

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

WEDNESDAY – March 4, 2026

6:00 P.M

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

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| 1) The Pledge of Allegiance | Kimber White
CCRAB Chair |
| 2) Call to Order / Quorum | |
| 3) Old Business | Cija Omengebar
CRA Planner |
| • Projects & Programs Update | |
| 4) New Business Suggestions | Cija Omengebar
CRA Planner |
| 5) Approval of Minutes
February 4, 2025 Regular Meeting | Chair White
CCRAB Chair |
| 6) Adjournment | |

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON – April 1, 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

New Member:

Appointed Feb 17, 2026

Consensus: Shantel Jairam was appointed by Vice Mayor Herbst to the Central City Redevelopment Advisory Board to complete an unexpired term ending September 20, 2026. She is replacing Jason Ross and completing his unexpired term.

3. Old Business

- **Projects & Programs Update**

Cija Omengebar

CRA Planner

1. Rezoning Project – Mixed-Use Zoning Proposal – No New Update
<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 – Approved by CRA Board February 17. Contract Execution Phase • Call of Africa Realty Inc., 920 NE 13 St Renovation - \$404,562_ In.progress?construction.phase; • Prospect – 1201 NE 5 Terrace – Homes Inc. – Requesting \$205,000; Applicants reevaluating improvement estimates. • (1) Advisory Board Waiver Request.
3. Residential Paint & Landscaping
<ul style="list-style-type: none"> • Two applications under review. • (2) Advisory Board Waiver Requests – April 7 City Commission Meeting
4. Property Safety Enhancement Program
<ul style="list-style-type: none"> • Obtaining CCRAB support and recommendation 2/4/26 meeting. • Tentative April 21- CRA Board Meeting Date
5. Light poles installation at 7 permanent closed end streets- No New Update
<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. Tentative March 3, 2026 • BC Commission date March 26, 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"> • Highest Ranked Firm selected. • In Task Order Phase – confirm scope, deliverables, fees, schedule. • TBD – Contract Approval at City Commission Meeting and CRA Board Meeting.
8. Event 410 Capital Improvement Master Plan
<ul style="list-style-type: none"> • Tentative April 21 - City Commission Contract Approval.
9. NE 13 Structure Project
<ul style="list-style-type: none"> • In progress. PAPAB Selection March 16, 2026 • 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.

4. New Business Suggestions

**Cija Omengebar
CRA Planner**

**5. Approval of Minutes
February 4, 2025 Regular Meeting**

**Chair White
CCRAB Chair**

6. Adjournment



CITY OF FORT LAUDERDALE

2nd Draft

REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, FEBRUARY 4, 2026 - 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	5	0
Christopher Casey	A	3	2
Juan Carlos Guerrero	P	1	0
Fiona Johnson (<i>Arr. 6:11p.m.</i>)	P	5	0
Christine Jones (<i>Via Zoom</i>)	P	3	1
Thomas Manos	P	3	2
Nikola Stan	A	3	2
Bobby Tinoco, Vice Chair	P	5	0
John Vanvlack	P	2	0
Olga Zamora	P	5	0

Staff:

Tania Bailey-Watson, CRA Senior Administrative Assistant
Vanessa Martin, CRA Business Manager
Cija Omengebar, CRA Planner/Liaison

Others:

Josh Carden, Cultural Affairs Officer
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 6:06 p.m. Roll was called, and it was noted that a quorum was present.

Motion by Mr. VanVlack, seconded by Vice Chair Tinoco, to allow Christina Jones to participate via Zoom. In a voice vote, the motion passed unanimously.

Mr. Guerrero was welcomed as the newest member of the Board.

III. Discussion of NE 13 Street Roundabout - Design Package Feedback

Mr. Joshua Carden, Cultural Affairs Officer, shared that the call to artist process had been completed; the Public Art and Placemaking Advisory Board narrowed the applicants to three, and was seeking feedback from the CCRAB. He provided detailed overviews of the five design submissions, and highlighted that the designs had been informed by feedback in the community survey.

Brooks Scarpa Huber Architects, a local firm within the CRA, had submitted a piece entitled 'Community Connections' which consisted of shards of recycled aluminum with an interior stainless steel core, bound together at the center with radiating spikes to symbolize community unity. Mr. Carden highlighted that the piece would be resilient and low maintenance.

Landis Sculpture, LLC, based in Atlanta, had submitted two pieces entitled 'Celebration' and 'Three Graces.' Both were composed of multiple, highly polished marine-grade stainless steel components. Mr. Carden noted that the latter was inspired by a discussion that the artist had with the community and would require additional foundation work.; both would require continued maintenance.

Curious Form, based in Louisiana, submitted two pieces that had been inspired by the Tequesta Indians. The first design was entitled 'Radiance' and consisted of polycarbonate panels with LED lighting, concrete and powder-coated courtesan steel which, he noted, was a great choice for Florida. The second was named 'Prismatic Petals,' and consisted primarily of polycarbonate, powder-coated courtesan and polished stainless steel.

As requested, Members of the Board provided Mr. Carden with feedback on the five pieces, considering which would be the best visual representation of the corridor over the next 10 to 30 years; be iconic; draw more people to the corridor; and serve as a way-finding device. Discussion also included the composition and durability of materials proposed; height and lighting. Mr. Carden clarified that Parks & Recreation Department would maintain the landscaping, including the muhly grass shown in the piece by Brooks Scarpa Huber. Chair White reiterated that Members needed to consider the rezoning, and long term vision for the area.

There was shared concern regarding the disadvantages of the highly reflective nature of the stainless steel designs by Landis, particularly with the sun and traffic lights at night.

Mr. Carden clarified that historic significance did not score high with the community.

The Board unanimously agreed that the Brooks Scarpa Huber submission was by far the preferred design, and noted a request for muhly grass at the base as had been presented. Their second choice was the fifth design that was submitted by Curious Form.

Mr. Carden indicated that the next step would be artist interviews at the March 16, 2026 Public Art and Placemaking Advisory Board meeting. He believed it was possible for a decision to be made then.

IV. Property Security Enhancement Program

Ms. Cija Omengebar, CRA Planner, provided a presentation on the updated Property Security Enhancement Program (PSEP) proposal which was based on CCRAB Member feedback in August and September 2025; a copy is available the public record. Following is a summary of the key updates discussed:

- 3-Year Retention Period. Instead of a forgivable loan, a conditional reimbursement program would be offered at a rate equivalent to 75% up to a maximum of \$10,000 for project costs exceeding \$13,333.33. Smaller projects would receive a flat reimbursement of up to \$7,500.00. Ms. Omengebar noted that this structure would ensure consistent reimbursement and simplify administration by Staff.
- Commercial Business Corridor and Non-Profits. Eligible areas and entities had been further defined. Ms. Omengebar highlighted that these modifications would be implemented across the CRA, to include the Northwest redevelopment area.
- Monitoring Framework. A new compliance tracker had been added for retention and inspection logs, as well as exception and repair logs.
- CPTED Assessment. Inspections by the Police Department would be optional, instead of required, due to limited resources. A one-year implementation requirement was added.
- Eligibility. Members expressed concern with the requirement that had been added; they were opposed to requiring applicants to be active and operational for at least three (3) years, given the safety concerns in the commercial corridor. Ms. Omengebar agreed to remove this item.

Motion by Mr. Manos, seconded by Ms. Johnson, to recommend support of the proposed program with CCRAB suggested changes as discussed pertaining to the three (3)-year eligibility requirement removal. The motion passed unanimously in a voice vote.

V. Old Business

- **Project and Program Updates.** Ms. Omengebar reviewed the list presented and highlighted the following:
 - Rezoning Project – Mixed-Use Zoning Proposal. Staff is still awaiting the scheduled date(s) for the City Commission.
 - Commercial Incentive Programs.
 - Call of Africa had progressed well.
 - She understood the City was providing Homes Inc. with additional funding.
 - The Art of Tea meeting was moved to February 17, 2026.
 - Residential Paint and Landscaping. The program was approved on January 20, 2026. Ms. Omengebar planned to notify the communities that the program was open, and acknowledged that she needed to follow up with Legal on whether Members could apply.

- Light Pole Installations at Seven Permanently Closed End Streets. Permitting had begun with the FDOT; she noted that the project had been to the FDOT three times prior, and the CRA had agreed to pay the cost of pole relocations.
- NE 4th Ave Complete Steet Project – Light Poles. Staff was working to get the additional required agreements executed. This included the grant extension which had yet to go before the Broward County Commission, and two additional agreements between TAM and the FDOT. She clarified that she did not anticipate the cost to increase for the County, and noted that the CRA had subsidized some cost.
- Land Use Plan Amendment. The selection review committee was scheduled to meet that Friday to review the proposals.
- CIP Master Plan. Ms. Omengebar was working with the Procurement team on document approvals; the target for approval was late March. She clarified that Alta Planning Group had been selected and community meetings would be scheduled.
- Miscellaneous. May & July meetings will be held in the existing CRA office.

Ms. Martin shared that Staff was working with Procurement to finalize the new office space and secure a contractor.

Discussion returned to the lights on NE 4 Ave. Ms. Omengebar clarified that FDOT would seek approval this March at the first Commission meeting and CRA Board meeting.

▪ **Term of Appointments**

CAM 25-1138 | Ordinance No. C-25-46.

Ms. Omengebar highlighted that instead of three (3) consecutive one (1)-year terms, the City Commission approved two (2) consecutive three (3)-year terms for each CCRAB member, for a total of six (6) years. Chair White clarified how the amendment would impact existing members. Ms. Omengebar noted that term dates are staggered for each Member.

VI. New Business Suggestions

Ms. Zamora expressed a desire for a presentation from the Police Department due to concerns that the CRA was being forgotten. In the discussion that ensued, Chair White assured her that was not the case although the area has historically had a very high crime rate; he strongly recommended the issue be addressed through neighborhood associations rather than the CRA. While other members also acknowledged her concern and frustration, they supported that approach and cited examples of how they had worked with the Police in their neighborhood meetings and noted they observed their respective areas had “come a long way.”

An informational community workshop was further discussed for community and neighboring associations in April 2026, to educate those leaders on CRA programs and other efforts, as well as share the two new projects that would be approved by then.

Discussion ensued on the NE 13 Street merger problem. Ms. Omengebar noted that funds would be allocated under the Capital Improvement Plan for projects located East of the train tracks, and that anything West of them would have to be coordinated with the Transportation Mobility. Chair White and Mr. Manos felt strongly that those CRA funds were for enhancing the community, as opposed to paying for City streets. Ms. Martin highlighted that this was a premature conversation.

Chair White requested that Ms. Omengebar plan to publish a brief quarterly update to all community presidents in the CRA to increase transparency, once the new CRA coordinator was onboarded and after the initial community meeting this Spring. Ms. Omengebar agreed.

Ms. Zamora affirmed she would raise her safety her concerns with her neighborhood association.

Members were asked to submit recommendations for the next agenda to Ms. Omengebar.

VII. Approval of Minutes – December 3, 2025 Regular Meeting

Motion by Vice Chair Tinoco, seconded by Mr. Manos, to approve the December 3, 2025 minutes as presented. In a voice vote, the motion passed unanimously.

VIII. Adjournment

There being no further business before the Board, the meeting was adjourned at 7:28 p.m.