

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

WEDNESDAY – May 6, 2026

6:00 P.M

**CRA OFFICE – 2ND FLOOR CONFERENCE ROOM
914 SISTRUNK BOULEVARD, SUITE 200, FORT LAUDERDALE, FL 33311**

- | | |
|---|--|
| 1) The Pledge of Allegiance | |
| 2) Call to Order / Quorum | Kimber White
CCRAB Chair |
| 3) Approval of Meeting Minutes
March 4, 2026 Regular Meeting | |
| 4) Recommendation:
Fiscal Year Budget 2027 | Vanessa Martin
Interim CRA Manager |
| 5) Discussion
NE 13 Street Lane Elimination Extension | Adham Naiem
Division Manager
Transportation and Mobility |
| 6) Projects & Program Updates | Cija Omengabar
CRA Planner |
| 7) New Business Suggestions | Advisory Board Members |
| 8) Adjournment | Chair White
CCRAB Chair |

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON – June 3, 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

3) Approval of Meeting Minutes March 4, 2026 Regular Meeting



CITY OF FORT LAUDERDALE

1st Draft

REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, MARCH 4, 2026 - 6:00 PM
TOWER 101 – 11TH FLOOR CONFERENCE ROOM
101 NE 3 AVENUE, FORT LAUDERDALE, FL 33301

Board Members	Present/Absent	Cumulative Attendance September 2025-August 2026	
		Present	Absent
Kimber White, Chair	P	6	0
Christopher Casey	P	4	2
Juan Carlos Guerrero	P	2	0
Shantel Jairam (Arr. 6:11 PM)	P	1	0
Fiona Johnson (Arr. 6:06 PM)	P	6	0
Christine Jones	P	4	1
Thomas Manos	P	3	3
Nikola Stan	P	4	2
Bobby Tinoco, Vice Chair	P	6	0
John Vanvlack (Via Zoom)	P	3	0
Olga Zamora (Arr. 6:22 PM)	P	6	0

Staff:

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 6:04 PM. Roll was called, and it was noted that a quorum was present.

Motion by Vice Chair Tinoco, seconded by Ms. Jones, to allow John Vanvlack to participate via Zoom. In a voice vote, the **motion** passed unanimously.

III. Old Business

▪ **Project and Program Updates**

Ms. Omengebar highlighted the following:

- Rezoning Project – Mixed-Use Zoning Proposal. There were no new updates.
- Commercial Incentive Programs:

- Art of Tea was approved on February 17, 2026; construction was expected to begin as soon as possible.
- Call of Africa. The project was progressing well and would be featured in the annual report.
- 1201 NE 5 Terrace - Homes Inc. The applicant was re-evaluating their construction costs. Ms. Omengebar clarified that the plan was to build four units, and they were seeking additional funding.
- Advisory Board Waiver Request. Members interested in applying for CRA incentive programs need to submit a waiver request as set forth under Florida Statute Section 112.313(12). Ms. Omengebar referenced a previously distributed email that contained the relevant details, and stated that she submitted three requests for consideration at the April 7, 2026 Commission meeting: one Commercial request for Mr. Manos, in addition to Residential Paint and Landscaping requests for Chair White and Ms. Zamora. Members would have the option to resign if their requests were denied.

Ms. Jairam arrived 6:11 PM and was welcomed as the newest member of the Board.

Questions arose regarding two of the previously discussed projects; Ms. Omengebar clarified:

- CRA funding would not be increased for the Homes Inc. project.
- The Art of Tea project would not include a tea room when that business opens; a retail component had not been required for funding. Chair White added that the applicant had made it clear that a tea room would come at a later date. Members acknowledged the need to develop more retail businesses in the area.

Ms. Omengebar continued with the project updates:

- Property Safety Enhancement Program. Member recommendations will be presented at the April 21, 2026 CRA Board meeting.
- Light Pole Installations at Seven Permanently Closed End-Streets. FPL agreed to accept payment after the project is completed on an exceptional basis. She was assured they were submitting permits for approval, and optimistic the project would be completed by the end of 2026.
- NE 4 Avenue Complete Street Project – Light Poles. While the poles were in place, they were not operational due to the delayed approval of three separate agreements between the City and Department of Transportation. The County was scheduled to evaluate the grant extension on March 26, 2026.
- Land Use Plan Amendment. MCH Collab was chosen by the Selection Committee. Staff from the CRA and Planning Department had been working with them to confirm the scope, deliverables and other details prior to

seeking approval from the CRA Board. The amendment was expected to be before the City Commission by their second meeting in May 2026.

Ms. Omengabar clarified that NE 4 Avenue Complete Street Project could not move forward until the construction agreement and maintenance memorandum between the City and DOT were signed. While she understood that the lights could be turned on one week after the agreements were executed, she was unable to provide an estimated completion date, and noted that they had until the end of the year to complete the project.

- Capital Improvement Master Plan. She was working with Procurement to finalize the memorandum, and planned to seek approval at the April 21, 2026 meeting.
- NE 13 Street Structure. The three finalists should be selected at the next Public Arts and Placemaking Advisory Board meeting on March 16, 2026.
- Miscellaneous.
 - o The May and July CCRAB meetings will be held in the existing CRA conference room. (The possibility of cancelling the April meeting was discussed later in the meeting).
 - o Chair White requested an update on the scheduling of a community meeting, or distribution of monthly updates to community leaders. Members acknowledged the staffing challenges outlined by Ms. Omengabar; there was consensus on the importance of utilizing a panel or workshop format to engage, inform and gain input from the community leaders, especially with the land use amendment. It was agreed that the meeting should be scheduled by June 2026, after the two consultants were hired.

Ms. Jones raised questions regarding the NE 13 Street merger, beautification and maintenance of unsightly parcels of vacant land. In the discussion that ensued, Ms. Omengabar and Chair White provided clarification on how the Capital Improvement Plan, CRA incentive programs, and Complete Streets projects could address her concerns. Ms. Zamora suggested that NE 13 Street be added to the list of major thoroughfares being studied by the Broward Metropolitan Organization. Ms. Omengabar agreed to contact the Parks and Recreation Department to address areas that members identified throughout the CRA as being neglected, and to follow up on placement of signs to highlight work funded by the CRA.

IV. New Business Suggestions

Motion by Vice Chair Tinoco, seconded by Ms. Jairam, to cancel the April 1, 2026 meeting due to a lack of business. In a voice vote, the **motion** passed unanimously

Ms. Zamora highlighted that she would be recognized with a NatureScape Broward Emerald Award for her front yard landscaping, 90% of which was comprised of indigenous vegetation.

Mr. Stan suggested adding the need for pedestrian crosswalks on NE 13 Street near the FEC tracks as a discussion item at the next meeting.

Mr. Guerrero raised the issue of addressing the piece of land on Dixie Highway, North of the NE 13 Street circle.

Mr. Stan observed that the new trees on NE 4 Avenue were not being trimmed. Ms. Omengabar agreed to reach out to the City to address the issue.

V. Approval of Minutes – February 4, 2026 Regular Meeting

Ms. Omengabar corrected her statement which was documented on page five, paragraph two of the February 4, 2026 meeting minutes regarding the NE 13 Street merger problem: *Funds would be allocated under the Capital Improvement Plan for projects located West of the FEC train tracks; anything East of the tracks would have to be coordinated with Transportation Mobility.*

Motion by Vice Chair Tinoco, seconded by Mr. Guerrero, to approve the February 4, 2026 minutes with the clarification noted by Ms. Omengabar. In a voice vote, the **motion** passed unanimously.

VI. Adjournment

There being no further business before the Board, the meeting adjourned at 7:14 PM.

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

**4) Recommendation:
Fiscal Year Budget 2027**

**Vanessa Martin
Interim CRA Manager**

Central City CRA Fiscal Year 2026 Incentive Status Summary - As of 5.5.2026				
FY2026 Incentives -CC CRA	Amended Budget	PENDING CAMs	Spent/Pending	Projected Available Balance
Property & Business Improvement - 08	\$ 548,112		\$ 225,000	\$ 323,112
Streetscape Improvement - 10	\$ 100,000			\$ 100,000
Commercial Façade Improvement - 07	\$ 623,998		\$ 125,000	\$ 498,998
Property Tax Reimbursement	\$ -			\$ -
Security and Safety Enhancement -12	\$ 150,000			\$ 150,000
Residential Façade and Landscaping - 9	\$ 200,000		\$ 5,000	\$ 195,000
Incentive Central City TOTAL	\$ 1,622,110	\$ -	\$ 355,000	\$ 1,267,110

** PBIP and Commercial Façade Budgets increased in FY26 adding remaining funds from FY2025

Central City CRA - Capital Projects as of 5.5.2026				
Project Number	Project Name	Fund	Spent/Pending	Balance
P12557	NE 4th Ave Complete Street P.	348		\$ 38,325
P12855	Streetscape Improvement	348		\$ 2,652,260
P12923	Central City Lighting NE 4th	348		\$ 211,000
P12941	NE 13th Street Sculpture	348		\$ 200,000
P13059	Office space buildout	348		\$ 150,000
CIP TOTAL				\$ 3,251,585

Central City CRA - IN PROGRESS INCENTIVE PROJECT LIST AS OF 5.1.2026						
VENDOR	VENDOR ADDRESS	TOTAL AWARD	TOTAL PROJECT COST (Es.)	% OF CRA CONTRIBUTION	STATUS	% OF COMPLETION
Art of Tea LLC	900 NE 13 St.	\$ 350,000	\$ 1,932,704	18%	IN PROGRESS	5%
Call of Africa Realty Inc.,	920 NE 13 St.	\$ 404,562	\$ 1,456,901	28%	IN PROGRESS	90%
TOTAL IN PROGRESS as of 5.1.2026		\$ 754,562	\$ 3,389,605			

City of Fort Lauderdale Central City Community Redevelopment Agency
 Central City CRA Area Fund
 FY 2026 Preliminary Budget Summary

Revenue Sources	Adopted FY2026	Amended FY 2026	Preliminary FY 2027	FY 2026 Adopted vs. Preliminary FY 2027 % Change
Tax Increment Revenue (TIF) City of Fort Lauderdale	1,402,464	1,614,352	1,531,496	9.2%
Total Revenues	\$ 1,402,464	\$ 1,614,352	\$ 1,531,496	
Expenditures				
Services & Materials	26,862	338,750	25,490	
Other Operating Expenses				
Indirect Admin Services (City departments)	59,938	59,938	59,938	
Service Charge - CRA Salaries	224,012	324,012	395,401	
Service Charge - Information Systems	16,907	16,907	16,907	
Service Charge - Print Shop	1,633	1,633	14,000	
<i>CRA Incentives</i>				
Funds Available for Incentive Projects	1,073,112	1,622,110	1,019,760	
			-	
Total Expenditures	1,402,464	2,363,350	1,531,496	
Surplus/(Deficit)	-	748,998	-	

\$548,998 added to FY26 incentive budget

\$100,000 added to FY26 CRA Salaries for additional position

\$100,000 added to FY26 CRA Ad/Marketing Budget for increased advertising and community outreach

\$150,000 added to CIP buildout budget (Up to)

**5) Discussion:
NE 13 Street Lane Elimination Extension**

**Adham Naiem
Division Manager
Transportation and
Mobility**

COST ALLOCATION MEMORANDUM

NE 13th Street Lane Elimination Extension

CRA Cost Share for the Lane Elimination Study (Phase 1)

Prepared For:	Central City CRA
Prepared By:	Adham Naiem (Division Manager, TAM)
Date:	May 2026
Subject:	Cost share request for the Lane Elimination Study only (Phase 1 of 3)
Estimate Class:	Planning-Level (AACE Class 4) · Accuracy -30% / +50%

AT A GLANCE

Lane Elimination Study Fee: \$100,000

CRA-Attributable Corridor: ≈787.29 LF of 1,849.5 LF (42.57%)

Requested CRA Cost Share: **\$42,568**

1. Purpose of This Memorandum

This memorandum presents the proposed CRA cost share allocation for Phase 1 of the NE 13th Street Lane Elimination Extension — the Lane Elimination Study only. It identifies the portion of the study corridor that falls within the CRA boundary, explains the methodology used to calculate the CRA’s pro-rata share, and summarizes the resulting cost contribution being requested for CRA consideration.

Subsequent project phases (final design and construction) are not part of this funding request. They will be re-estimated based on the findings of the Lane Elimination Study and presented separately for CRA consideration at the appropriate time.

The full Lane Elimination Study Cost Estimate (May 2026) is the source document for the figures referenced herein and is available upon request.

2. Project Overview

NE 13th Street currently has a successful road-diet configuration between NE 4th Avenue and NE 9th Avenue, completed in 2018. That stretch reduced the roadway from four travel lanes to two, added buffered bike lanes, on-street parking, and improved pedestrian crossings. It has been well-received and is functioning as intended.

This project advances the next phase of that effort: extending the road-diet treatment approximately 0.350 miles eastward, from NE 9th Avenue to NE 15th Avenue. The treatment scope has been deliberately simplified relative to earlier scoping discussions — the extension will be delivered through restriping alone.

2.1 Treatment Approach

The Lane Elimination Study will evaluate restriping-based alternatives only:

- **Lane reduction** from four travel lanes to two through pavement markings.
- **Buffered bike lanes** on both sides, continuous with the existing 2018 treatment.
- **On-street parking** retained where curb conditions allow, configured through markings only.
- **Median treatment** evaluated as an alternative — painted, flexible-delineator, or no median.
- **Regulatory and warning signage** to support the new lane configuration.

2.2 Items Excluded from Scope

- Traffic signal modifications (none anticipated within the corridor).
- Curb-and-gutter work.
- Sidewalk widening or ADA reconstruction beyond restoration of disturbed surfaces.
- Drainage modifications.
- Right-of-way acquisition (none anticipated).

2.3 Anticipated Benefits within the CRA District

- **Improved pedestrian and bicycle safety** along the segment fronting CRA-area residences and businesses.
- **Continuity with the existing road-diet treatment** from NE 4th Avenue eastward, providing a consistent corridor identity.
- **Traffic calming** supporting a more walkable streetscape adjacent to corridor businesses.
- **Low-cost, low-disruption delivery** through restriping rather than reconstruction.

3. CRA Boundary Determination & Cost Allocation Methodology

The CRA boundary for the purposes of this cost share was identified using the City’s GIS map. The CRA boundary intersects the NE 13th Street study corridor at NE 12th Avenue. The first 787.29 linear feet of the study corridor (NE 9th Avenue to NE 12th Avenue) falls within the CRA boundary.

METHODOLOGY

The CRA boundary along NE 13th Street was identified using the City’s GIS map. The portion of the study corridor that falls within the CRA boundary — from NE 9th Avenue eastward to NE 12th Avenue — measures approximately **787.29 linear feet**, out of a total study corridor of **1,849.5 linear feet (0.350 miles)**.

The CRA-attributable percentage is applied as a strict pro-rata factor to the lump sum study fee:

$$787.29 \text{ LF} \div 1,849.5 \text{ LF} = 42.57\%$$

\$100,000 × 42.57% = \$42,568

This pro-rata allocation method is consistent with how linear corridor improvements are typically apportioned to overlapping funding jurisdictions and is the same methodology that was developed for earlier program-level cost share scoping discussions.

Note: The 787.29 LF figure for NE 9th Ave to NE 12th Ave is currently extrapolated from a measured 787.29 LF figure for NE 9th Ave to NE 12th Ave. The figure should be confirmed through precise GIS measurement before formal CRA action; minor adjustments to the percentage and dollar figure may result.

4. Phased Delivery Overview

The full project is structured as three phases. Only Phase 1 is being requested for CRA funding at this time:

Phase	Description	Phase Cost	CRA Share
Phase 1	Lane Elimination Study (current request)	\$100,000	\$42,568
Phase 2	Final Design — separate funding request, scope to be refined based on study findings	Pending study	Future request
Phase 3	Construction — separate funding request, scope to be refined based on design	Pending design	Future request

Phase 2 and Phase 3 are not part of this request. Cost estimates and CRA cost share for those phases will be developed based on Phase 1 study findings and presented separately for CRA consideration. CRA approval of this Phase 1 request does not commit funding for any subsequent phase.

5. Lane Elimination Study Scope & Fee Buildup

The \$100,000 lump sum fee is anchored in a bottom-up staff-hour estimate built using FDOT District 4 fully-loaded labor rates.

- **Task 1 — Project Management & Coordination**
- **Task 2 — Existing Conditions Assessment**
- **Task 3 — Traffic Analysis**
- **Task 4 — Conceptual Design Alternatives**
- **Task 5 — Median Feasibility Analysis**
- **Task 6 — Public Engagement**
- **Task 7 — Preferred Alternative & 30% Concept Plans**
- **Task 8 — Implementation Cost Estimate & Final Report**

The bottom-up cost is approximately \$100,000 (\$82,580 direct labor at FDOT D4 loaded rates + \$2,064 direct expenses + \$8,464 contingency). The lump sum is held at \$100,000 to provide a modest cushion for scope refinement during procurement and minor variations in firm-specific rates.

6. Schedule

The Lane Elimination Study is anticipated to be completed within six to nine months of notice to proceed. CRA cost share would be released aligned with milestone completion:

Phase	Duration	Key Deliverable
Existing Conditions	Months 1–3	Conditions memo & traffic data summary
Concept Development	Months 3–5	Alternatives matrix & median feasibility memo
Stakeholder Coordination	Months 4–6	Stakeholder input summary
Preferred Alternative	Months 6–8	30% concept plans & cost estimate
Final Report	Month 9	Final report & presentation materials

7. Estimate Class, Assumptions, and Caveats

This estimate is a Planning-Level (AACE Class 4) estimate. Expected accuracy range is –30% to +50%. The CRA cost share will move proportionally if the underlying study fee is refined during professional services procurement.

7.1 Key Assumptions

- Treatment is restriping-only as described in Section 2.1; no full-depth pavement work, signal modifications, or curb-and-gutter work.
- Existing as-built drawings and traffic data are available from City sources at no additional acquisition cost.
- Public engagement is limited as described in the study scope; expanded engagement would be a contract amendment.
- CRA cost share is calculated on a strictly pro-rata basis tied to corridor length within the CRA boundary.

7.2 Items That Could Change the Number

- **Refinement of the study fee** during professional services procurement, given the simplified treatment scope.
- **Inflation and market conditions** as the study moves to procurement.

7.3 Items Not Included in This Request

- Final design (post-30%) and signed-and-sealed construction plans.
- Construction itself.
- Construction Engineering & Inspection (CEI) services.
- Right-of-way acquisition (none anticipated).
- Environmental site assessment or remediation.

8. Recommendation

Staff recommends that the CRA consider a cost share contribution of \$42,568 (42.57% of the \$100,000 Lane Elimination Study fee), corresponding to the 787.29 linear feet of the study corridor that falls within the CRA boundary (NE 9th Avenue to NE 12th Avenue).

CRA approval of this Phase 1 request does not commit funding for subsequent phases. Phase 2 (Final Design) and Phase 3 (Construction) will be re-estimated based on Phase 1 study findings and presented separately for CRA consideration.

— End of Memorandum —



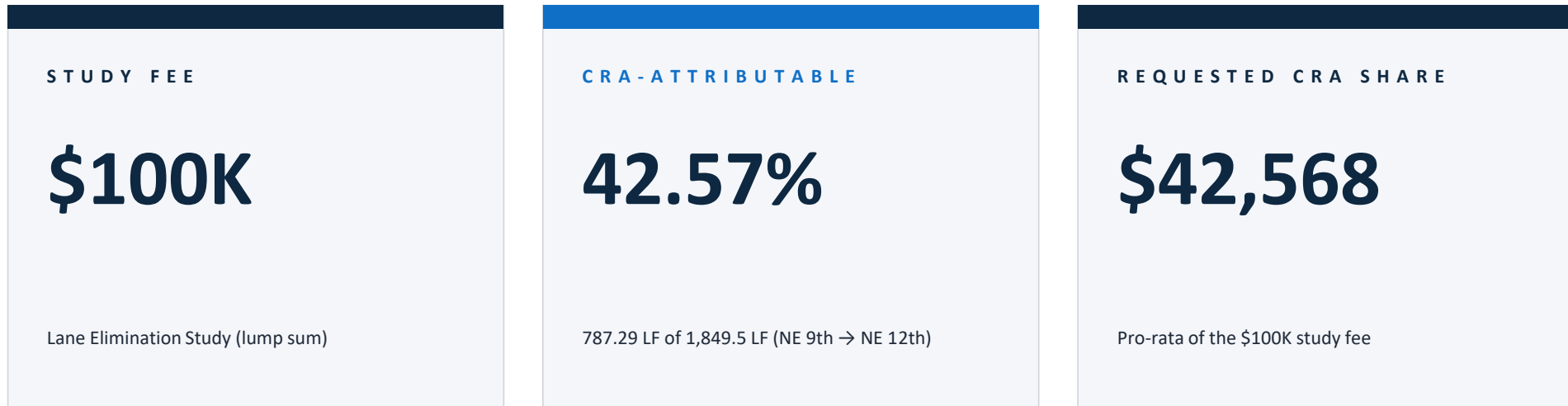
CITY OF
FORT LAUDERDALE

**NE 13th Street
Lane Elimination
Extension**

AT A GLANCE

What we're asking the CRA to consider

We are requesting CRA cost share for the Lane Elimination Study only. Subsequent phases (final design, construction) would be evaluated separately as the project advances.



PROJECT OVERVIEW

A simplified, restriping-only extension

Building on the successful 2018 road-diet treatment between NE 4th and NE 9th Avenues, this project extends the same treatment 0.350 miles eastward to NE 15th Avenue. The treatment scope has been deliberately simplified for low-cost delivery.

WHAT'S INCLUDED

- ✓ Restriping (4 lanes → 2 lanes)
- ✓ Buffered bike lanes both sides
- ✓ On-street parking via markings
- ✓ Median (under evaluation)
- ✓ Regulatory & warning signage

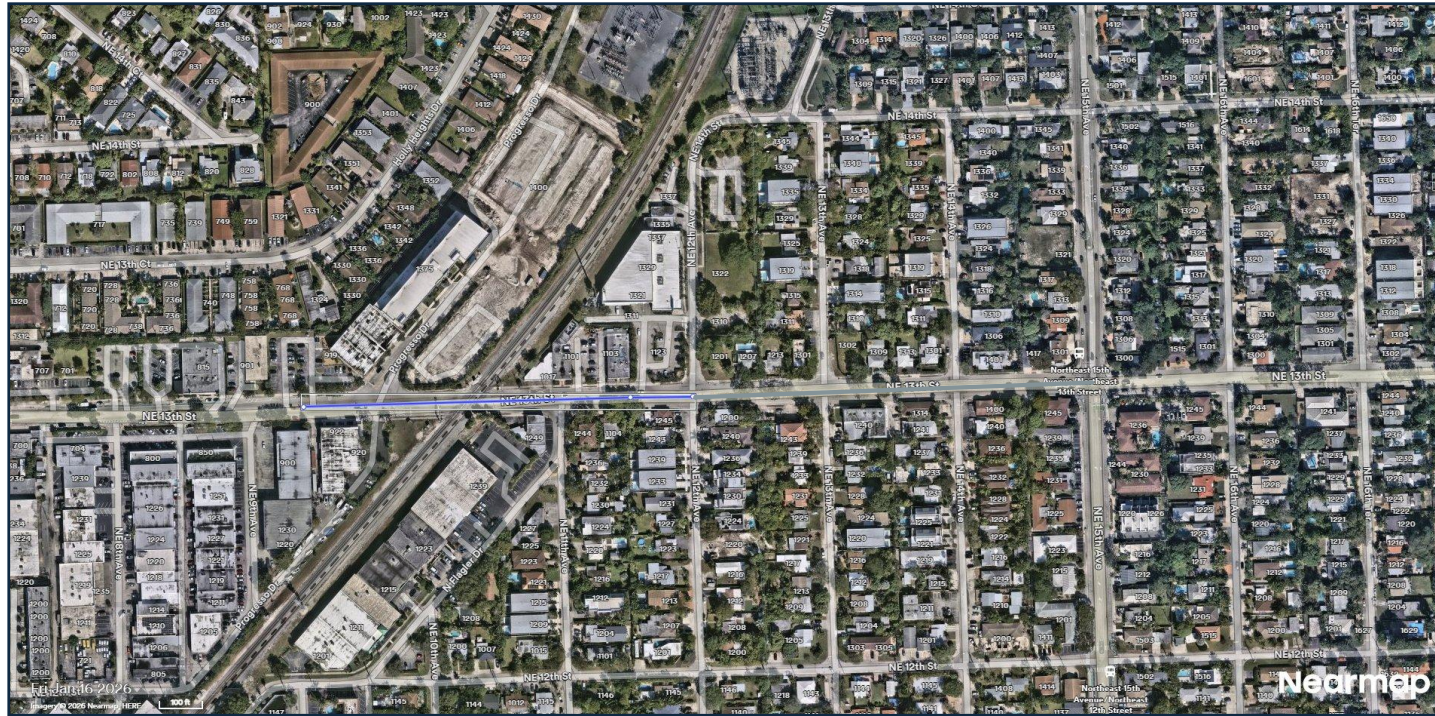
EXPLICITLY EXCLUDED

- ✗ Traffic signal modifications
- ✗ Curb-and-gutter work
- ✗ Sidewalk/ADA reconstruction
- ✗ Drainage modifications
- ✗ Right-of-way acquisition
- ✗ Roadway widening or narrowing

WHY THIS MATTERS: A restriping-only treatment can be delivered at a fraction of typical road-diet costs, while still capturing the safety and multimodal benefits of the 2018 treatment.



Study corridor and CRA-attributable segment



The blue line marks the CRA-attributable segment (NE 9th Ave → NE 12th Ave). The full study corridor extends to NE 15th Avenue.

 CRA-attributable segment

NE 9th → NE 12th · ~787.29 LF (42.57%)



CITY OF FORT LAUDERDALE

 Remainder of corridor

NE 12th → NE 15th · ~1,062.21 LF (57.43%)

TYPICAL SECTION

Proposed cross-section (preliminary)

The treatment converts the existing four-lane configuration to one travel lane per direction with buffered bike lanes and retained on-street parking. A median treatment is under evaluation as part of the study.



EXISTING
4 travel lanes

PROPOSED
2 lanes + bike lanes

PARKING
On-street, retained

MEDIAN
Under evaluation



SCOPE & SCHEDULE

What the \$100K study delivers

Eight tasks deliver a comprehensive Lane Elimination Study including 30% concept plans suitable for subsequent design procurement.

STUDY TASKS

- 1 Project Management & Coordination
- 2 Existing Conditions Assessment
- 3 Traffic Analysis
- 4 Conceptual Design Alternatives
- 5 Median Feasibility Analysis
- 6 Public Engagement
- 7 Preferred Alternative & 30% Plans
- 8 Cost Estimate & Final Report

SCHEDULE

Months 1–3	Existing Conditions	<i>Conditions memo</i>
Months 3–5	Concept Development	<i>Alternatives matrix</i>
Months 4–6	Stakeholder Coordination	<i>Input summary</i>
Months 6–8	Preferred Alternative	<i>30% concept plans</i>
Month 9	Final Report	<i>Final report</i>

TOTAL STUDY FEE **\$100,000**

Modeled on FDOT D4 loaded rates

DURATION **6–9 months**



METHODOLOGY

How the CRA cost share was calculated

1

Identify CRA boundary

The CRA boundary along the NE 13th Street corridor was identified using the City's GIS map.

2

Measure the in-boundary segment

Measured along the corridor centerline from NE 9th Ave to NE 12th Ave: 787.29 linear feet.

3

Apply pro-rata allocation

The CRA-attributable percentage of the 1,849.5 LF total study corridor is applied to the lump sum study fee.

THE CALCULATION

$$787.29 \text{ LF} \div 1,849.5 \text{ LF} = 42.57\%$$

$$\$100,000 \times 42.57\% = \$42,568$$



CITY OF FORT LAUDERDALE

PHASED DELIVERY

Where Phase 1 fits in the bigger picture

The Lane Elimination Study is Phase 1 of a three-phase delivery. Only Phase 1 is being requested for CRA funding at this time. Phases 2 and 3 will be presented separately based on study findings.

PHASE 1	PHASE 2	PHASE 3
Lane Elimination Study	Final Design	Construction
<i>6–9 months</i>	<i>TBD</i>	<i>TBD</i>
DELIVERABLE	DELIVERABLE	DELIVERABLE
Preferred alternative + 30% concept plans	Signed & sealed construction plans	Implementation of preferred alternative
PHASE COST	PHASE COST	PHASE COST
\$100,000	Pending study	Pending design
CRA SHARE	CRA SHARE	CRA SHARE
\$42,568	Future request	Future request

TOTAL CRA SHARE — PHASE 1 ONLY **\$42,568 (42.57% of \$100,000)**

Note: Phase 2 and Phase 3 cost estimates and CRA cost share will be refined based on Phase 1 study findings and presented separately for CRA consideration.



6) Projects & Program Updates

**Cija Omengabar
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: City Commission 1st and 2nd Public Hearing. (Dates TBD)
2. <u>Commercial Incentive Programs</u>
<ul style="list-style-type: none"> • Art of Tea – 900 NE 13 ST - \$350,000 <ul style="list-style-type: none"> ○ <i>Construction completed or wrapping up. Pending final invoice.</i> • Call of Africa Realty Inc., 920 NE 13 ST - \$404,562 <ul style="list-style-type: none"> ○ <i>Construction in progress.</i> • Prospect – Homes Inc.-1201 NE 5 TER – Funding Request \$205,000 <ul style="list-style-type: none"> ○ <i>Resubmitting soon.</i>
3. <u>Residential Enhancement Program</u>
<ul style="list-style-type: none"> • Budget: \$150,000 • 7 applications approved. pending quotes, inspections/documentation, work installation. • 5 applications on path toward contract approval.
4. Property Safety Enhancement Program
<ul style="list-style-type: none"> • Budget: \$150,000 • May 5, 2026 CRA Board of Commissioners Agenda #26-0318
5. Light poles installation at 7 permanent closed end streets
<ul style="list-style-type: none"> • Cost: \$30,831.67 • Status: Permit approved, construction installation phase to be completed by July 27, 2026.
6. NE 4th Ave Complete Street Project - Light poles
<ul style="list-style-type: none"> • Status: (11 streetlights) On hold until execution of DOT/City Contracts. <ul style="list-style-type: none"> ○ Construction Agreement and Maintenance Memorandum of Agreement • May 5, 2026 City Commission Agenda – Contracts approval
7. Event 492 Land Use Plan Amendment
<ul style="list-style-type: none"> • Highest Ranked Firm selected (MHCP Collab) • In Task Order Phase – confirming 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"> • Budget: \$200,000 • May 19, 2026 - City Commission Agena #26-0422 and CRA Board Agenda #26-0319
9. NE 13 Structure Project
<ul style="list-style-type: none"> • PAPAB Selection made March 16, 2026. • Status: Documentation drafting phase. • TBD - City Commission and CRA Board Approval. <ul style="list-style-type: none"> ○ The sculpture will take 10-12 months to fabricate.
10. Miscellaneous
<ul style="list-style-type: none"> • June CCRAB Meeting Reschedule • July 1st CCRAB meeting will be held in the CRA Conference room.

RESIDENTIAL ENHANCEMENT PROGRAM

		Site Address	HOMESTEAD/ INVESTOR	Amount
1	<input checked="" type="checkbox"/>	1038 NW 7 Terrace	H-RET	\$ 5,000
2	<input checked="" type="checkbox"/>	1136 NW 7 Terrace	INV-NEW	\$ 5,000
3	<input checked="" type="checkbox"/>	1145 NE 1 Avenue	H-NEW	\$ 10,000
4	<input type="checkbox"/>	1213 NW 4 Avenue	H-NEW	\$ 5,000
5	<input checked="" type="checkbox"/>	1224 NE 1 Avenue	H-NEW	\$ 10,000
6	<input checked="" type="checkbox"/>	1224 NE 5 Terrace	INV-NEW	\$ 5,000
7	<input checked="" type="checkbox"/>	1239 NW 1 Avenue	H-NEW	\$ 10,000
8	<input checked="" type="checkbox"/>	1241 NW 1 Avenue	H-NEW	\$ 10,000
9	<input type="checkbox"/>	1440 NW 9 Avenue	INV-NEW	\$ 5,000
10	<input type="checkbox"/>	1118 NW 4 Avenue	H-RET	\$ 5,000
11	<input type="checkbox"/>	1132 NW 3 Avenue	H-NEW	\$ 10,000
12	<input type="checkbox"/>	1115 NW 3 Avenue	H-RET	\$ 5,000

\$85,000

7) New Business Suggestions

Advisory Board Members

8) Adjournment

**Chair White
CCRAB Chair**