



CITY OF FORT LAUDERDALE

APPROVED  
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 (Arr. 6:16 p.m.)	P	4	0
Christine Jones (Arr. 6:07 p.m.)	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. Omengebar 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 16<sup>th</sup>, contingent on completion of their documents by legal.
  - Call of Africa is moving along well.
  - Ms. Omengebar 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. Omengebar noted that FPL would have to re-apply for a permit upon receipt of payment.
- NE 4<sup>th</sup> 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 16<sup>th</sup> 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.