



CITY OF FORT LAUDERDALE

Final Approved Minutes
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

Table with columns: Board Members, Present/Absent, Cumulative Attendance (Present, Absent) for September 2025-August 2026. Lists members like Kimber White, Christopher Casey, etc.

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 Omengabar, 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. Omengabar 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. Omengabar 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. Omengabar 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. Omengabar 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. Omengabar 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 Street 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. Omengabar 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. Omengabar 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. Omengabar 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. Omengabar 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 Transportation Mobility. *[Ms. Omengebar corrected this statement at the March 4, 2026 meeting.]* 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.

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

Property Safety Enhancement Program

CENTRAL CITY REDEVELOPMENT ADVISORY BOARD MEETING
WEDNESDAY - FEBRUARY 4, 2026

Presenter: Cija Omengebar, CRA Planner

Revision 01.30.2026

AGENDA

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PLAN COMPLIANCE

***PSEP** directly advances the **Redevelopment Plan** by translating community policing goals into tangible safety improvements, within commercial business corridors, that reduce crime, enhance coordination with police enforcement efforts, and creates the conditions necessary to encourage private investment and revitalization.*

Central City Community Redevelopment Plan:

See Part II. Creation, Severability, and Powers of the Central City CRA, (c) 5.

See Part V. Redevelopment Strategies, Section A. Purpose, Grant and Financing Programs, Pg. V-1.

See Part V. Redevelopment Strategies, Section D. Community Policing, pg. V4-V5.

See Part VI. Implementation Plan, B. Identification of Catalyst Projects/Programs and 10 year goals- Community Policing. pg. VI-6.

PROGRAM DEVELOPMENT RECAP

- ➔ *June 16, 2025 and August 6, 2025 CCRAB discussion of program.*
- ➔ *September 9, 2025 CCRAB discussion of program and recommendation: Motion Program will either be a forgivable loan forgiven after three (3) years or include a right of entry and liability waiver provision that allows the property owner to hold the City and CRA harmless from any liability. The Motion passed unanimously.*
- ➔ *October 2025 - January 2026 drafting program details.*
- ➔ *January 2026 Building in a Monitoring Framework.*
- ➔ *February 4, 2026 CCRAB discussion and recommendation of revised program.*

Central City Community Redevelopment Plan:

See Part II. Creation, Severability, and Powers of the Central City CRA, (c) 5.

See Part V. Redevelopment Strategies, Section A. Purpose, Grant and Financing Programs, Pg. V-1.

See Part V. Redevelopment Strategies, Section D. Community Policing, pg. V4-V5.

See Part VI. Implementation Plan, B. Identification of Catalyst Projects/Programs and 10 year goals- Community Policing. pg. VI-6.

CCRAB DISCUSSIONS RECAP

AUGUST 6, 2025 AND SEPTEMBER 9, 2025

3-year forgivable loan

Forgiven after (3) years

- **Forgivable loan** that allows for 75% CRA contribution and 25% match from the applicant.
- **Condition:** Retain improvements for a period of 3 years.
- **Right of Entry and Liability Waiver.**

Funding Intent

Matching to Maximum structure

- **Maximum funding** up to \$10,000 for project exceeding \$13,333.33; and \$7,500 flat reimbursement for project cost under \$13,333.33.

Eligible Area

Within NPF CRA and CC CRA Only

- Commercial properties and mixed-use corridors.

Eligible Applicants

In commercial zoned areas.

- Property Owner
- Business Tenant
- Non-profit

Program Revisions & New Elements

3 year Retention Period

(Loan to Conditional Reimbursement)

- **Conditional Reimbursement** reimburses at a rate equivalent to 75% up to maximum of \$10,000 for project costs exceeding \$13,333.33. Small projects receive flat reimbursement of \$7,500.
- **3 year retention period** with inspection requirements every year. Exceptions allowed with CRA approval.
- **Right of Entry Liability Waiver**
- **Failure** may result in full or partial recapture of funds.

Funding Intent

(Maintained and defined further)

- **“Conditional reimbursement in amount equal to actual eligible cost incurred”**
- Structure ensures consistent reimbursement while simplifies administration.
- Encourages private investment in revitalization efforts.

Commercial Business Corridor and Select Community-Serving Nonprofit uses.

(Defined further)

- **Tie-in** = “location and Eligibility limited to corridor-fronting or corridor-adjacent properties with a demonstrated safety nexus to the commercial business corridor.
- Includes schools, place of worship, and nonprofit organizations.
- **Excludes** facilities owned and operated by government entities.

Monitoring Framework

(New)

- Compliance Tracker
- Retention & Inspection Log
- Exception & Repair Log
- Program Outcome (Annual Reporting)

Program Revisions & New Elements

CPTED Assessment

(Optional instead of Required)

- **PD Inspections** will be optional.
- **Tie-in:** PD is provided as a resource rather than a requirement. Optional inspections maintain coordination without slowing program delivery.
- Broadens capacity while still aligning with PD best practices.
- Ensures timely completion within program's 1 year implementation window.

Eligibility

(legal recommended)

APPLICANTS must be active and operational at minimum, the past (3) years.

(02.04.2026 CCRAB recommended removing this requirement)

Commercial Business Corridor and Select Community-Serving Nonprofits.

(Defined)

- **Tie-in = location and Eligibility** limited to corridor-fronting, rear-fronting, bordering and corridor-adjacent properties with a demonstrated safety nexus to the commercial business corridor.
- Includes schools, place of worship, and nonprofit organization.
- Excludes facilities owned and operated by government entities.

NONPROFITS

- ⇒ **Community-servicing nonprofit:** *We discussed schools and churches that have a need to improve their security, therefore thought went into to modifying the program to accommodate those and archways, prominent building on NE 13th Street.*
- ⇒ **Thought process:** *Funding for nonprofits should be limited to activities that directly benefit commercial activity and clearly advances the redevelopment goal of revitalizing commercial corridors. Excluding government facilities provides clarity, given CRA programs are frequently scrutinized for funding improvements that are ordinarily funded through general or other government sources.*
- ⇒ **Solution:** *Program narrows eligibility to entities within, directly adjacent to and bordering a designated commercial business corridor. This defines the eligibility to community-service uses located with the defined area that supports corridor safety, visibility and revitalization.*
- ⇒ **CRA Compliance:** *Preserves commercial redevelopment purpose.*

Central City Community Redevelopment Plan:

See Part II. Creation, Severability, and Powers of the Central City CRA, (c) 5.

See Part V. Redevelopment Strategies, Section A. Purpose, Grant and Financing Programs, Pg. V-1.

See Part V. Redevelopment Strategies, Section D. Community Policing, pg. V4-V5.

See Part VI. Implementation Plan, B. Identification of Catalyst Projects/Programs and 10 year goals- Community Policing. pg. VI-6.

POLICY RATIONAL

Why nonprofits eligibility is structured this way:

- Keeps the **commercial business corridor** as the anchor
- Allows **flexibility** for corner lots, rear-fronting, bordering, or *adjacent properties.
- Requires a **demonstrated nexus, not automatic eligibility**
- Avoids opening eligibility to interior neighborhood properties
- Protects against unintended program expansion
- Defensible for audits and legal review

Central City Community Redevelopment Plan:

See Part II. Creation, Severability, and Powers of the Central City CRA, (c) 5.

See Part V. Redevelopment Strategies, Section A. Purpose, Grant and Financing Programs, Pg. V-1.

See Part V. Redevelopment Strategies, Section D. Community Policing, pg. V4-V5.

See Part VI. Implementation Plan, B. Identification of Catalyst Projects/Programs and 10 year goals- Community Policing. pg. VI-6.

Monitoring Framework

⇒ Applicants have one (1) year to complete improvements. **

⇒ Monitor successful project with annual inspection to verify retention or changes.

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)

Central City Community Redevelopment Plan:

See Part II. Creation, Severability, and Powers of the Central City CRA, (c) 5.

See Part V. Redevelopment Strategies, Section A. Purpose, Grant and Financing Programs, Pg. V-1.

See Part V. Redevelopment Strategies, Section D. Community Policing, pg. V4-V5.

See Part VI. Implementation Plan, B. Identification of Catalyst Projects/Programs and 10 year goals- Community Policing. pg. VI-6.

Plan Alignment

- ➔ *Prevents CRA from funding 100% of any enhancement or improvement projects, encourages private investment and revitalization.*
- ➔ *Simplifies administration by eliminating the need to calculate and verify variable reimbursement percentages.*
- ➔ *Facilitates consistent compliance tracking during the required three-year monitoring period.*
- ➔ *Ensures improvements remain in place for the full compliance term.*
- ➔ *Supports transparent, equitable distribution of funds across eligible applicants.*
- ➔ *Enables efficient aggregation of program data for performance and impact reporting.*
- ➔ *This structure enables the CRA to demonstrate prudent stewardship of funds, designed to balance program accessibility with fiscal oversight and administrative efficiency.*

Central City Community Redevelopment Plan:

See Part V. Redevelopment Strategies, Section A. Purpose, Grant and Financing Programs, Pg. V-1.

See Part V. Redevelopment Strategies, Section D. Community Policing, pg. V4-V5.

See Part VI. Implementation Plan, B. Identification of Catalyst Projects/Programs and 10 year goals- Community Policing. pg. VI-6.

The Team



Vanessa Martin

CRA Manager



Jody Weymouth

Crime Prevention Unit Detective



Corey Ritchie

CRA Project Manager



Cija Omengebar

CRA PLANNER



Jonelle Adderley

Deborah Martinez

CRA Planners (NPF CRA)



Tania Bailey-Watson

Senior Administrative Assitant

RECOMMENDATION

Motion: *Recommend support of the proposed program as presented by staff, based on its consistency with CRA redevelopment goals and the policy rational discussed.*

Or

(02.04.2026 Unanimous vote)

Motion: *Recommend support of the proposed program with CCRAB suggested changes. (Without requirement that applicant is active and operational for past three years)*

Central City Community Redevelopment Plan:

See Part II. Creation, Severability, and Powers of the Central City CRA, (c) 5.

See Part V. Redevelopment Strategies, Section A. Purpose, Grant and Financing Programs, Pg. V-1.

See Part V. Redevelopment Strategies, Section D. Community Policing, pg. V4-V5.

See Part VI. Implementation Plan, B. Identification of Catalyst Projects/Programs and 10 year goals- Community Policing. pg. VI-6.

END

CENTRAL CITY REDEVELOPMENT ADVISORY BOARD MEETING

PROPERTY SAFETY ENHANCEMENT PROGRAM PRESENTATION - FEBRUARY 4, 2026

BY: CIJA OMENGEBAR, CRA PLANNER

Central City Community Redevelopment Plan:

See Part II. Creation, Severability, and Powers of the Central City CRA, (c) 5.

See Part V. Redevelopment Strategies, Section A. Purpose, Grant and Financing Programs, Pg. V-1.

See Part V. Redevelopment Strategies, Section D. Community Policing, pg. V4-V5.

See Part VI. Implementation Plan, B. Identification of Catalyst Projects/Programs and 10 year goals- Community Policing. pg. VI-6.