluminum elements that gently converge at the center and flare outward at both the top and bottom. This formal gesture evokes reaching arms, pathways, and lines of movement—an abstract representation of how communities come together, extend outward, and remain connected across differences. At its core, the sculpture suggests that unity is not static or singular, but dynamic and directional: something that is continually formed through interaction and exchange.

Where the original Unity Beacon served as a marker of collective aspiration, Community Connections reframes unity as an active process. The sculpture's form reflects the daily flows of the surrounding streets, sidewalks, and neighborhoods—people arriving from multiple directions, intersecting briefly, and continuing onward. The roundabout itself becomes a metaphor for shared space, and the sculpture at its center becomes a visual anchor for that movement.

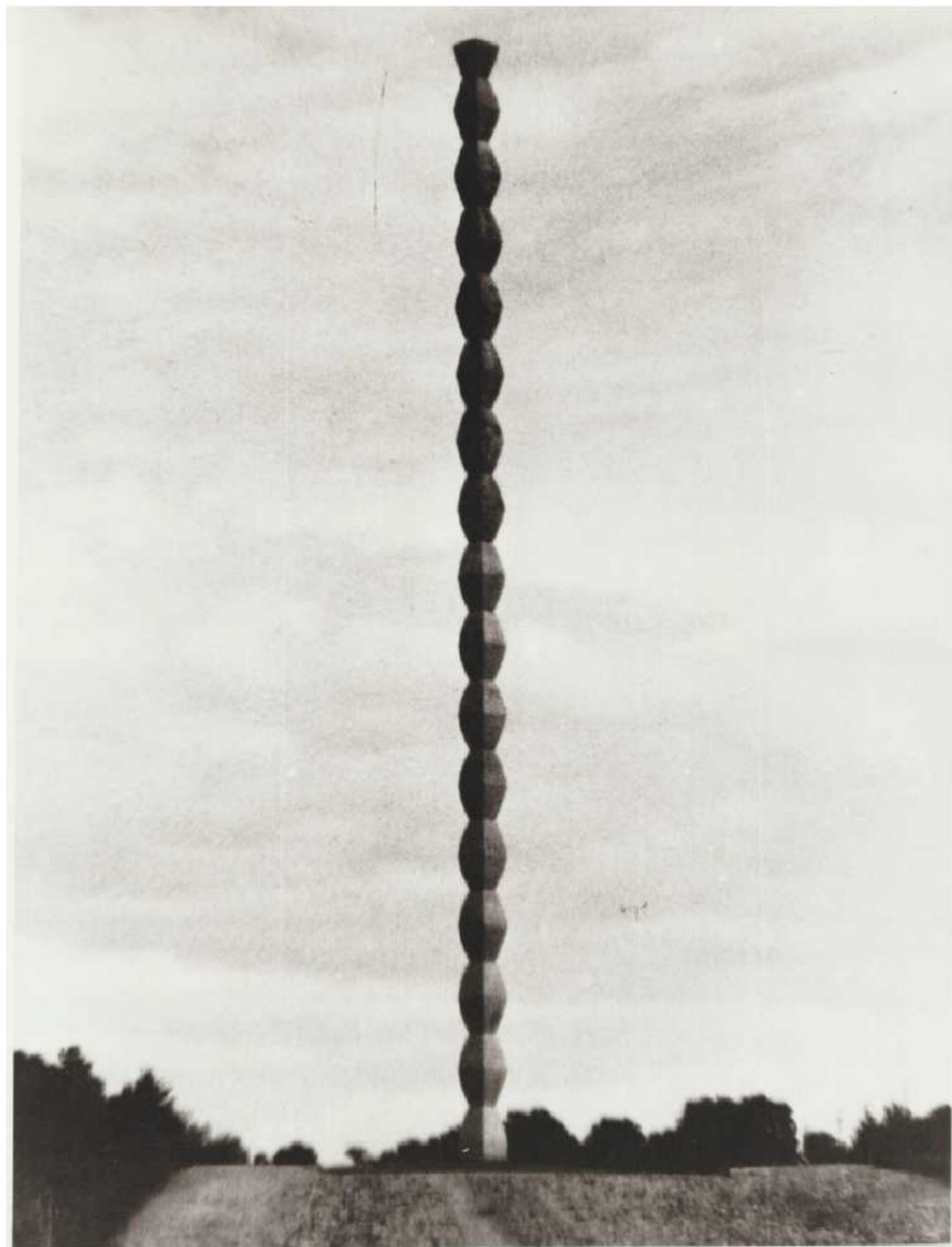
The work incorporates reclaimed municipal materials, including recycled aluminum pipe and retired civic infrastructure. These elements—once used to guide traffic, mark boundaries, and regulate movement—are reassembled into a structure that emphasizes openness and connectivity rather than division. Each individual element retains subtle variations in finish, color, and

patina, reflecting the diversity of the Central City community while contributing to a cohesive and unified whole.

Formally, Community Connections is intentionally abstract and contemporary. The repetition of vertical elements creates a strong and recognizable silhouette visible from all approaches, while the flared geometry reinforces the idea of outward engagement and inward gathering. From a distance, the sculpture reads as a bold civic beacon. At closer range, the individual components reveal their material history, inviting curiosity and personal interpretation.

Sustainability and resilience are integral to the project's conception. By repurposing durable aluminum materials, the sculpture embodies principles of reuse, adaptability, and environmental responsibility. Engineered to withstand South Florida's climate, the artwork is designed for longevity, low maintenance, and continued relevance as the neighborhood evolves.

Community Connections is ultimately about shared presence and collective strength. While composed of many individual elements, the sculpture stands as a single form—symbolizing how Central City, Middle River Terrace, and the broader Fort Lauderdale community are shaped by many paths, voices, and experiences converging in one place. Positioned at a literal and symbolic crossroads, the artwork serves as a reminder that the city is strongest when its connections are visible, celebrated, and continually renewed.



Constantin Brancusi, *The Endless Column at Tirgu-Jiu*, c.1937-8



Brooks Scarpa Huber Architects, *Angle Lake*, 2017



Constantin Brancusi, *Ink sketch for The Endless Column*, 1937

Project Inspiration

Constantin Brancusi's *Endless Column* serves as a foundational touchstone for Community Connections, specifically in its pursuit of the "axis mundi"—a vertical link between the earthly and the infinite. Carved for the Târgu Jiu ensemble in Romania, Brancusi's masterpiece utilizes a repetitive, modular geometry of rhomboidal shapes that suggest a rhythmic, upward pulse, implying that the form could continue indefinitely beyond the viewer's field of vision. This project adopts that same modular spirit, utilizing a "vertical bundle" of aluminum elements to achieve a sense of monumental continuity. However, where Brancusi sought a spiritual transcendence through a single, repeating solid, Community Connections reinterprets this verticality through the lens of modern civic engagement.

Community Connections utilizes a bundle of aluminum elements to form a recognizable silhouette. This repetition acts as a visual pulse, mirroring the daily movement of traffic and pedestrians while transforming industrial materials into a poetic reflection of urban life. The work reinterprets Brancusi's concept of expansion by challenging the physical limits of the form. The *Endless Column* is famous for its lack of a traditional base or capital, suggesting it is a fragment of a structure stretching infinitely into the sky. Community Connections translates this metaphysical idea into a social one: the flared geometry reaching outward at the top and bottom echoes that "endless" quality. It symbolizes a dynamic system constantly extending its reach.

This project mirrors Brancusi's mastery of material transformation, elevating raw components to the level of the sublime. By repurposing retired municipal infrastructure into a sophisticated beacon, the sculpture performs a feat of "civic alchemy." It shifts the dialogue from spiritual infinity to social sustainability, reinforcing the belief that community connections—much like the recycled aluminum—can be reclaimed, renewed, and perpetually evolved.

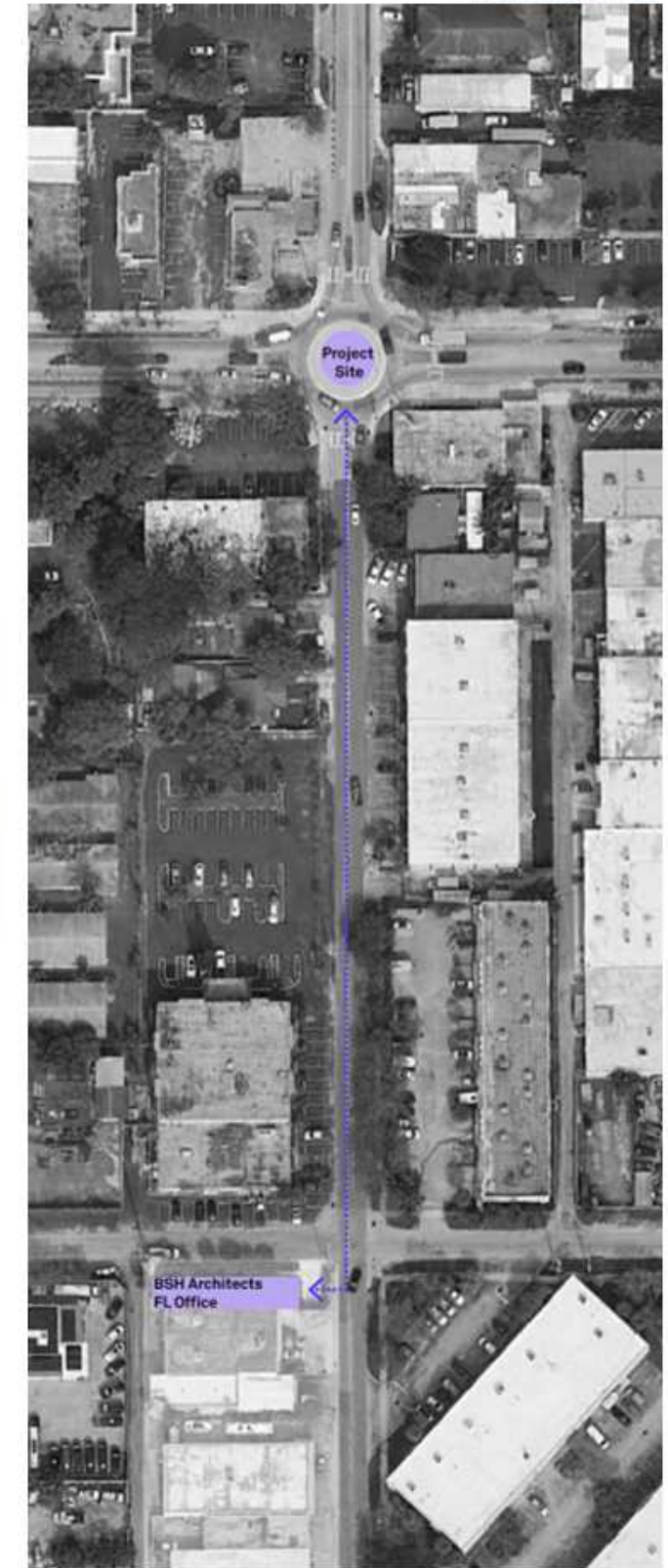


Context & Proximity

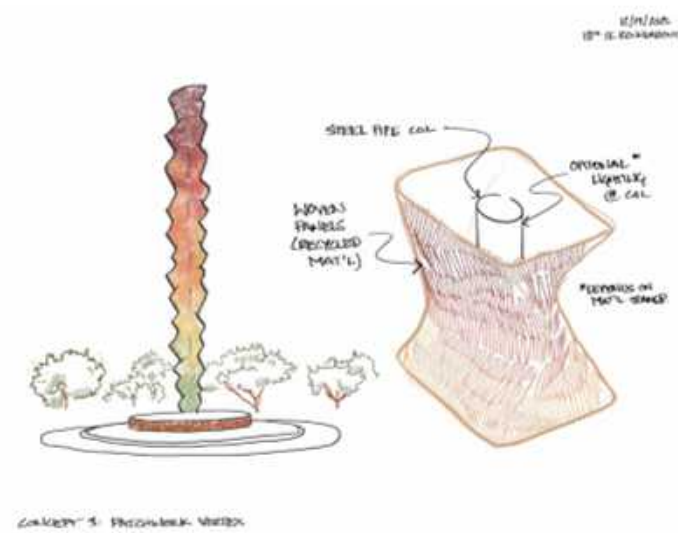
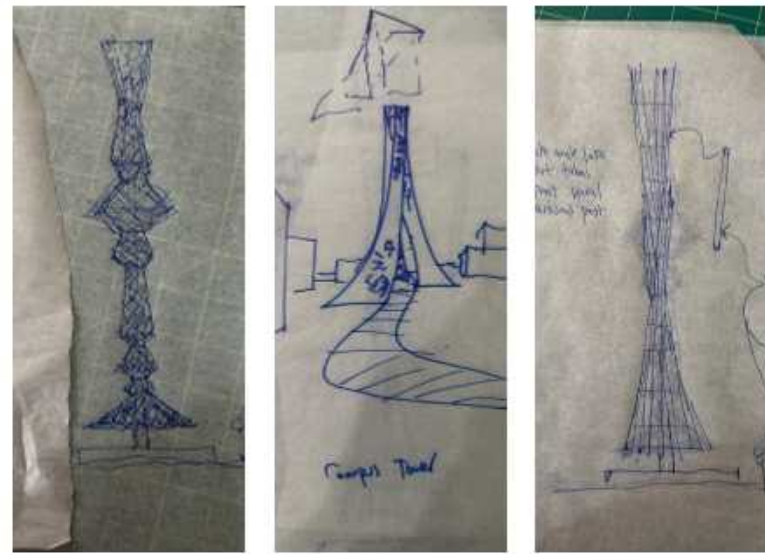
Community Connections is a site-specific public artwork. Located at the heart of the NE 13th Street roundabout in Fort Lauderdale, Community Connections is composed of a vertical bundle of slender aluminum elements that converge at the center and flare outward, the sculpture evokes reaching arms and lines of movement. This formal gesture serves as an abstract representation of how communities come together and remain connected across differences. Embodying this spirit of collaboration, local residents and volunteers gathered to hand-paint the individual tubes, transforming the fabrication process into a shared act of creation. Reinterpreting the legacy of the former Unity Beacon, the artwork reframes unity as an active, dynamic process rather than a static state, acting as a visual anchor for the daily flows of the surrounding neighborhoods.



The project's significance is further illustrated through two key spatial narratives. The first highlights the sculpture's role as a social nexus, where multiple routes from Central City and Middle River Terrace converge radially at the roundabout, weaving the community together at a literal crossroads. The second narrative emphasizes the design team's intimate relationship with the site, noting that the sculpture is situated just a three-minute walk from the BSH Architects Fort Lauderdale office. This proximity highlights the sculpture as a neighborly contribution to the civic fabric, born from a deep commitment to the firm's own local "backyard."

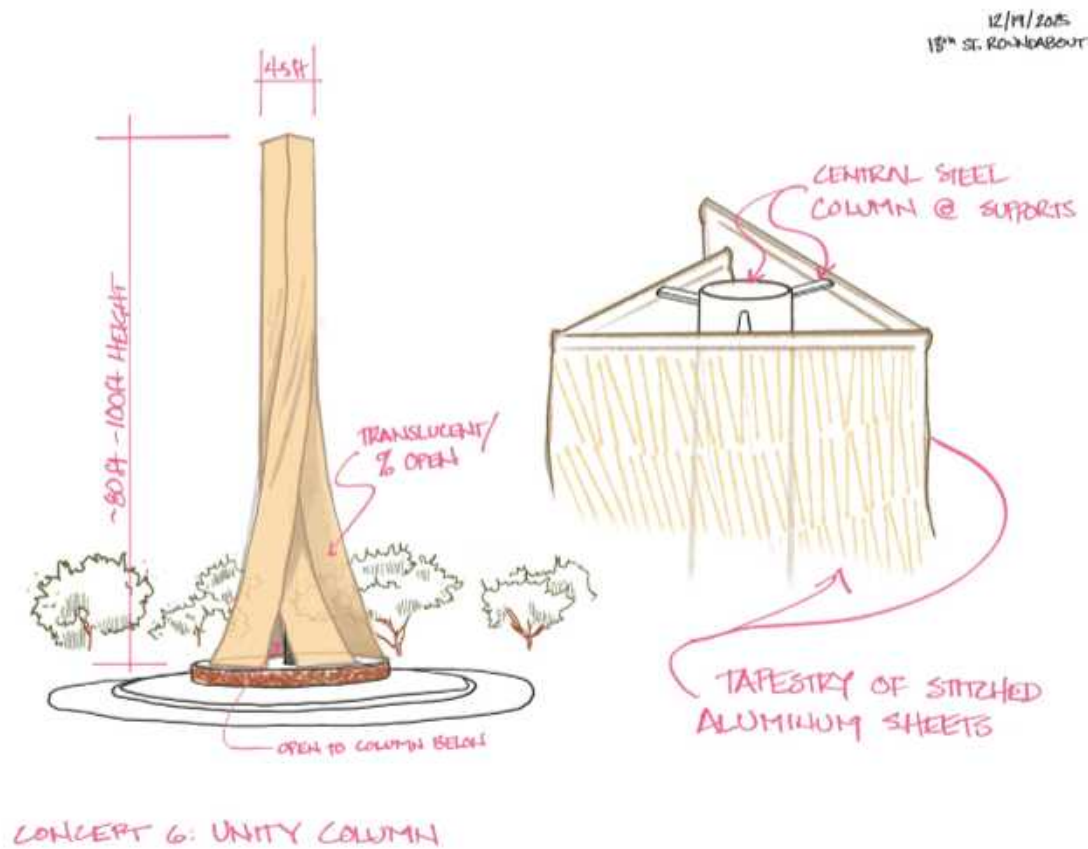


ITERATIVE DESIGN PROCESS



The design presented here is the result of an extensive and rigorous iterative process. Numerous formal, material, and conceptual directions were explored in response to the site, the roundabout condition, and the community's aspirations for an iconic yet appropriate landmark. Early studies tested variations in height, density, transparency, color, and structural logic, as well as different approaches to how the sculpture might meet the ground, engage the pedestrian, and perform visually from all directions.

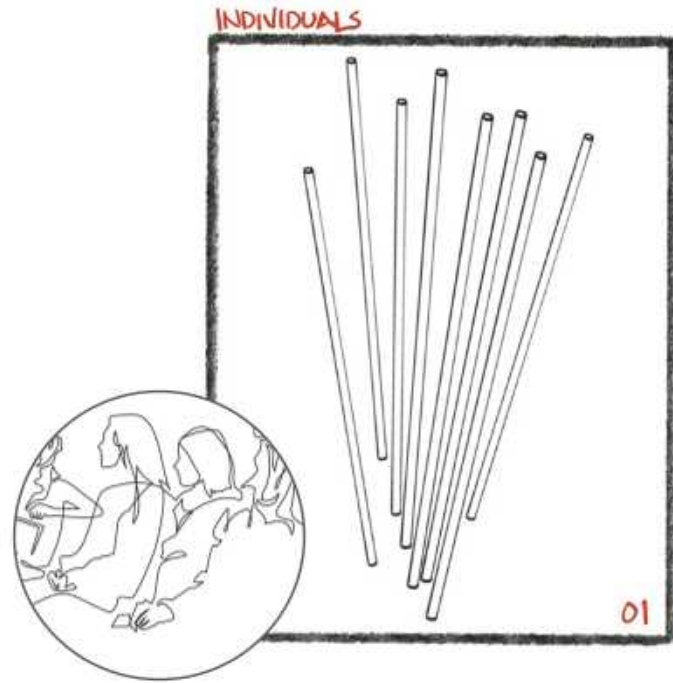
Throughout this process, particular attention was given to movement, perception, and durability. Concepts ranged from tightly bundled vertical forms to more open, flared geometries; from solid massing to porous assemblies; and from singular surfaces to layered systems that reveal depth through overlap. Each iteration was evaluated for its ability to balance civic presence with neighborhood scale, symbolic clarity with abstraction, and expressive form with long-term resilience.



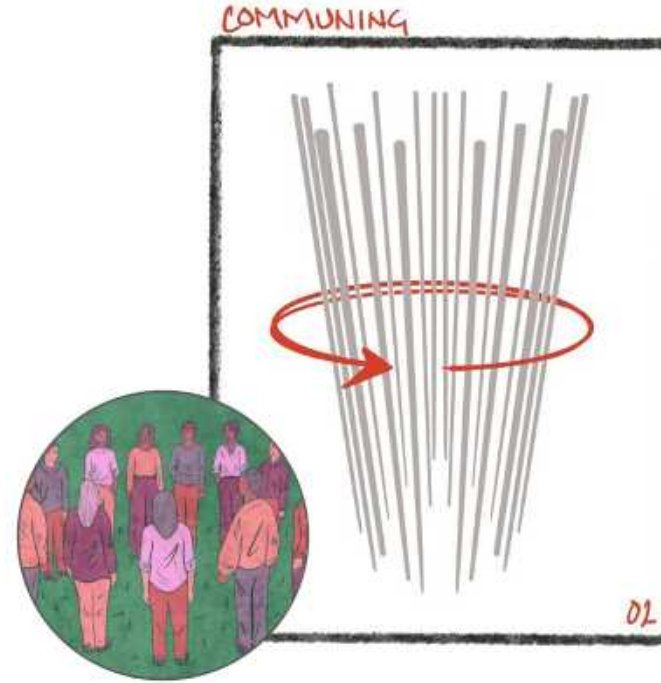
Brooks Scarpa Huber

Community Connections / 7

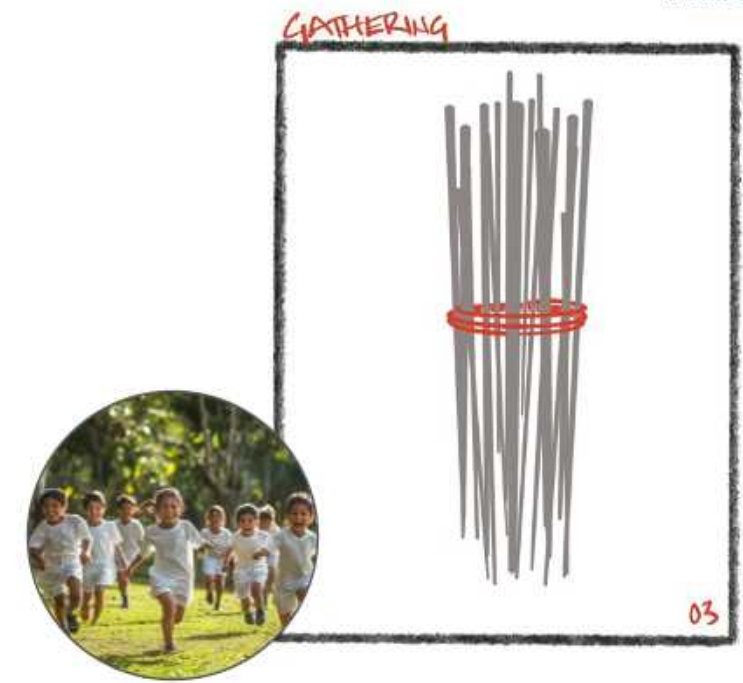
CONCEPT



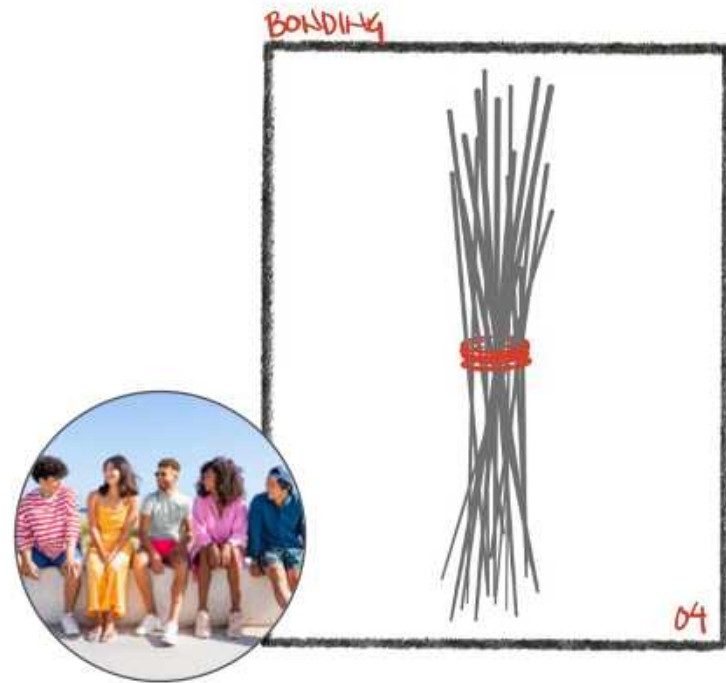
The process begins with separate, slender aluminum pipes. Each element stands alone, representing the diverse paths, voices, and neighborhoods of Fort Lauderdale before they intersect.



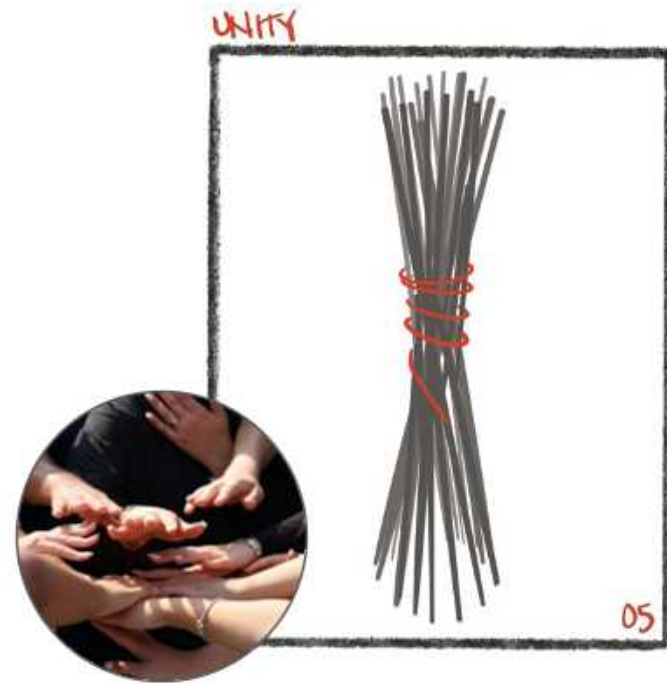
A dynamic red arrow indicates movement and intentionality. The individual elements begin to gravitate toward a common center, reflecting the daily flow of people from surrounding streets and neighborhoods toward a shared space.



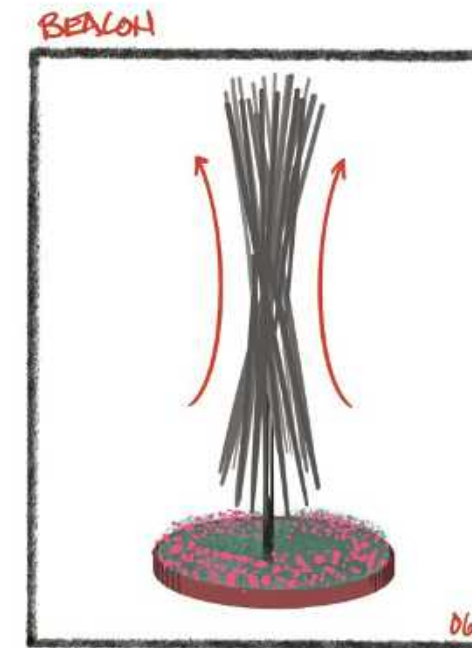
The elements are brought into a loose vertical bundle. This stage represents the initial intersection of people at the crossroads—a moment of meeting and the beginning of collective presence.



The central connection tightens. The formal gesture of the sculpture begins to take shape, showing the "dynamic and directional" nature of unity as the components start to support one another.

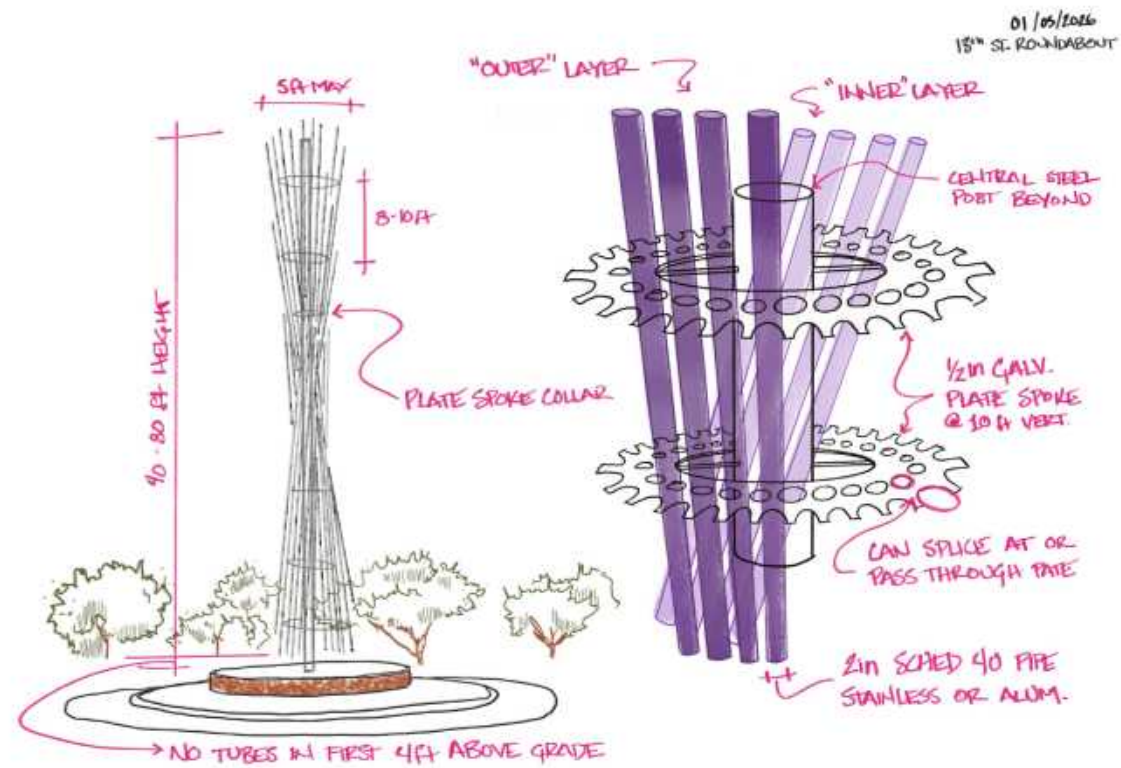


The bundle achieves its final sculptural form—converging at the center and flaring at the top and bottom. This silhouette symbolizes the strength found in connection, where many individual parts create a singular, resilient whole.



Surrounded by landscaping, it acts as a visual anchor and a "powerful symbol of outreach," with upward arrows emphasizing its role as a monumental civic landmark.





CONCEPT 4: MIKADO (PICKUP STICKS)

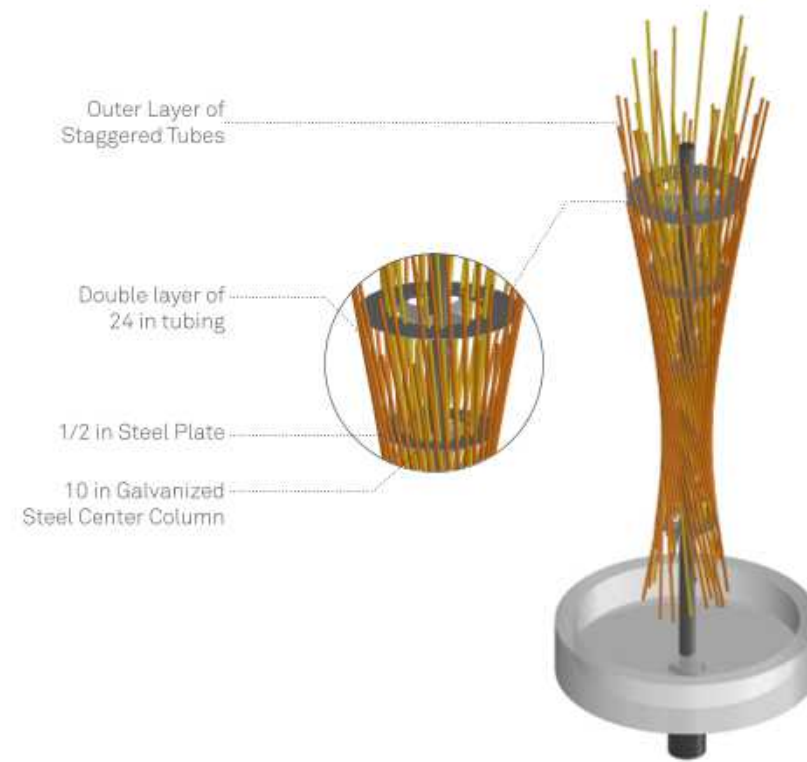
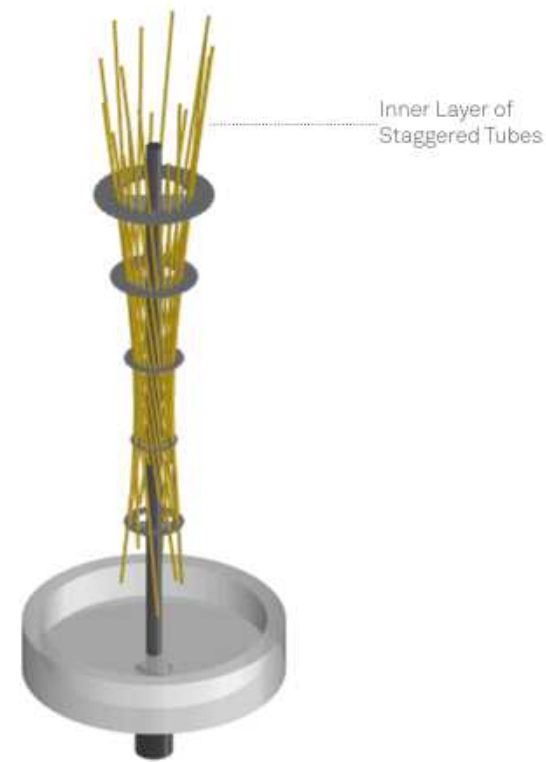
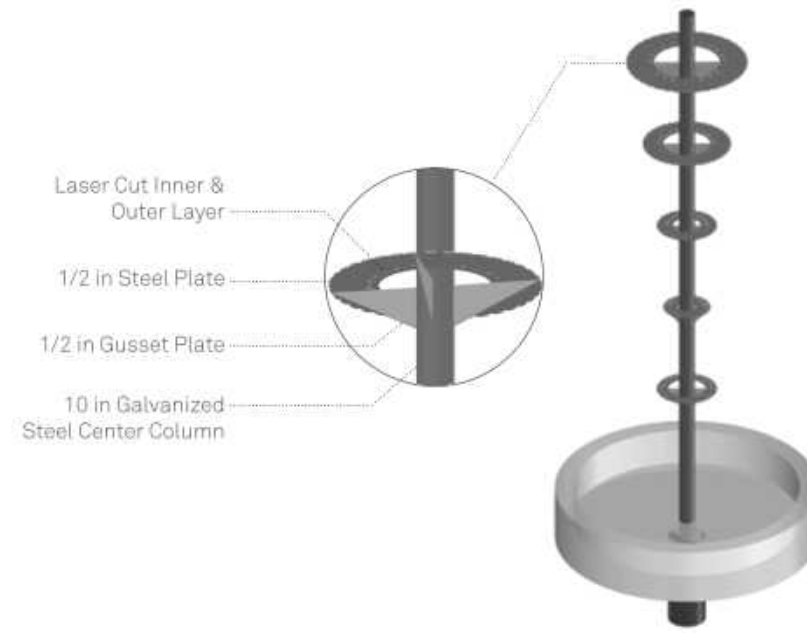
Color plays an essential role in the experience of the work. A gradient of purple and cool-toned hues wraps the sculpture and shifts subtly as one moves around it. This chromatic variation reinforces the individuality of each element while strengthening the collective reading of the form. The palette references creativity, dignity, and transformation, qualities that resonate with both the cultural richness of Fort Lauderdale and the aspirations expressed by the Central City community.

The final proposal, Community Connections, emerged as the most compelling synthesis of these investigations. It reflects a distillation rather than a reduction; a form that is legible, dynamic, and rooted in collective meaning, while remaining structurally efficient and materially disciplined. The design represents a considered conclusion to a broad field of exploration, shaped by site conditions, community input, and the practical realities of fabrication, installation, and maintenance.



ASSEMBLY

Community Connections is organized around a central galvanized steel column anchored to an auger-cast pile foundation, providing structural stability and resistance to wind and environmental loads. Laser-cut steel plates and gussets are welded to the column at calibrated intervals, forming a series of attachment rings that support the sculpture's inner and outer layers. Slender tubes are arranged in staggered, double-layered assemblies, allowing the form to twist and open while maintaining structural clarity and redundancy. The tube elements are fastened to the steel framework, enabling efficient fabrication, transport, and installation. Integrated uplighting within the existing planter illuminates the sculpture from the base upward, reinforcing its verticality and ensuring visibility day and night. All materials and connections are selected for sustainability, durability, corrosion resistance, and long-term maintainability in South Florida's climate.





FORT LAUDERDALE SCULPTURE PROJECT
13TH STREET ROUNDABOUT PROPOSAL

1/18/2026



LANDIS SCULPTURE, LLC

1152 OXFORD RD, ATLANTA, GA 30306, Cell 404-247-2760

WWW.LANDISSCULPTURE.COM

PROPOSAL 1

TITLE: *CELEBRATION* or *CELEBRATION BEACON*
SIZE: 240” x 102” x 102” (approx.)

PROJECT DESCRIPTION

Multiple curved mirror polished stainless steel components composed into a vertical bloom inspired outdoor sculpture.

PROJECT SUMMARY/INSPIRATION

Inspired by discussions with the community, CELEBRATION is a beacon of unity, a jubilant celebration embracing positive energy and radiating beauty and wonder. My goal in designing this work is to create an icon for the neighborhood, a vibrant, modern, and timeless sculpture that will create a sense of belonging and foster a sense of pride. An abstract work though deeply inspired by the amazing power of nature, capturing the tenacity and resilience of blooming plants.

It is my aim to create a sculpture that will complement the area, and offer a place for reflection, interaction, and celebration. An art piece that will not only be a rewarding experience for the one-time visitor but also will remain vital and interesting to the visitors and neighbors of the roundabout.

**MODEL IMAGE- CELEBRATION
VIEW 1**



**MODEL IMAGE- CELEBRATION
VIEW 2**



**CONCEPT
CELEBRATION-DAYTIME**



**CONCEPT
CELEBRATION-NIGHTTIME**



PROPOSAL 2

TITLE: *THREE GRACES*
SIZE: Overall 204” x 168” x 168” (approx.)
Individual flowers 102” x 102” x 42” (approx.)

PROJECT DESCRIPTION:

Three monumental mirror polished stainless steel flowers raised above the roundabout.

PROJECT SUMMARY/INSPIRATION:

Also inspired by discussions with the community, THREE GRACES captures the magnificent power and beauty of blooms. An icon and welcoming inspiration for the neighborhood.

“The **Three Graces**, known as the **Charites** in Greek mythology, symbolize **beauty, charm, and grace**. They are typically represented by three goddesses: **Aglaea** (Splendor), **Euphrosyne** (Mirth), and **Thalia** (Good Cheer). These figures embody qualities essential for a flourishing society, such as joy and abundance, and are often associated with celebrations and the goddess of love, Aphrodite. The Graces also represent the beauty of nature, often linked to spring foliage and flowers.”

MODEL IMAGE



CONCEPT- DAY



CONCEPT- NIGHT



PAST WORK, FLOWER SCULPTURE REFERENCE



LANDIS ART STATEMENT

My work is created from high polished stainless steel which is quite durable and low maintenance. The polish of the stainless is highly interactive in that the colors reflected are constantly changing, and viewers investigating the work become part of the piece as their reflections change and vary while passing the work. Clouds, sky, time of day, seasonal changes, and faces are driving forces in the experience. I strongly believe in craft and beauty.

MATERIALS

All internal and external components of the sculptures themselves will be produced in stainless steel. The exterior of the sculpture is marine grade type 316 stainless steel. A long-lasting durable material appropriate for outdoor installations and the south Florida environment. The stainless-steel components will be welded together. All mechanical attachments (threaded studs/bolts/washers/anchors/etc.) will be of a structurally suitable stainless steel.

INSTALLATION

The sculpture will be delivered via flatbed trailer. A telehandler lift will be used to raise the sculpture onto the concrete footing where it will be anchored with the appropriate stainless-steel anchors as specified by the structural engineer. Ladders/scaffolding will be used to remove the protective wrapping from shipping. Then we “CELEBRATE” your new community art piece.

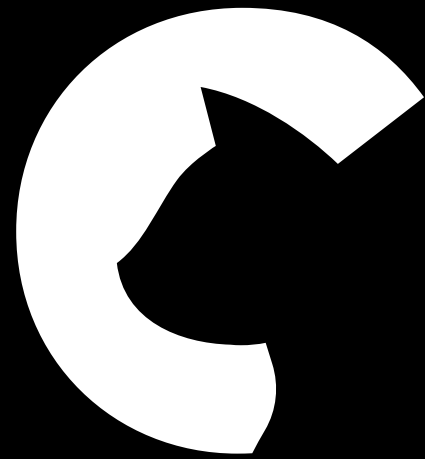
LIGHTING

There will be 3-4 lights installed in the roundabout planting area pointing upward at the sculpture which has a dramatic and captivating effect at night. My work being created out of mirror polished stainless steel has a quality that already glows and reflects in an enthralling and beautiful way that does not require the complexity or long-term maintenance of internal lighting.

ESTIMATED BUDGET

A.	Artist Fee (10%)	14,000.00
B.	Materials and Supplies	
1.	Stainless steel (Type 316)	
	Sheet- 16 ga,12ga	9400.00
	Structural plate	3000.00
	Structural-tubing, angle, bar	7000.00
2.	Welding and Shaping	
	Welding rod/wire/disposables	1000.00
	Welding gases and other	1000.00
	Cutting/shaping	500.00
3.	Finishing Tools and Supplies	
	Sanding, grinding, cutting, Drilling, polishing, etc.	2000.00
4.	Safety/Other	500.00
	<u>Subtotal</u>	<u>24,400.00</u>
C.	Fabrication Costs	
1.	Subcontracted Fabrication	
	Cutting/bending/rolling/shaping	3500.00
2.	Production labor	45,000.00
	<u>Subtotal</u>	<u>48,500.00</u>

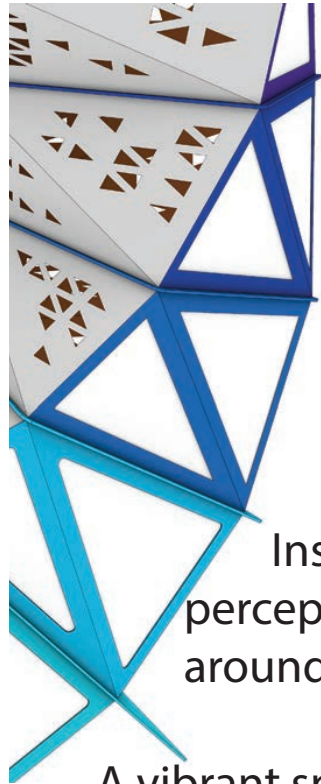
D.	Travel to Site	1500.00
E.	Transportation	3000.00
F.	Installation	
	1. Telehandler/operator	4,000.00
	2. Rental equipment	
	Scaffolding equipment, etc.	700.00
	3. Safety equipment	300.00
		<u>Subtotal</u> 5,000.00
G.	Site Preparation	
	GC/Concrete foundation	18,800.00
		<u>Subtotal</u> 18,800.00
H.	Lighting	
	Lighting contractor/ Lighting fixtures/materials/supplies	14,500.00
		<u>Subtotal</u> 14,500.00
I.	Insurance	2,000.00
J.	Administration Expenses	
	Drawings, Supplies, Documentation	300.00
K.	Professional Consultants	
	Structural Engineer	6,000.00
L.	Permits	2,000.00
M.	Contingency	1,000.00
	TOTAL	<u>140,000.00</u>



CURIOUS FORM
Art | Fabrication | Design

13th Street Roundabout
Fort Lauderdale, FL

RADIANCE
William Nemitoff



CONCEPT NARRATIVE

Artistic Vision

Inspired by a Tequesta understanding of the self as existing through sight, shadow, and reflection, this sculpture explores how perception and perspective shape experience. The work uses color, light, and geometry to create a form that changes as viewers move around it, offering a different visual reading from every angle.

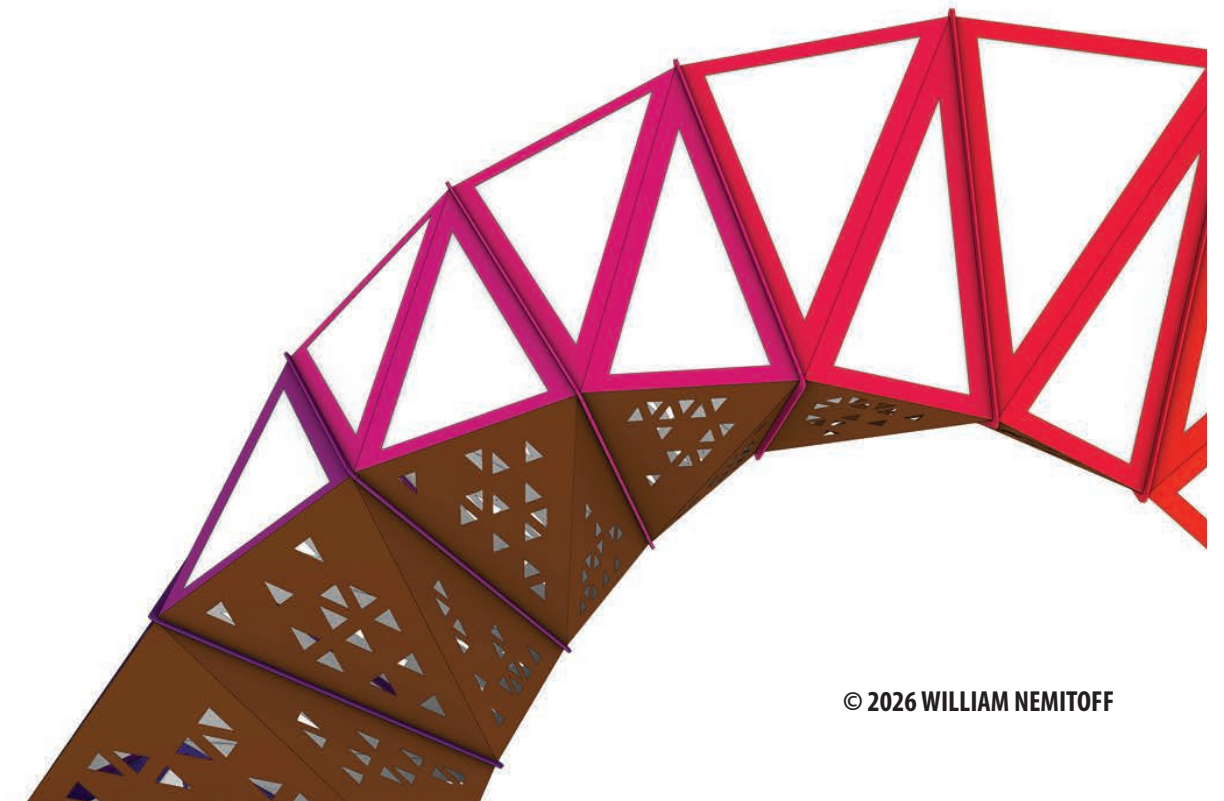
A vibrant spectrum of color wraps the structure, referencing the diverse and inclusive residents of Middle River Terrace and celebrating the many identities that coexist within the neighborhood. Throughout the day, the sculpture casts shifting shadows and subtle reflections, encouraging moments of pause and awareness. By night, the sight ring glows from within with a slowly shifting cycle of color.

Designed as a welcoming landmark, the piece reflects the energy, diversity, and evolving character of the community through an abstract, contemporary form.

Material Intent

The materials reflect the concept of self:

- Eye/sight = Powder-coated Stainless Steel + Polycarbonate + Led Lights
- Shadow = Corten Steel
- Reflection = Mirror Stainless Steel



© 2026 WILLIAM NEMITOFF



© 2026 WILLIAM NEMITOFF



MATERIALS

POLYCARBONATE

Superior impact resistance makes polycarbonate virtually unbreakable. High light diffusion allows for dynamic visual effects.



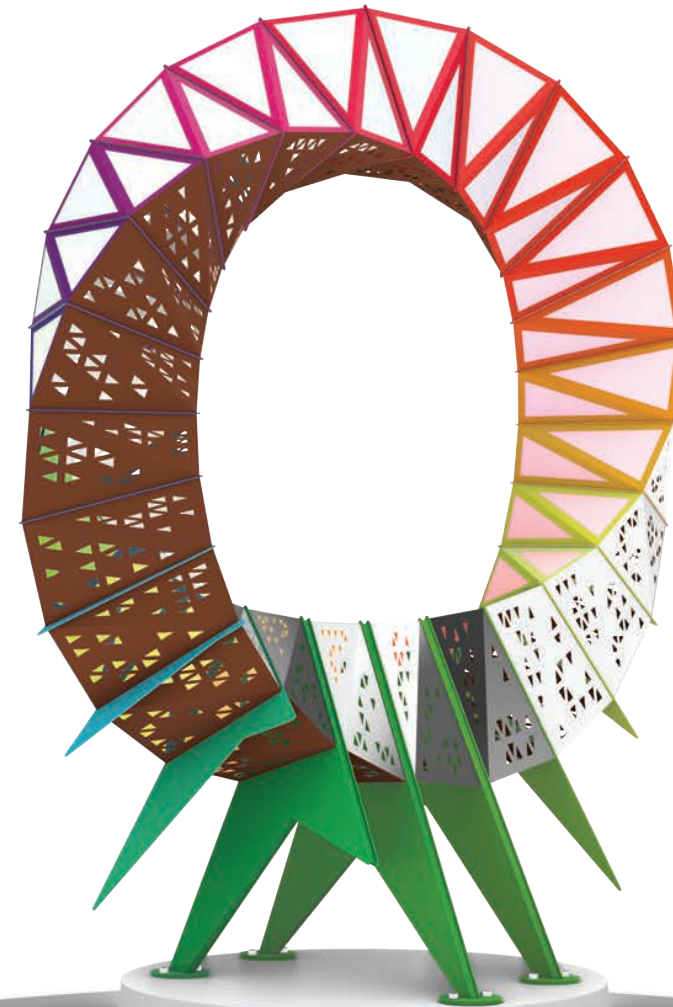
RGB LED LIGHTS

Led lights are programmable to have a custom lighting program to accentuate the shape of the sculpture. The polycarbonate diffuses the lights for a soft glow.



CONCRETE

The structural concrete footing doubles as a design feature, raising the sculpture higher to give it more presence.



MIRROR POLISHED STAINLESS STEEL

Marine grade stainless steel will not rust when left exposed to the elements. The mirrored finish will reflect the environment.



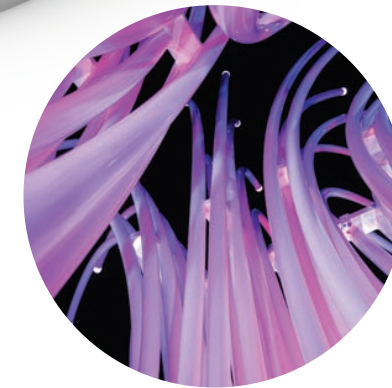
CORTEN STEEL

Weathering steel develops a stable, rust-like protective layer (patina) when exposed to weather, eliminating the need for painting and protecting the underlying metal from further corrosion.



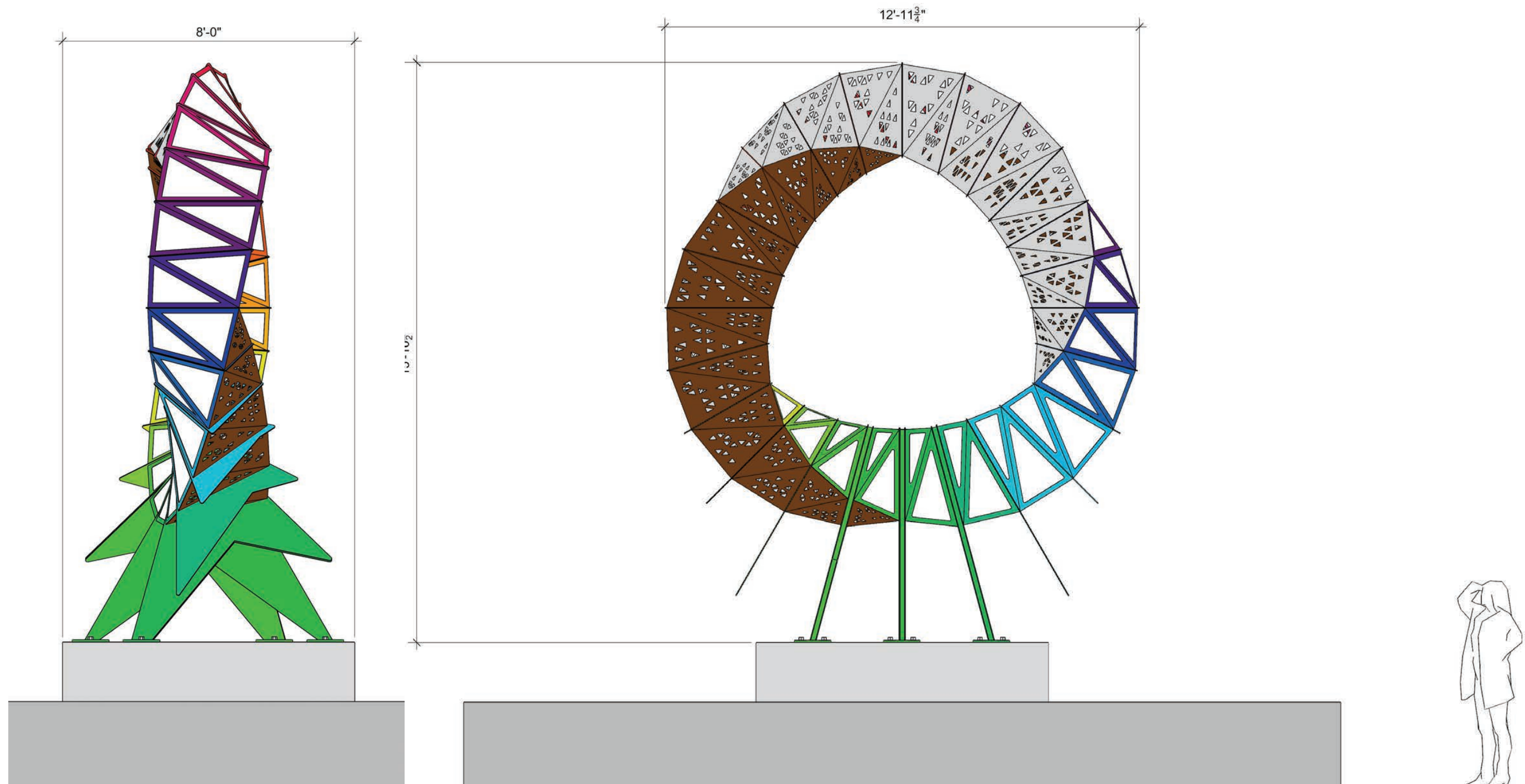
POWDER COATING

Powder coating is extremely durable, long-lasting surface resistant to chipping, scratching, fading, and corrosion. When architectural specs are used colorfastness can last 10-15 years

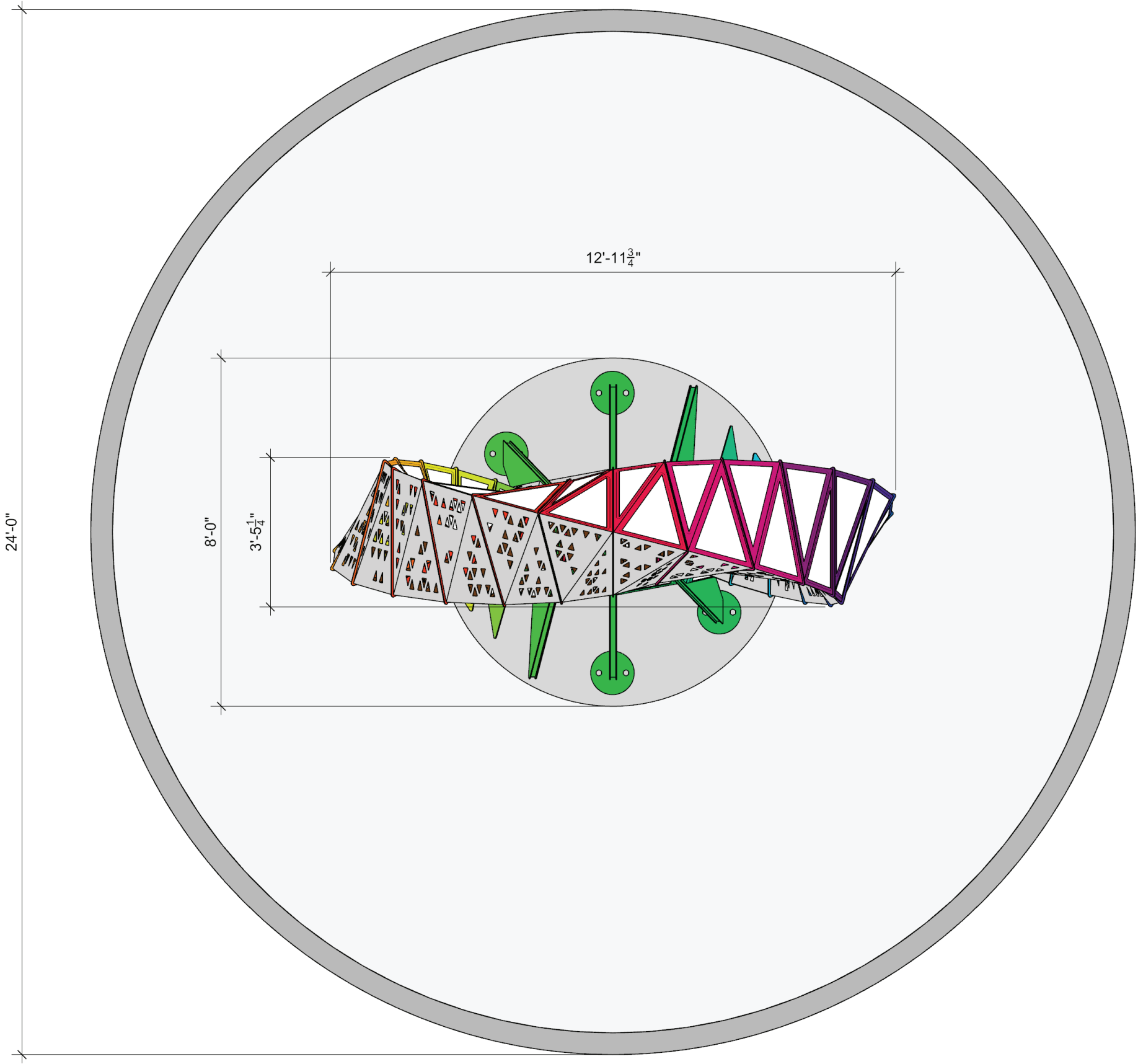


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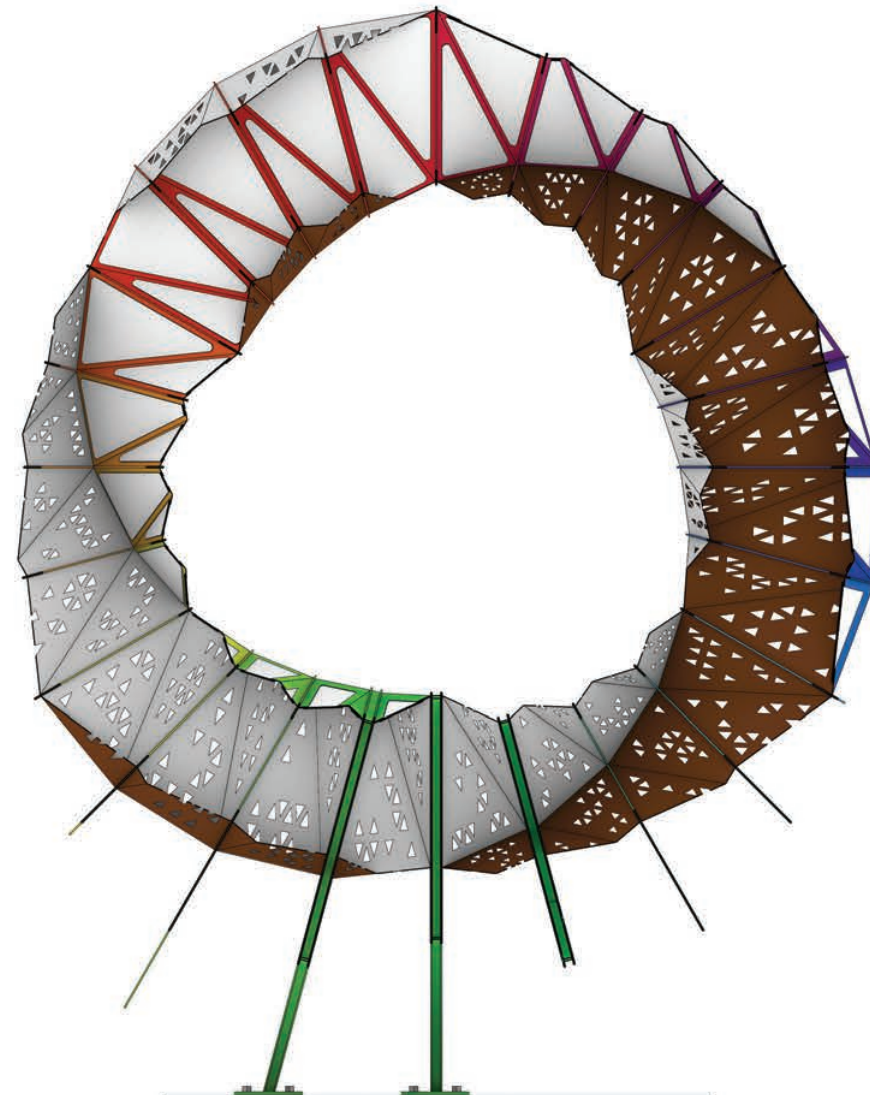
ELEVATION



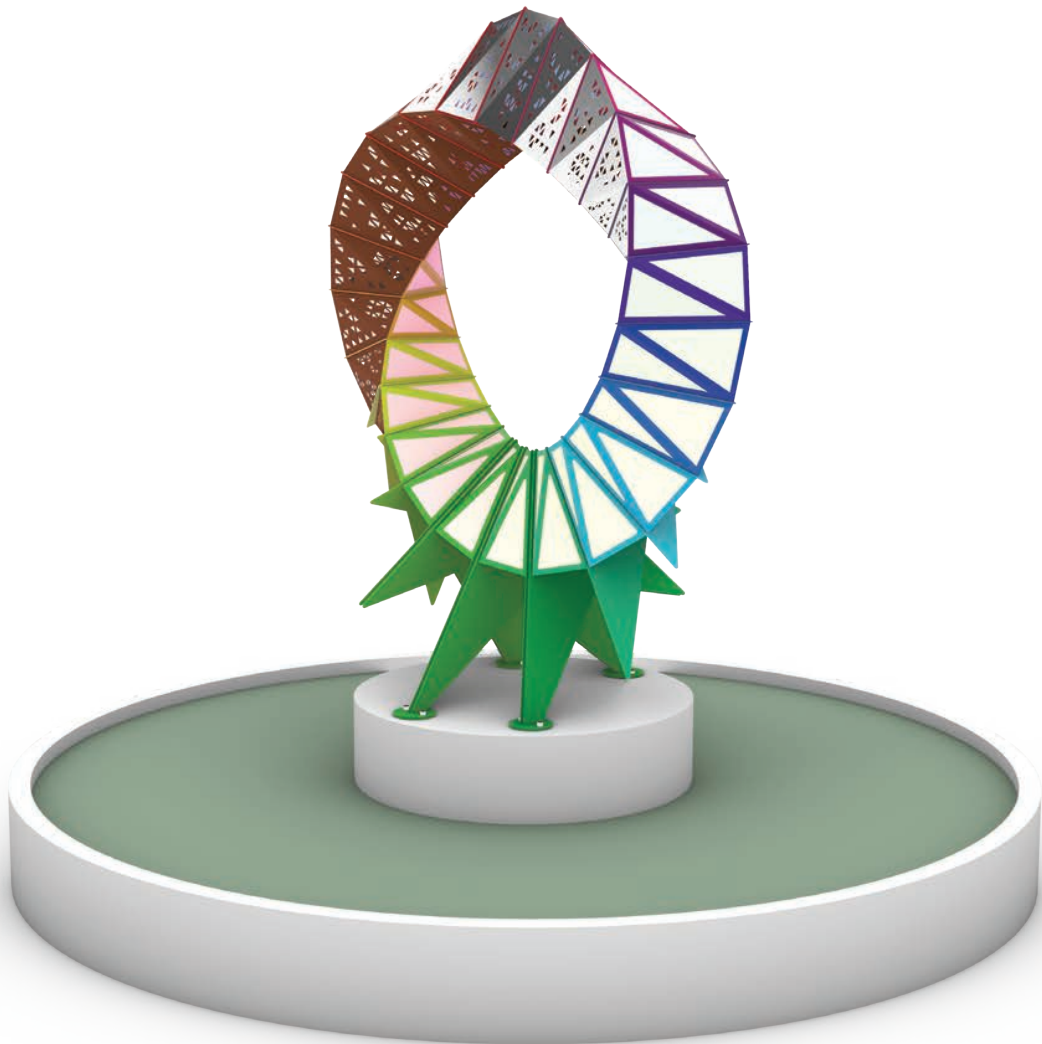
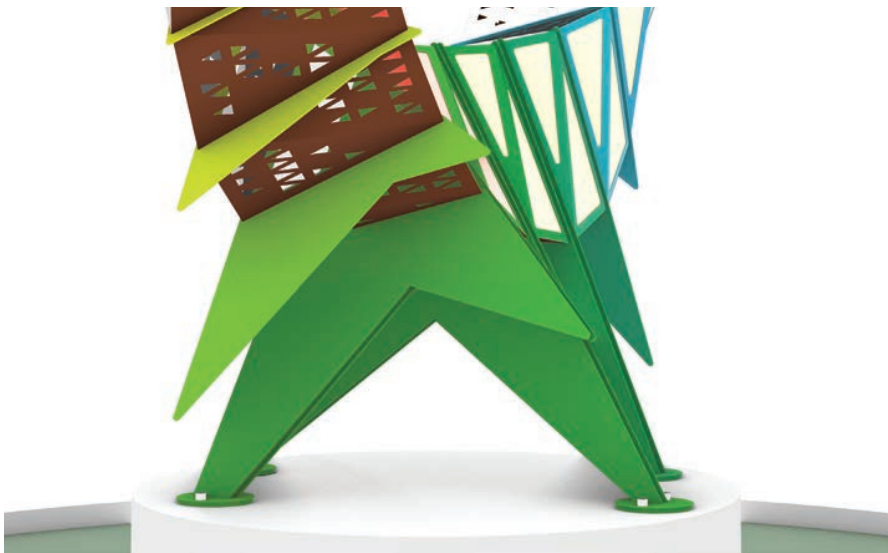
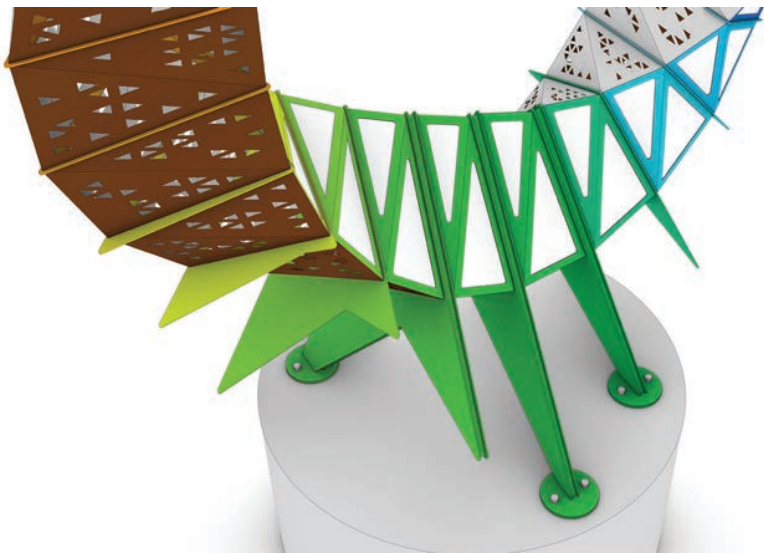
PLAN



SECTION



DETAILS



BUDGET | Preliminary

The preliminary project budget allocates the available funds to fully develop and implement the artwork shown in the accompanying drawings. An 8% contingency is included to cover further refinements and prototypes of the artwork that are likely to occur in the design development stage.

PRELIMINARY BUDGET		
Materials		33000
	Stainless Steel	
	Corten Steel	
	Polycarbonate	
	Electrical + Lighting Hardware	
	Consumables	
	Structural Hardware	
Off-site Fabrication + Equipment		55000
	Structural Fabrication and Assembly	
	Powder Coating	
	Lighting Fabrication	
On-site Processes + Installation		15000
	Foundation	
	Installation Onsite	
	Heavy Equipment	
	Onsite Labor	
Management + Engineering		17000
	Artist Fee (Design + Develop + Manage)	
	Engineering	
Travel + Transportation		6000
	Artist Travel	
	Transportation	
Miscellaneous Costs		14000
	Photo and Video Documentation	
	Credit Plaque	
	Contingency (8%)	
Project Total:		140000

TIMELINE | Preliminary

Final Design Development + Engineering	2 months
Prototyping + Permits	1 month
Fabrication	6 months
Foundation	1 month
Transportation + Installation	1 month
Final Approval + Documentation	1 month

Many of these processes will occur concurrently. Final completion is expected by within one year.

MAINTENANCE

Visually inspect yearly.
Clean with mild detergent as needed.



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CURIOUS FORM
Art | Fabrication | Design

13th Street Roundabout
Fort Lauderdale, FL

PRISMATIC PETALS
William Nemitoff

CONCEPT NARRATIVE

Artistic Vision

Inspired by a Tequesta understanding of the self as existing through sight, shadow, and reflection, this sculpture explores how perception and perspective shape experience, while celebrating local flora. The work uses color, light, and geometry to create a form that changes as viewers move around it, offering a different visual reading from every angle.

A vibrant spectrum of color wraps the structure, referencing the diverse and inclusive residents of Middle River Terrace and celebrating the many identities that coexist within the neighborhood. Throughout the day, the sculpture casts shifting shadows and subtle reflections, encouraging moments of pause and awareness. The dichroic outer flowers cast different colors during different times of day, creating a soft diffusion on the white polycarbonate of the inner flower. At night integrated led lights illuminate the artwork with a gently shifting rainbow glow.

Designed as a welcoming landmark, the piece reflects the energy, diversity, and evolving character of the community through an abstract, contemporary form.

Material Intent

The materials reflect the concept of self:

- Eye/sight = Powder-coated Stainless Steel + Polycarbonate + Led Lights
- Shadow = Corten Steel
- Reflection = Mirror Stainless Steel
- Change = Dichroic Polycarbonate



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MATERIALS

POLYCARBONATE

Superior impact resistance makes polycarbonate virtually unbreakable. High light diffusion allows for dynamic visual effects.



RGB LED LIGHTS

Led lights are programmable to have a custom lighting program to accentuate the shape of the sculpture. The polycarbonate diffuses the lights for a soft glow.



CONCRETE

The structural concrete footing doubles as a design feature, raising the sculpture higher to give it more presence.



MIRROR POLISHED STAINLESS STEEL

Marine grade stainless steel will not rust when left exposed to the elements. The mirrored finish will reflect the environment.



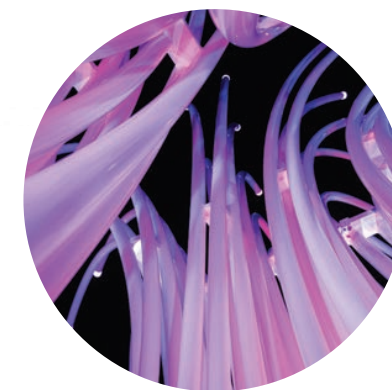
CORTEN STEEL

Weathering steel develops a stable, rust-like protective layer (patina) when exposed to weather, eliminating the need for painting and protecting the underlying metal from further corrosion.



POWDER COATING

Powder coating is extremely durable, long-lasting surface resistant to chipping, scratching, fading, and corrosion. When architectural specs are used colorfastness can last 10-15 years

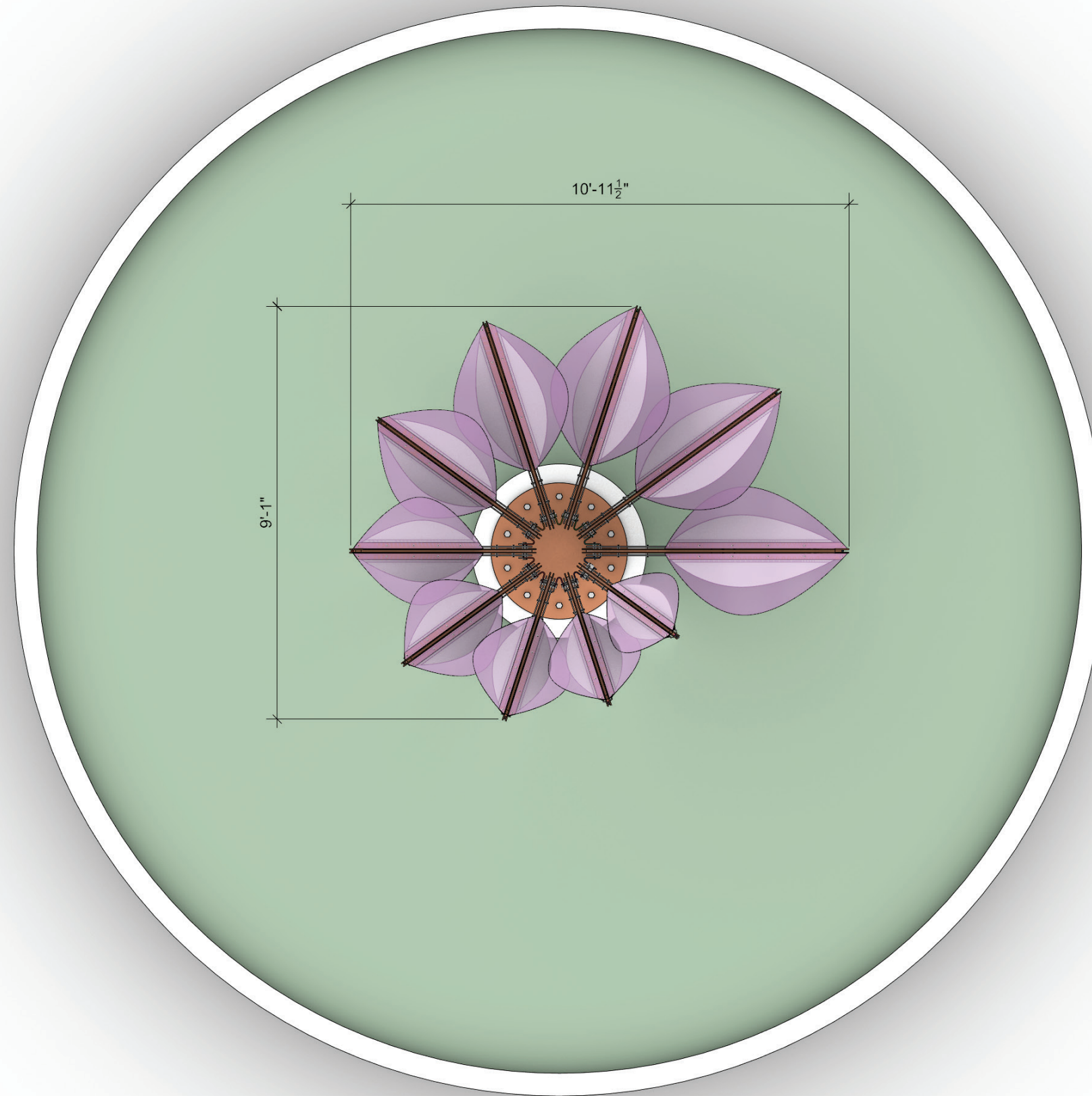


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ELEVATION



PLAN

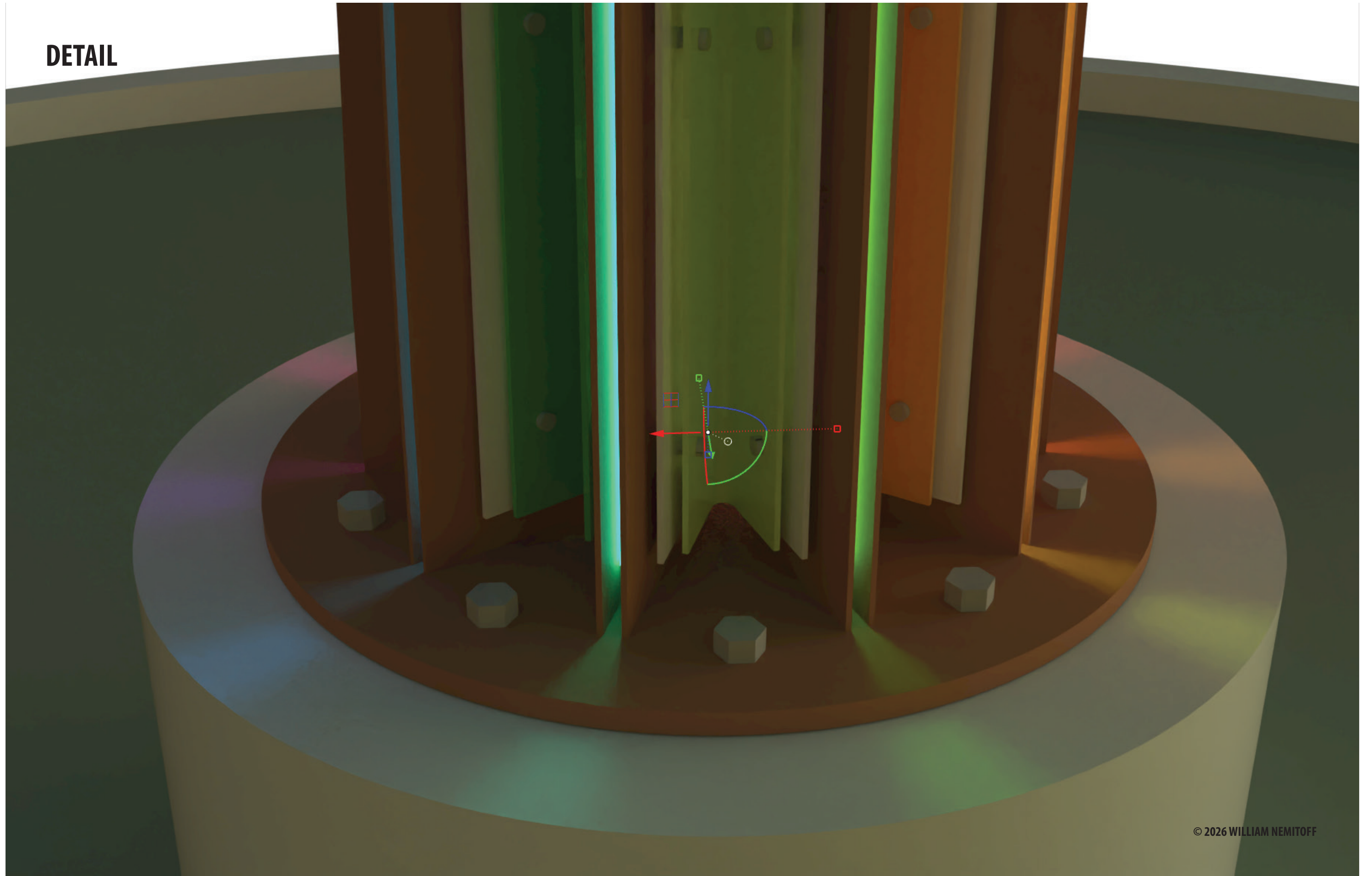


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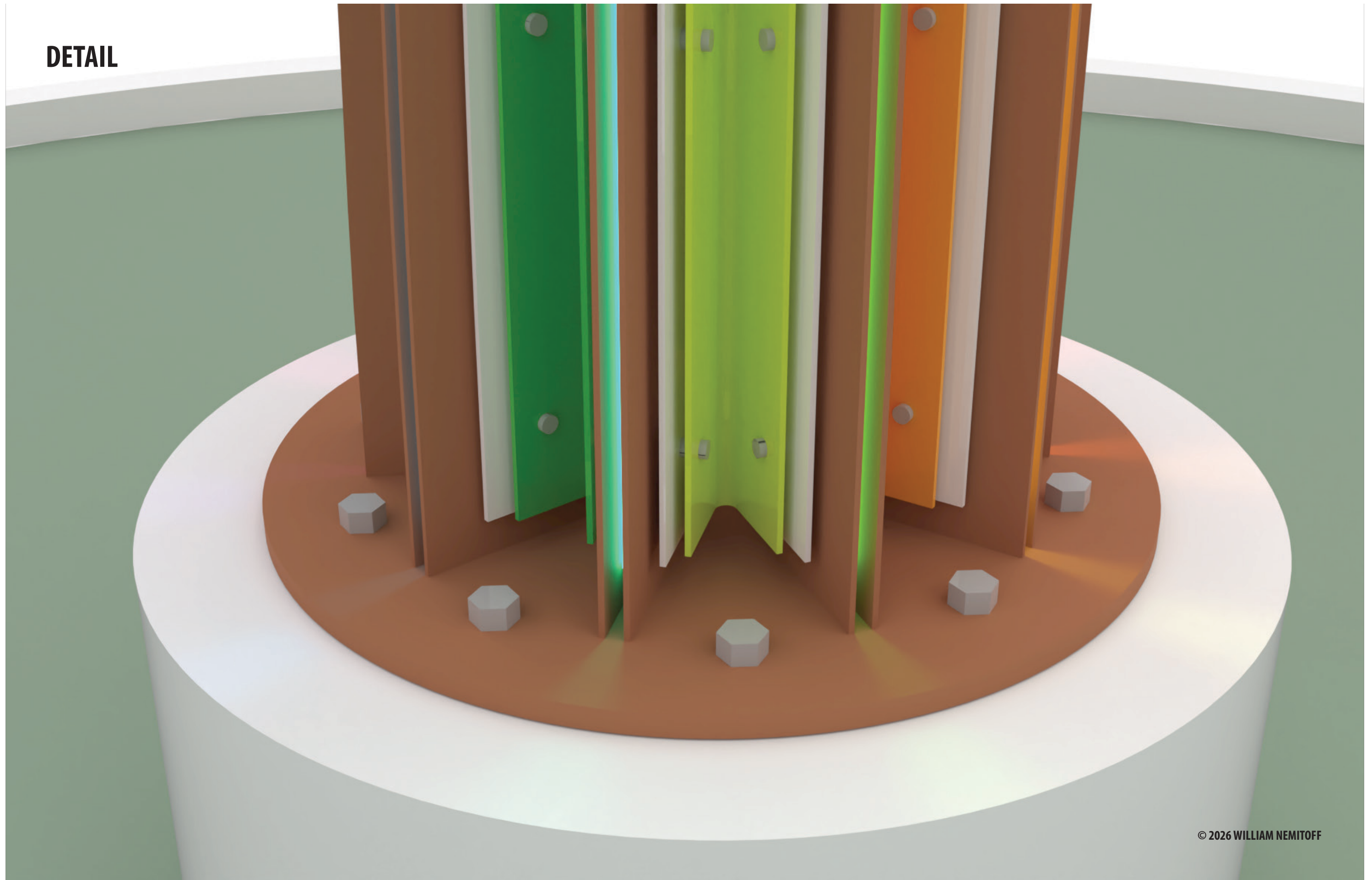


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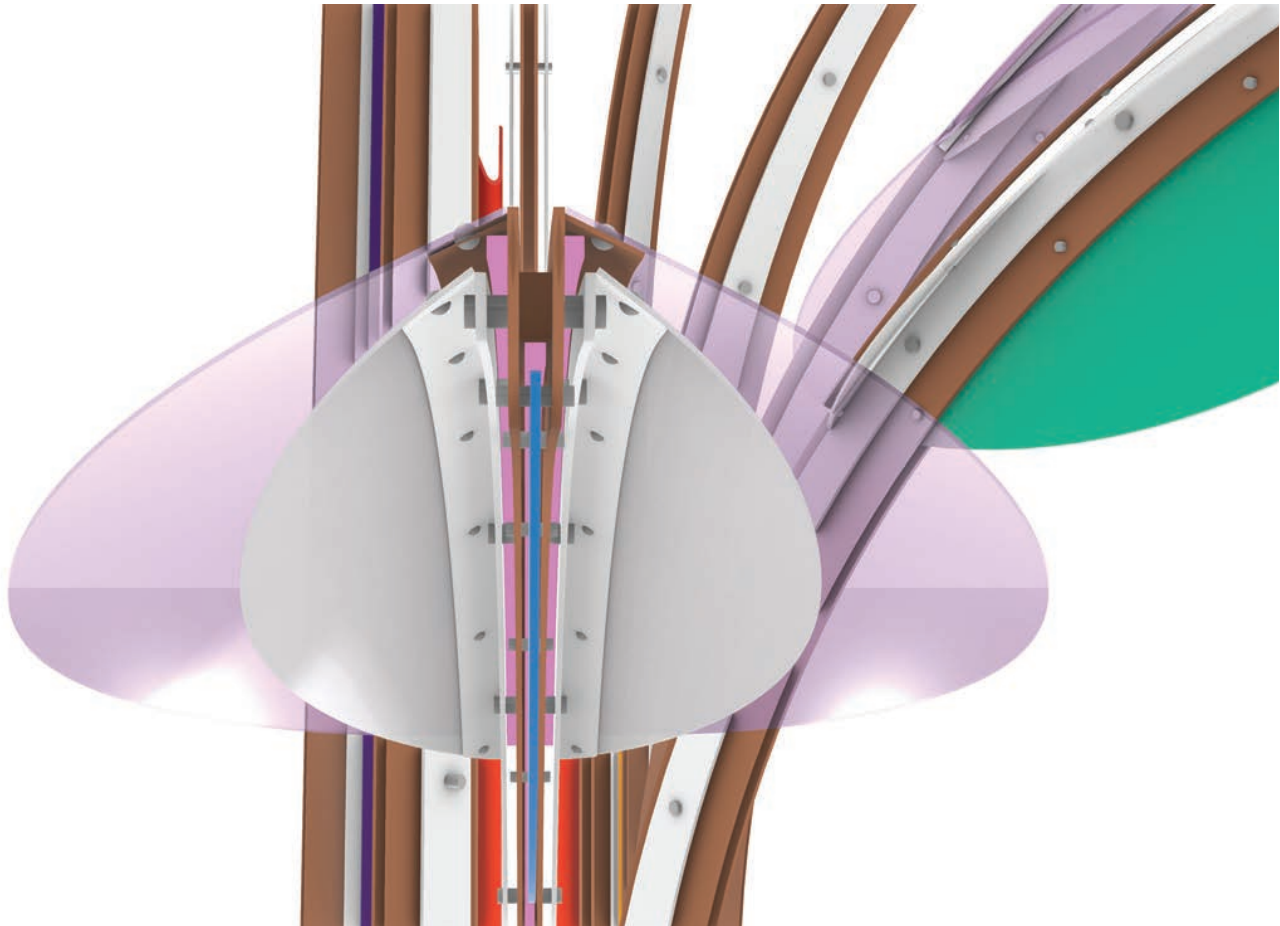
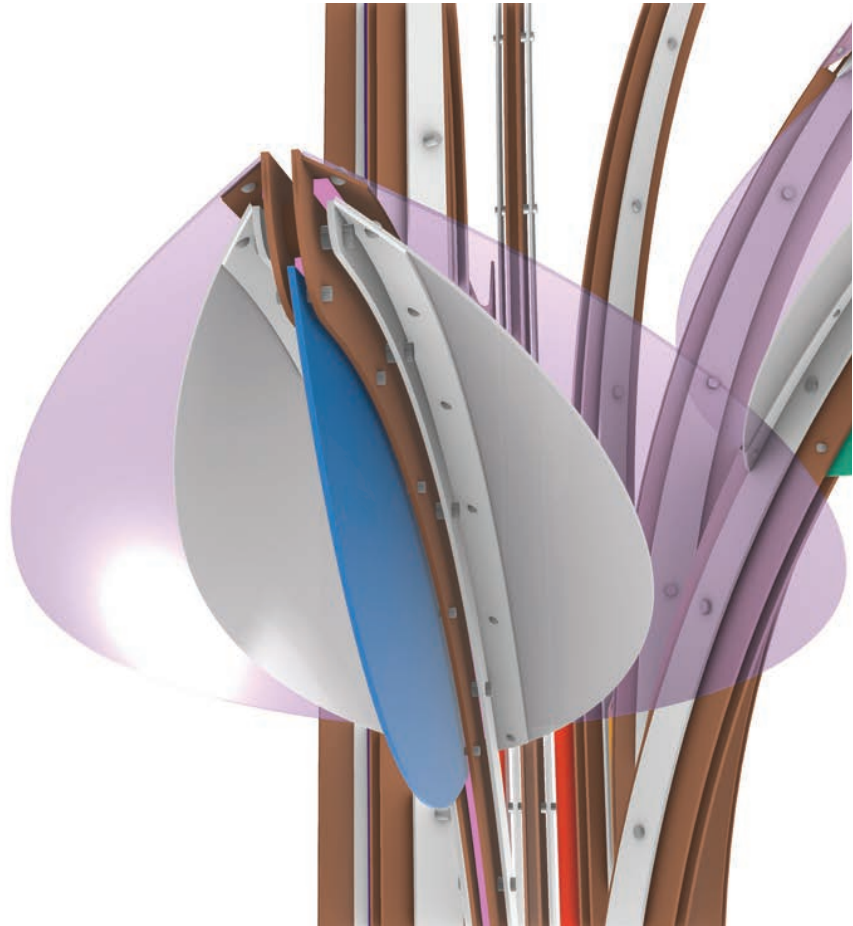
DETAIL



DETAIL



DETAIL



RENDERING



BUDGET | Preliminary

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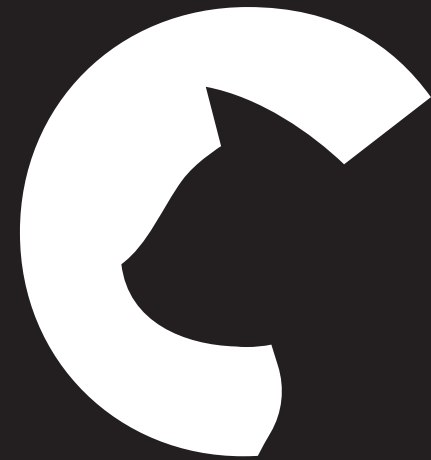
MAINTENANCE

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Clean with mild detergent as needed.



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CURIOUS FORM
Art | Fabrication | Design

CONTACT

William Nemitoff
913.961.0987
will@curiousform.com

5733 Saint Anthony Ave
New Orleans, LA 70122

**4) Property Security Enhancement Program
Discussion of Revisions and Recommendation**

**Cija Omengebar
CRA Planner**

- PowerPoint Presentation
- Draft Program Description



PROPERTY SAFETY ENHANCEMENT PROGRAM (PSEP)

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Program Overview - Fort Lauderdale CRA

The Property Safety Enhancement Program (PSEP) is a conditional reimbursement initiative that provides financial assistance to support eligible property safety enhancements within Fort Lauderdale's Community Redevelopment Areas, the Northwest Progresso Flagler Heights Area and Central City Area. The program is designed to strengthen the safety and security of designated commercial business corridors, encouraging reinvestment and revitalization.

Property safety enhancements are interior or exterior upgrades that help reduce crime, improve security, and support the renewal of commercial business corridors. By funding security upgrades, the PSEP aims to reduce criminal activity, enhance public safety, and foster a more secure and vibrant environment for both property users and surrounding communities.

Collaborative Approach & CPTED Strategies

The program is a partnership between the Fort Lauderdale CRA and the Fort Lauderdale Police Department's Environmental Crime Unit, leveraging Crime Prevention Through Environmental Design (CPTED) strategies focused on improving the built environment to deter crime, protect assets, and improve the safety of employees, customers and the broader community.

As part of the application process, applicants may request a pre-screening inspection conducted by the Fort Lauderdale Police Department, to help identify internal and external security gaps and recommend effective enhancements.

Funding Structure

All commercial properties within commercial zone areas of the CRA are eligible for funding. The funding structure is based on total improvement costs, as outlined below:

Funding Tiers:

- Projects with total eligible improvement cost under \$13,333.33 may receive conditional reimbursement in an amount equal to the actual eligible cost incurred, up to a maximum of \$7,500.
- Projects with total eligible improvement costs exceeding \$13,333.33 may receive conditional reimbursement in an amount equal to the actual eligible costs incurred, up to a maximum of \$10,000.

The applicant is responsible for any remaining costs beyond the CRA's contribution.

Final Eligibility determinations shall be made by CRA staff based on program criteria, property location, ownership, and the demonstrated relationship of the proposed improvements to commercial corridor safety and revitalization objectives. Eligibility under this program is not automatic, and meeting one criterion does not guarantee approval. All determinations will be documented to ensure consistency, transparency, and compliance with the applicable Redevelopment Plan.

Program Participation Requirements

Participation in the program is subject to all applicable restrictions, conditions, and requirements, whether or not expressly listed in this document. Such requirements may include, but are not limited to, limitations on eligible improvements, required documentation, and compliance with CRA and City of Fort Lauderdale guidelines.

KEY PROGRAM CONDITIONS	
Element	Description
Pre-Approval requirement	All projects must receive written CRA approval prior to the commencement of any work. Expenses incurred before CRA approval are not eligible for reimbursement.
Approved Scope & Budget	All work shall be completed in accordance with the approved budget scope and budget. Any material changes to the scope of work or project cost require written re-approval by the CRA.
Reimbursement Basis	Reimbursement shall be issued only after completion of the approved work and submission of satisfactory proof of payment, verification of completion of any required pre-work, successful final inspection by the CRA, and closure of all required permits.
Retention and Maintenance Requirement	All funded improvements shall remain affixed to the property and be properly maintained for a period of (3) years from the date of reimbursement. The CRA reserves the right to conduct periodic inspections, including annual inspections, during the three year retention period to verify continued compliance.

Participation Eligibility and Program Limitations

- Applicants are encouraged to obtain a Crime Prevention Through Environmental (CPTED) assessment conducted by the Fort Lauderdale Police Department’s Crime Unit, subject to staff availability. CPTED assessments will be used to help identify safety gaps and inform recommended improvements. The CRA reserves the right to require CPTED principles and program objective to ensure clear nexus to corridor safety and revitalization goals.

- **Applicants** must own or lease a qualifying property that is designated for commercial, retail or non-profit use and located within commercial business corridors inside a CRA boundary. Refer to section V. to review requirements for community-serving nonprofits.
- **Tenants** must hold a current City of Fort Lauderdale Business Tax Receipt, have no outstanding code violations or open code enforcement cases with the City at the time of application; and obtain written authorization from the property owner to participate in the program.
- **Funding Limitation** - Property owners are limited to funding for one (1) eligible property under the program. While a separate application is required for each property, approval of funding is limited to one property per owner, as determined by the CRA.
- **Participation in the program** is subject to availability of funds and is subject to be modified or discontinued without notice. The application submission period will close thirty (30) days after the date of advertisement and may be extended at the discretion of the CRA. Applications will be reviewed on a “first come, first-served” basis, for completeness and may be inspected and prioritized based on need, eligibility and availability of funds.

Program Elements

I. Eligible Areas

PSEP is applicable only within the Northwest-Progresso-Flagler Heights (NPF) CRA and the Central City CRA that are situated along designated commercial business corridors. Eligible applicants may include commercial property owners, business tenants, and nonprofit organizations operating at qualifying locations within these corridors.

II. Property Eligibility Requirements

A. Property Type

Eligible properties must meet all the following criteria:

- 1) Be an existing commercial building used for office, retail, or service-oriented operation; or
- 2) Be business located within a mixed-use building with active ground-floor commercial uses and residential units above; and
- 3) Cannot be a prohibited business as defined in the program guidelines.

B. Regulatory Compliance

Eligible properties shall:

- 1) Be consistent with applicable CRA Redevelopment Plan;
- 2) Maintain a current City of Fort Lauderdale Business Tax Receipt; and

- 3) Have no outstanding code violations or open code enforcement cases at the time of application.

III. Eligible Improvements

The PSEP supports improvements that enhance the safety and security of commercial and mixed-use corridors. Eligible improvements may include physical security upgrades and crime prevention through environmental design (CPTED) or landscape design features.

A. Security Measures

Eligible security measures may include, but are not limited to:

- 1) Access Control Systems (e.g., key cards, pin codes, biometric entry systems);
- 2) Intrusion Detection Systems (e.g., motion sensors, alarm systems);
- 3) Closed-circuit Television (CCTV) surveillance systems;
- 4) Fencing, locks and reinforced doors;
- 5) Hurricane Impact Resistant windows and doors;
- 6) Exterior and perimeter lighting (e.g., motion-activated, parking lot lighting);
- 7) Fire safety systems (e.g., signage, alarms, sprinkler systems, panic buttons);
and
- 8) Emergency Communication and evaluation systems.

B. Environmental Design & Landscape (CPTED-based enhancements)

Eligible security-related measures may include, but are not limited to:

1) Surveillance

- Adequate lighting (e.g., parking lot or camera-supportive lighting);
- Placement of windows overlooking sidewalks and parking areas;
- Clear sight lines (e.g., landscaping under 2-3 ft near sidewalks or entry points;
- Tree canopies pruned above 6-7 feet to maintain visibility; and
- Avoidance of large bushes near doors or windows.

2) Access Control

- Use of natural barriers to guide movement and control entry/ exit points;
- Dense or thorny landscaping along windows or fences to deter loitering or intrusion;
- Installation of boulders, bollards or large planters in front of entrances to prevent vehicle access or ramming; and
- Secured and monitored access points.

3) Territorial Reinforcement and/or Target Hardening

- Clearly defined property boundaries (e.g., fences, signs, gates, or walkways);
- Pavement treatments or other design elements that establish ownership and visibility;
- Symbolic barriers (e.g., flower beds, benches, or planters); and
- Strengthening of physical barriers such as locks, gates, cameras, and fencings to prevent break-ins.

Additional enhancements and/or improvements not specifically listed may be approved at the discretion of the CRA Executive Director or CRA Manager, provided they are aligned with the program's objectives to enhance safety and security. The CRA reserves the right to deny requests that do not meet established criteria or documentation standards. Failure to comply may result in full or partial repayment of the conditional reimbursement funding.

IV. Ineligible Business Types

The following types of businesses are not eligible for participation:

- 1) Pawn shops
- 2) Sexually oriented retail businesses
- 3) Adult entertainment establishments
- 4) Nightclubs, bars, or lounges that primarily generate revenue from alcohol sales
- 5) Massage Parlors
- 6) Check-cashing or payday loan establishments
- 7) Bail Bond Companies
- 8) Tattoo parlors and body piercing studios
- 9) Cannabis or CBD dispensaries or retail establishments
- 10) Smoke shops, vapor or electronic cigarette establishments
- 11) Gambling establishments, including internet or simulated gaming venues
- 12) Mobile or transient businesses
- 13) Golf courses
- 14) Firearm sales establishments and shooting ranges

Only businesses whose operation or activities support and advance the goals and objectives of the applicable CRA Redevelopment Plan are eligible. Businesses determined not to align with these goals, as reasonably determined by the CRA or the City of Fort Lauderdale, may be deemed ineligible.

V. Eligible Community-Serving Nonprofits

Select community servicing nonprofits that are directly adjacent to and bordering a designated commercial business corridor may be eligible for assistance when located within or directly adjacent to a designated commercial business corridor within the NPF and Central City CRA districts.

Applicants must demonstrate a clear nexus to the commercial business corridor safety, visibility, pedestrian activity, and revitalization objectives. Examples of eligible community-serving nonprofits may include, but are not limited to: mental and behavioral health service providers, schools, and place of worship, provided the proposed improvements directly support safety conditions affecting the adjoining commercial business corridor.

Properties that are outside designated business corridors and do not directly front, operate within, or adjoin such corridors, or that lack a demonstrated relationship to corridor safety and revitalization goals, are not eligible for assistance under this program.

Facilities owned and operated by government entities, or used primarily for governmental or administrative purposes, are not eligible for assistance under this program.

Determinations of adjacency and corridor impact shall be made by CRA staff based on physical proximity, visibility, access points, and the extent of which proposed improvements enhance corridor safety.

VI. Eligible Community-Serving Nonprofit Uses Documentation

Documentation is proven by a set of formation , tax and compliance documents, including but not limited to the following:

- 1) Articles of incorporation
- 2) IRS Tax-exempt status letter
- 3) IRS 501 (c)(3) determination letter
- 4) State or County licenses
- 5) Clinical policies and procedures
- 6) Proof of license professionals
- 7) Employer Identification Number
- 8) Bylaws
- 9) Board of Directors Documentation
- 10) Proof of regular worship services

Additional documentation may be requested by CRA staff as needed.

VII. Funding Terms

A. Conditional Reimbursement Funding

Program assistance is provided as **conditional reimbursement funding**, subject to a three (3) year retention period. Upon satisfaction of the retention requirement, the funding shall be deemed fully forgiven. During the three (3) year period, all improvements and security enhancements made to the property using program funds shall remain in place and affixed to the property, and shall run with the property, regardless of the party that initially incurred the costs or received reimbursement from the CRA.

These conditions apply throughout the retention period:

- 1) All CRA-funded improvements shall be properly maintained by the applicant in good working order and condition.
- 2) Funded improvements shall not be removed, replaced, or substantially altered during the three year retention period without the prior written approval of the CRA.
- 3) The CRA reserves the right to conduct periodic inspections, including annual inspections to verify compliance.

Except as otherwise approved in writing by the CRA, funded improvements shall not be removed, replaced, or materially altered during the three (3) year retention period. Exceptions may be permitted, subject to prior written approval by the CRA, in circumstances including, but not limited to:

- Repair or replacement due to damage, theft, vandalism, or force majeure events;
- Replacement of defective or failed materials or equipment;
- Modifications required to maintain compliance with applicable building safety, fire codes; or
- Replacement with an equivalent or superior improvement that maintains or enhances the original security or safety function.

In all such cases, the applicant shall notify the CRA in writing and obtain approval prior to undertaking the repair, replacement, or modification, except in emergency situations necessary to protect public safety, in which case notification shall be provided as soon as practicable.

Failure to notify the CRA, obtain required approval, or maintain funded improvements may result in full or partial recapture of funds, in accordance with program policies.

B. Safety Enhancement Reimbursement and Waiver Agreement

The CRA and the City of Fort Lauderdale shall not be responsible or liable for any injuries, damages, losses, or defects resulting from the installation, use, or function of the improvements or products reimbursed under the program. By executing the agreement, the applicant acknowledges and assumes full responsibility for the work and releases the CRA and the City from any related claims.

Applicants are responsible for:

- 1) Obtaining the necessary quote(s) for the work;
- 2) Coordinating and scheduling installation of improvements;
- 3) Scheduling and facilitating CRA inspections before and after project completion;
- 4) Maintenance of improvements; and
- 5) Complying with all program requirements.

Whether the applicant is the property owner or a tenant, the same program requirements apply. Where a tenant is the applicant, a joint agreement with the property owner is required.

C. Tenant Applicants

- Tenant applicants must have a minimum of three (3) years remaining on their lease at the time of approval.
- New tenants must provide a lease agreement with renewal options that collectively provide a minimum three (3) year term.
- In lieu of three (3) year lease term requirement, the tenant and the property owner may agree in writing that all funded improvements shall remain with the property upon lease expiration, and documented in an executed joint agreement.

D. CRA Maximum Award

The CRA maximum funding contribution shall not exceed Ten Thousand Dollars (\$10,000) for eligible projects with a total improvement cost of Thirteen Thousand Three Hundred Thirty-Three Dollars (\$13,333.33) or more. Reimbursement shall be limited to actual eligible cost incurred, and the applicant shall be responsible for any remaining project costs. Funding for projects with lower total costs is subject to the applicable limits set forth in the Funding Structure section.

E. Disbursement of Funds

- 1) No reimbursement will be provided for expenses incurred prior to CRA approval and execution of the funding agreement.
- 2) All project cost must be paid upfront by the applicant. If the total cost of the approved security improvements exceeds the maximum funding amount, the applicant is solely responsible for covering all additional expenses beyond the approved funding limit.
- 3) All improvements must be completed within one (1) year of funding approval.
- 4) All work shall be performed by properly licensed and insured business authorized to perform such services under local and state law.
- 5) All required permits and inspections must be obtained and completed. The applicant is responsible for scheduling any necessary inspections through the City of Fort Lauderdale.
- 6) Itemized invoices and corresponding receipts must be submitted for reimbursement.
- 7) Copies of all permits and final inspection approvals must be provided.
- 8) Reimbursement shall be issued only after final inspection and written approval by the CRA Project Manager.
- 9) The CRA reserves the right to withhold reimbursement if documentation is incomplete, inaccurate, or inconsistent with the approved scope of work.

VIII. Monitoring, Compliance, and Retention

All projects funded under this program are subject to ongoing monitoring and compliance requirements during the three (3) year retention period. The CRA shall maintain program records documenting approvals, reimbursements, inspections, and compliance determinations.

A. Annual Retention Inspections

CRA staff may conduct periodic inspections, including annual inspections, to verify that all funded improvements remain installed, operational, and properly maintained. Inspection may include site visits, review of documentation, photographic evidence, virtual inspection, or a combination thereof.

B. Documentation and Tracking

The CRA shall maintain a centralized tracking system to document:

- Approved project and funding amounts;
- Completion and reimbursement status;
- Retention period timelines;
- Annual inspection results;

- Approved repairs, replacements, or exceptions; and
- Compliance or recapture actions.

C. Approved Exceptions

Repairs, replacements, or upgrades to funded improvements may be permitted with prior written approval from the CRA. All approved exceptions shall be documented to ensure continued compliance with program objectives.

1) Repair or Replacement Due to Damage

- Vandalism, theft, accidents, storms, or other force majeure events
- Normal wear and tear that renders the improvement nonfunctional.

2) Defective or Faulty Materials

- Manufacturer defects
- Premature failure of equipment or materials

3) Code or Safety Compliance

- Required upgrades due to changes in building, fire, or safety codes

4) Equivalent or Superior Upgrades

- Replacement with an equal or better security feature (upgrading cameras or lighting technology”
- Technology becoming obsolete and needing replacement to maintain effectiveness.

5) Operational Necessity

- Minor reconfiguration that does not reduce the security benefit or remove the enhancement and/or improvement purpose.

D. Non-Compliance and Recapture

Failure to maintain improvements, permit inspections, or comply with retention requirements may result in corrective action, suspension of benefits, or full or partial recapture of funds, in accordance with program policies.

IX. Application Process

- 1) **Application submission** – The applicant must submit a complete application along with all required supporting documentation.
- 2) **CRA staff will review the application** to verify eligibility with program requirements.
- 3) **Agreement execution** – A formal agreement will be executed between the applicant and the CRA outlining all terms and conditions. Project activities may commence only after the agreement has been fully executed.
- 4) **Approval Letter Notice**– The CRA will issue a written approval notification.
- 5) **Applicant will schedule required inspections with CRA Staff.**
- 6) **Estimate(s) for improvement(s)** - Applicants are required to submit at least one (1) estimate for each type of eligible improvement type they are applying for. Staff strongly recommend submitting two (2) estimates per improvement type to ensure competitive pricing and thorough evaluation.
 - *For example, if you are requesting funding for fencing, lighting, and security cameras, you must obtain at least three (3) estimates (one for each improvement type), though submitting two per estimates per type is encouraged.*
- 7) **Project implementation & reimbursement** – The applicant will complete the approved improvements and submit all required documentation for reimbursement.

Final Inspection – Prior to the disbursement of any funds, the CRA shall conduct a final site inspection to confirm that all approved improvements have been completed.

Property Safety Enhancement Program (PSEP) Checklist

❖ Eligibility Requirements

- 1. Property located within the NPF CRA or Central CRA Boundaries
- 2. Property is used for commercial or non-profit purposes.
- 3. Have a current Business Tax Receipt.
- 4. Applicant is the property owner; or
- 5. Applicant is the tenant with written authorization from the property owner.

❖ Required Documentation

- 1. Completed PSEP Application
- 2. Proof of current City of Fort Lauderdale Business Tax Receipt.
- 3. Proof of property ownership or current lease agreement.
- 4. Written authorization from the property owner (*if applicant is the tenant*).
- 5. Copy of current City of Fort Lauderdale Business Tax receipt
- 6. Proof of nonprofit status, as applicable (refer to section VI).
- 7. Photos of the existing property conditions.
- 8. Preliminary scope of work and cost estimate (minimum of 1 estimate per improvement type).
- 9. Documentation verifying that contractor(s) are properly licensed and insured, where applicable.
- 10. Completed CPTED security Assessment Form (if applicable)

❖ Prior to Reimbursement

- 1. All work shall be performed by licensed, insured and reputable contractors.
- 2. Submit copies of required permits and proof of inspection approval, if applicable.
- 3. Submit final invoices and itemized receipts for all completed work.
- 4. Schedule site inspection with CRA Staff.
- 5. Work shall be completed within one (1) year of CRA Approval.

CRA PROPERTY SAFETY ENHANCEMENT PROGRAM

Property Safety Enhancement Program (PSEP) Application Form			
1)	Name (First, Last) <i>*Business Owner or authorized signatory</i>		
2)	Phone Number		
3)	Email address		
4)	Do you own the property?	<input type="checkbox"/> YES	
		<input type="checkbox"/> NO - if selected, provided landlord name, phone number and email #12 & #13	
BUSINESS INFORMATION			
5)	Business Name		
6)	Select location of Business	<input type="checkbox"/> Northwest-Progresso Flagler Heights CRA	
		<input type="checkbox"/> Central City CRA	
7)	A) Business Physical Address	A)	B)
	B) Mailing Address if different		
8)	Type of Business		
9)	Current number of employees		
10)	Duration Business has operated in the location		
11)	Business Structure/ Type of Entity (ENTITY: SS, Partnership, LLC, S-Corp, C-Corp, Non-Profit)		
12)	Landlord Information	Name	
		Phone Number	
		Email Address	
13)	Have you obtained written consent from the owner for the work?		

CRA PROPERTY SAFETY ENHANCEMENT PROGRAM

Please provide a detailed list of the proposed improvements that focus on enhancing security and safety to the interior or exterior of the property. This may include, but is not limited to, items such as security lighting, surveillance cameras, reinforced windows or doors, fencing, gates, signage or other Crime Prevention measures (CEPTED)

--

STAFF SECTION ONLY

<input type="checkbox"/> Reviewed	Inspection Date
<input type="checkbox"/>	

DRAFT

CRA PROPERTY SAFTY ENHANCEMENT PROGRAM MONITORING FRAMEWORK

I. Monitoring Framework (What to Track and How Often)

- **Tracking Phases**

	PHASES	Purpose	Frequency
1	Application and Approval	Establish Baseline	One-time
2	Reimbursement & Closeout	Verify Completion	One-Time
3	Retention Period	Ensure Compliance	Annually (Years 1-3)
4	Exception & Repair Log	Ensure Compliance	Annually (Year 1-3)
5	Program Outcomes	Measure Success	Annually (Year 1-3)

II. Core Tracking Mechanisms

- **Compliance Sheet** (Primary Tool)

General Information

- CRA Area: NPF or CC
- Property Address
- Parcel ID/Folio #
- Applicant Type: *Property Owner, Tenant, Owner & Tenant, Non-profit*
- Application ID
- Approval Date
- Funding Tier (\$7,500/ \$10,000)
- Approved Funding Amount
- Total Project Costs

Improvement Details

- Improvement Type(s) (Lighting, CCTV, Landscaping, etc.)
- CPTED Assessment Date
- Improvement Installation Date
- Final Inspection Date
- Reimbursement Amount Paid
- Reimbursement Date

Retention & Monitoring

- Retention Start Date
- Retention End Date
- Year 1 Inspection Completed (Y/N)
- Year 3 Inspection Completed (Y/N)
- Compliance Status (Compliant/ Non-Compliant/ Corrected)

CRA PROPERTY SAFTY ENHANCEMENT PROGRAM MONITORING FRAMEWORK

- Notes/ Corrective Actions

Outcome Metrics

- Reported Incidents Before (if available)
 - Reported Incidents After (optional)
 - Business Owner Feedback (Yes/No)
 - Project Success Rating (Staff)
-
- **Annual Retention Inspection** (Required for Year 1-3)
 - i. Once per year during the 3-year retention period
 - ii. May be desk review or site visit (policy can allow both)

III. Annual Inspection Form (Field or Desktop Review)

A one-page standardized form that staff completes and enters into excel.

IV. Workflow – How it feeds into Excel

1) Complete Inspection Form

- Application ID: [Year 2026 is 26 – 0001] , [2nd Year 2027 is 27-0002]

2) Enter Key Fields into Master Excel – Inspection date, compliance status notes.

3) Update Compliance Flags

- Conditional formatting (Green= compliant, Red = non-compliant)

4) Save Inspection Form to project folder (by Application ID)

V. Optional Tracking Enhancements (still excel-based)

- Compliance Dashboard Tab
 - Number of active retention project
 - % inspections completed on time
 1. Of non-compliance cases
 2. Of approved exceptions

B. Automated Reminders

Use Excel columns for:

- Next Inspection Due Date
- Outlook reminder or calendar sync

CRA PROPERTY SAFTY ENHANCEMENT PROGRAM MONITORING FRAMEWORK

VI. Program Success Metrics to Track Annually – Process and outcome indicators:

- Number of properties improved
- Types of security improvements installed
- Percentages of project compliant after 3 years.
- Business owner satisfaction (simple Yes/No or 1-5 scale)
- Reduction in maintenance or vandalism reports (if available)

**CRA PROPERTY SAFTY ENHANCEMENT PROGRAM
MONITORING FRAMEWORK**

Program Outcome (Annual Report)

	A	B
1	Program Outcomes - Annual Reporting	
2	Reporting Year	2026
3		
4		
5	Outcome Metrics Table	
6	A	B
7	Metric	Result
8	Total applications Approved	0
9	Total Projects Completed	20
10	Percentage of Projects Compliant	
11	Total Inspections Conducted	
12	Average Days to Compliance	
13	Total Properties in Retention Year 1	
14	Total Properties in Retention Year 2	
15	Total Properties in Retention Year 3	
16		
17		
18		

CRA PROPERTY SAFTY ENHANCEMENT PROGRAM MONITORING FRAMEWORK

Retention Inspection Form

	A	B	C	D	E	F	G	H	I	J	K	L	M
1													
2	PROPERTY SAFETY ENHANCEMENT PROGRAM												
3	ANNUAL RETENTION INSPECTION FORM												
4	PROPERTY INFORMATION												
5	PROPERTY ADDRESS:										DATE		
6	APPLICATION ID										INSPECTOR		
7	CRA AREA												
8	INSPECTION YEAR												
9													
10	FUNDED IMPROVEMENTS												
11	<input type="checkbox"/> SECURITY MEASURES							<input type="checkbox"/> APPICANT PREFERED IMPROVEMENTS					
12	<input type="checkbox"/>							<input type="checkbox"/>					
13	<input type="checkbox"/>							<input type="checkbox"/>					
14	<input type="checkbox"/>							<input type="checkbox"/>					
15	<input type="checkbox"/>							<input type="checkbox"/>					
16	<input type="checkbox"/>							<input type="checkbox"/>					
17	<input type="checkbox"/> CPTED-BASED ENHANCEMENTS							<input type="checkbox"/>					
18	<input type="checkbox"/> Surveillance							<input type="checkbox"/>					
19	<input type="checkbox"/> Access Control							<input type="checkbox"/>					
20	<input type="checkbox"/> Territorial Reinforcement and/ or Target Hardening							<input type="checkbox"/>					
21	<input type="checkbox"/> Other:							<input type="checkbox"/>					
22													
23	<input type="checkbox"/> Exception												
24	<input type="checkbox"/>												
25	<input type="checkbox"/>												
26	<input type="checkbox"/>												
27	<input type="checkbox"/>												
28	<input type="checkbox"/>												
29													
30													
31													
32													
33													

5) Old Business

- **Projects & Programs Update**
 - Summary

- **Term of Appointments**
 - CAM 25-1138
 - Ordinance No. C-25-46

**Cija Omengebar
CRA Planner**

1. Rezoning Project – Mixed-Use Zoning Proposal
<ul style="list-style-type: none"> • PZB recommendation made November 2025, with modification, for the proposal to be implemented as an overlay district rather than a rezoning of the affected properties. This approach allows properties to retain their existing base zoning while providing the option to apply the overlay district as a part of a redevelopment of the property. • Next steps are City Commission 1st and 2nd Public Hearing. (Dates TBD)
2. Commercial Incentive Programs
<ul style="list-style-type: none"> • Art of Tea – 900 NE 13 St \$350,000 – February 3, 2026 CRA Board of Commissioners Meeting • Call of Africa Realty Inc., 920 NE 13 St Renovation - \$404,562_<u>In.progress?construction.phase</u>; • Prospect – 1201 NE 5 Terrace – Homes Inc. – Requesting \$205,000
3. Residential Paint & Landscaping
<ul style="list-style-type: none"> • Approved on January 20 CRA Board of Commissioners. • Notification starts 1st week of February. • Application open date: February 9.
4. Property Safety Enhancement Program
<ul style="list-style-type: none"> • Obtaining CCRAB support and recommendation 2/4/26 meeting.
5. Light poles installation at 7 permanent closed end streets
<ul style="list-style-type: none"> • Permit denied due to uncertainty that City would be responsible for restoration. • Increased purchase order to include restoration work, new PO amount \$30,831.67 • FDOT permit review restarted 2nd week of January. • Schedule will be available after permit is approved. • Staff will monitor and report status at the next meeting.
6. NE 4th Ave Complete Street Project - Light poles
<ul style="list-style-type: none"> • Lights installation pending execution of Construction Agreement and Maintenance Memorandum of Agreement between City and FDOT. Scheduled for February 3rd CC meeting. • ILA Third Extension approved by CC on January 20, 2026; BC Commission date March 3, 2026 • 11 Street lights completion on hold until all agreements are in place.
7. Event 492 Land Use Plan Amendment
<ul style="list-style-type: none"> • In progress. • Next steps – selection review committee rating and selection in February.
8. Event 410 Capital Improvement Master Plan
<ul style="list-style-type: none"> • Negotiations still in progress. • To be scheduled - City Commission Contract Approval.
9. NE 13 Structure Project
<ul style="list-style-type: none"> • In progress. Designs to be reviewed at 02/04/26 CCRAB meeting. • City Commission tentative March/ April 2026 meeting. • The sculpture will take 10-12 months to fabricate.
10. Miscellaneous
<ul style="list-style-type: none"> • May and July CCRAB meetings will be held in the CRA Conference room.



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#25-1138

TO: Honorable Mayor & Members of the Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager

DATE: November 18, 2025

TITLE: Second Reading – Ordinance of the City of Fort Lauderdale, Florida, Amending Ordinance No. C-12-26 as Amended by Ordinance No. C-13-08 of the City of Fort Lauderdale, Florida, by Revising the Term of Appointment to the Central City Redevelopment Advisory Board from Three (3) Consecutive One (1)-Year Terms to Two (2) Consecutive Three (3)-Year Terms – **(Commission Districts 2 and 3)**

Recommendation

Staff recommends the City Commission approve an ordinance on first reading to amend Ordinance No. C-12-26 as Amended by Ordinance No. C-13-08 of the City of Fort Lauderdale, Florida, by Revising the Term of Appointment to the Central City Redevelopment Advisory Board from three (3) consecutive one (1)-year terms to two (2) consecutive three (3)-year terms.

Background

On June 30, 2025, the City Commission received a neighbor presentation that suggested that the term of service for members of the Central City Redevelopment Advisory Board be extended for a term greater than one (1)-year. In response, the City Commission directed City staff to draft an ordinance to extend the board member term to three (3) years.

Central City Redevelopment Advisory Board members are currently permitted to serve three (3) consecutive one (1)-year terms. The proposed ordinance reduces the number of consecutive terms that can be served to two (2) terms, however, the duration of each term would be three (3) years. This will allow board members to serve up to a total of six (6) years, contingent on their reappointment to a second consecutive term, rather than up to a total of three (3) years.

If the amendment is adopted, current Central City Redevelopment Advisory Board members will complete their existing term. Newly appointed members and those reappointed after adoption will serve a three (3)-year term.

On November 4, 2025, the City Commission approved the ordinance on first reading

Page 1 of 2

11/18/2025
CAM #25-1138

without modifications.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Housing Focus Area, Goal 2: Enable housing options for all income levels.
- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community.

Attachments

Exhibit 1 – Ordinance

Exhibit 2 – Business Impact Estimate

Prepared by: Christopher Cooper, Assistant City Manager

Charter Officer: Rickelle Williams, City Manager

ORDINANCE NO. C-25-46

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING ORDINANCE NO. C-12-26 AS AMENDED BY ORDINANCE NO. C-13-08 OF THE CITY OF FORT LAUDERDALE, FLORIDA, BY REVISING THE TERM OF APPOINTMENT TO THE CENTRAL CITY REDEVELOPMENT ADVISORY BOARD, AND PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCE PROVISIONS, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, on June 30, 2025, the Central City Redevelopment Advisory Board (Board) recommended that the term of appointment to the Board be extended from three (3) consecutive one (1) year term to two (2) consecutive three (3) year terms.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That Ordinance No. C-12-26 as amended by Ordinance No. C-13-08, is hereby amended to read as follows:

SECTION 4. All members shall be residents of, own property in, or be employed in the City of Fort Lauderdale. The term of appointments to the Board shall be for ~~one (1)~~ three (3) years. The maximum number of terms that can be served is ~~three (3)~~ two (2) consecutive ~~one (1)~~ three (3) year terms.

SECTION 2. That if any clause, section, or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby but shall remain in full force and effect.

SECTION 3. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. That at the direction of the City Attorney, the publisher of the Code of Ordinances of the City of Fort Lauderdale, Florida, is authorized to conform chapter, article, section, subsection, clause numbers and letters, and capitalization, as set forth in the Code of Ordinances of the City of Fort Lauderdale, Florida, and to correct any non-substantive scrivener's errors in the codification of this Ordinance.

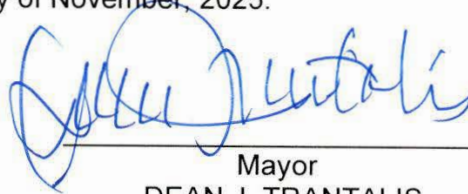
CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions.

C-25-46

SECTION 5. That this Ordinance shall be effective immediately upon final passage.


PASSED FIRST READING this 4th day of November, 2025.

PASSED SECOND READING this 18th day of November, 2025.



Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
DAVID R. SOLOMAN

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions.

C-25-46

6) New Business Suggestions

- **Request for PD Presentation**

- Discuss police department role, purpose and frequency

**Cija Omengebar
CRA Planner**

7) Approval of Minutes

December 3, 2025 Regular Meeting Draft Minutes

**Chair White
CCRAB Chair**



CITY OF FORT LAUDERDALE

2nd Draft
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, DECEMBER 3, 2025 - 6:00 P.M.
TOWER 101 – 11TH FLOOR CONFERENCE ROOM
101 NE 3 AVENUE, FORT LAUDERDALE, FL 33301

Board Members	Present/Absent	Cumulative Attendance	
		September 2024-August 2025	
		Present	Absent
Kimber White, Chair	P	4	0
Christopher Casey	P	3	1
Fiona Johnson (<i>Arr. 6:16 p.m.</i>)	P	4	0
Christine Jones (<i>Arr. 6:07 p.m.</i>)	P	2	1
Thomas Manos	P	2	2
Jason Ross	A	1	3
Nikola Stan	A	3	1
Bobby Tinoco, Vice Chair	P	4	0
John Vanvlack	P	1	0
Olga Zamora	P	4	0

Staff:

Vanessa Martin, CRA Business Manager
 Cija Omengebar, CRA Planner/Liaison

Others:

K. Cruitt, Recording Secretary, Prototype Inc.

I. Pledge of Allegiance

Board members recited the Pledge of Allegiance.

II. Call to Order & Determination of Quorum

The meeting was called to order at 6:03 p.m. Roll was called, and it was noted that a quorum was present.

Chair White welcomed John Vanvlack as the newest Member of the Board.

III. Budget Clean Up Discussion

Vanessa Martin/CRA Business Manager, provided a budget update during which she highlighted:

- Approximately \$898,998 would be rolled from FY 2025 into FY 2026. Staff recommended funding a new CRA position at \$100,000, and advertising at \$100,000 from the operations account.
- She proposed moving \$548,998 into 2026 incentives to continue area redevelopment, and \$150,000 for an office build-out.
- The CIP project balance was estimated at \$2.9 million.

- The FY 2026 adopted incentive budget of \$1,064,806 did not yet reflect the recently approved expense of \$350,000 because that item had not yet come before the CRA Board.
- The total estimated FY 2026 budget was \$5.2 million.

Ms. Martin fielded several questions regarding the figures presented. Ms. Omengebar explained the rationale behind the funding requests in light of the anticipated need for increased advertising, as well as significant community outreach and engagement with the land use plan which would go live soon. Ms. Martin clarified that the new position would be dedicated to the Central City CRA, and that reallocating \$548,998 into FY2026 will result in approximately \$1.1 million for incentives.

Ms. Zamora expressed a desire to see some projects in the North West area. Ms. Omengebar recapped events that lead to the development of the current list of projects, and highlighted that the CRA was in negotiation [through Procurement] with a firm that would assess the needs of the area in order to develop a master CIP plan.

Open discussion ensued on a range of topics. This included alternative funding sources such as a recent match funding project with the DOT; an explanation by Chair White on the prioritization of a Complete Streets approach for the entire CRA to achieve uniformity; the sidewalk assessment project; and streetscape improvement on the right of way.

Discussion resumed on the best way to utilize the funds allocated in the budget.

Motion by Mr. Manos, seconded by Vice Chair Tinoco, to approve the budget as presented by staff. The motion passed unanimously in a voice vote.

- **New Central City Position**
[This item was discussed earlier during this meeting]

IV. Discussion and Recommendation \$150,000

- **New Office Space Buildout at the Adderley**
Ms. Martin provided further explanation on this request. The total buildout was estimated to cost \$750,000, of which the Northwest CRA would contribute \$600,000. She noted that CCCRA was given a great deal with 4,000 square feet at \$10/square foot, as compared to the current cost of \$28/square foot, and the average prevailing rate of \$30/square foot. Ms. Martin estimated the initial cost would be paid off in 69 months so this would be a very beneficial move.

Ms. Martin fielded questions on the envisioned utilization of the shared space, cost, and consideration of alternative locations. She noted that the project was in the design phase and would include a conference room for both CRAs. Rent would cost \$40,000 annually with a projected move-in date of June 2026. She clarified that the current space is 6,000 square feet so they would lose 2,000 square feet. While an architect had been selected, a builder had not yet been chosen. Any unused funds would be rolled over to the CRA.

Ms. Martin clarified that the CRA had an LOI; she was awaiting an executed agreement; and that the CCRA currently pays approximately \$162,000 annually for rent.

Motion by Ms. Johnson, seconded by Mr. Vanvlack, to allocate up to \$150,000 for the new office space buildout. In a roll vote, the motion passed unanimously.

V. Old Business – Status Updates

Ms. Omengabar noted the following:

- Rezoning Project – Mixed-Use Zoning Proposal. The project was approved at the last Planning and Zoning meeting; however, it was still pending approval by the City Commission. Chair White noted that there was an overlay as the City Attorney added an automatic option for property owners to “opt in to go up;” it was passed unanimously with that proposal.
- Commercial Incentive Programs.
 - Art of Tea is scheduled for approval on December 16th, contingent on completion of their documents by legal.
 - Call of Africa is moving along well.
 - Ms. Omengabar stated she had heard nothing from Homes Inc.
- Residential Paint and Landscaping. She was in communication with the office of the City Attorney and would advise when this project would be moved to the Commission.
- Property Safety Enhancement. The status of this project was the same as the above.
- Light Pole Installations at Seven Permanently Closed End Streets. Ms. Martin agreed to follow up on the payment of an outstanding invoice to FPL [for another project]. Ms. Omengabar noted that FPL would have to re-apply for a permit upon receipt of payment.
- NE 4th Ave Complete Steet – Light Poles. The pedestrian light poles were received; the DOT requested a new maintenance agreement with the City to install those poles. This item was scheduled for discussion at the December 16th Commission meeting.
- Land Use Plan Amendment. Following a discussion with the Procurement specialist, she learned they may need to keep it open until January to allow sufficient time for responses due to the holiday season.
- CIP Master Plan. Negotiations are complete. She will be meeting with legal and procurement to address questions raised by the consultants.
- NE 13 Street Structure. The list of artists was short-listed; they were awaiting bids and proposals for Board and community input prior to making a decision.

Chair White highly recommended scheduling a public workshop to educate homeowner associations on the complete streets and rezoning projects. He stressed the importance of obtaining their input and clarifying the role of this Board. This was determined to be feasible in the first quarter of 2026. Ms. Jones agreed that many homeowner associations do not appear to understand the role this Board.

VI. New Business Suggestions

Potential agenda items for the January meeting were considered.

Motion by Mr. Casey, seconded by Mr. Manos, to cancel the January 7, 2026 meeting; the Board will meet in February. The motion passed unanimously in a voice vote.

VII. Approval of Minutes – November 5, 2025 Regular Meeting

Motion by Mr. Manos, seconded by Mr. Casey, to approve the November 5, 2025 minutes as presented. The motion passed 7/1 in a voice vote; Mr. Vanvlack abstained because he had not been present.

VIII. Adjournment

There being no further business before the Board, the meeting was adjourned at 6:51 p.m.

[Minutes prepared by K. Cruitt, Prototype, Inc.]

8) Adjournment

**Chair White
CCRAB Chair**