



COMMUNICATION TO CITY COMMISSION
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
WEDNESDAY, MAY 6, 2026 - 6:00 PM
CRA OFFICE
914 SISTRUNK BLVD, SUITE 200
FORT LAUDERDALE, FL 33311

Cumulative Attendance
September 2025-August 2026

Board Members	Present/Absent	Present	Absent
Kimber White, Chair	P	7	0
Christopher Casey	P	5	2
Juan Carlos Guerrero (<i>Arr. 6:04 PM</i>)	P	3	0
Shantel Jairam	P	2	0
Fiona Johnson (<i>Arr. 6:45 PM</i>)	P	7	0
Christine Jones	P	5	1
Thomas Manos (<i>Arr. 6:01 PM</i>)	P	4	3
Nikola Stan	P	5	2
Bobby Tinoco, Vice Chair	P	7	0
John Vanvlack	P	4	0
Olga Zamora (<i>Arr. 6:06 PM</i>)	P	7	0

Staff:

Vanessa Martin, Interim CRA Manager
 Cija Omengebar, CRA Planner/Liaison
 Bob Wojcik, CRA Housing and Economic Development Manager
 Corey Ritchie, CRA Project Manager
 Tania Bailey-Watson, Senior Administrative Assistant
 Lizeth DeTorres, Senior Administrative Assistant

Others:

Adham Naiem, Division Manager, Transportation and Mobility
 Edward Catalano, Central City Alliance/Studio City
 Christina Robinson, President, South Middle River Civic Association
 K. Cruitt, Recording Secretary, Prototype Inc.

Communication to City Commission:

Motion by Mr. Manos, seconded by Vice Chair Tinoco, to communicate to the City Commission the importance of providing temporary signage concerning safety for lane mergers on NE 13 Street in the westbound direction East of the railroad tracks, in the interest of community safety. In a voice vote, the motion passed unanimously.



CITY OF FORT LAUDERDALE

Draft

REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, MAY 6, 2026 - 6:00 PM
CRA OFFICE – 2ND FLOOR CONFERENCE ROOM
914 SISTRUNK BLVD, SUITE 200
FORT LAUDERDALE, FL 33311

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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 6:00 PM. Roll was called, and it was noted that a quorum was present.

III. Approval of Meeting Minutes - March 4, 2026 Regular Meeting

Motion by Vice Chair Tinoco, seconded by Ms. Jairam, to approve the March 4, 2026 minutes as presented. In a voice vote, the motion passed unanimously.

Motion by Mr. Manos, seconded by Ms. Jones, to move Agenda Item V to Item IV. In a voice vote, the motion passed unanimously.

IV. NE 13 Street Lane Elimination Extension

Adham Naiem, Division Manager, Transportation and Mobility, provided a PowerPoint presentation; a copy can be found in the public record. He requested that the CRA consider contributing \$42,000 to the estimated cost of \$100,000 for a Lane Elimination Study to determine the requirements for an extension to NE 15th Avenue. The amount requested was proportional to the CRA area that would receive a simplified restriking-only extension. Mr. Naiem clarified that the study would focus on the feasibility of extending the lane elimination; Brightline would do dynamic envelopes and re-emphasize safety in that corridor with pavement markings within their right-of-way. He also clarified that the estimated cost was conservative and they anticipated a phased approach; the remaining cost would be paid for by the City.

Mr. Naiem fielded questions regarding the boundaries and scope of the study; key topics included bicycle infrastructure and desire to include a continuous network that would connect with the 15th Avenue pathway to Holiday Park. He noted that the intent was to emphasize and enhance multi-modal opportunities; traffic analyses would include vehicular, pedestrian and bicycle traffic in that heavily constricted right-of-way.

In response from an inquiry from Ms. Zamora, Mr. Naiem stated that NE 13th Street would not qualify for any Broward County Metropolitan Planning organization (MPO) programs because the area was not in the Federal Aid network. His team would work in concert with the FEC and Brightline to determine the best treatment for that specific location. Chair White agreed that the area would not qualify for Federal funding.

Mr. Naiem clarified that the goal was to recommend a preferred alternative concept that could be handed off to a design team for construction; the estimated cost would “get the ball rolling” by studying the location, delivering tasks, a schedule and concept that the community was comfortable with. Ms. Martin clarified that, to her knowledge, the CRA had not done anything like this previously.

Mr. Naiem highlighted that to manage costs, the project would entail a simplified, restriping-only extension eastward to NE 15 Avenue, and clarified that adjacent streets could not be addressed in the scope. He confirmed that the feasibility of additional on-street parking in the proposed area of NE 13 Street would be considered.

Chair White expressed concern with investing in a nine month study when the rezoning process and Complete Streets project could change everything being considered.' Mr. Naiem stated they would work with the CRA in concert with Zoning. Discussion ensued on what could be done temporarily. Ms. Martin acknowledged the Master Plan, and highlighted that the intent was to brief this Board about the study. Staff would bring the concept back when things are more aligned.

Mr. Naiem shared the proposed cross-section for NE 13 Street, and noted that it was preliminary. He fielded a number of questions; highlighted the need for the study; and confirmed that nothing was being programed.

Mr. Edward Catalano, President of the Central City Alliance/Studio City, expressed safety concerns after there had been multiple accidents and bad crashes where the lanes merge into one in each direction. He felt the conditions needed to be addressed to avoid a fatality, and noted that there was a similar problem at NE 4th Avenue, where it was necessary for people coming East to merge from two lanes to one. Mr. Catalano suggested moving the study forward to manage vehicular traffic; increase parking for businesses on that street; and attract more businesses as well as pedestrians to the area.

Mr. Naiem clarified that it was difficult to estimate the cost of Phase two and Phase three based due to the increasing costs of raw materials such as steel.

Ms. Christina Robinson, President of the South Middle River Civic Association, inquired whether it would be possible to put down temporary white lines just before the railroad to indicate that there were merge lanes ahead. Mr. Naiem indicated that the City could emphasize the need in that corridor by submitting a request for consideration by Broward County. He suggested that Members also reach out to their County Commissioners.

Ms. Zamora acknowledged that she had received a firm "No" earlier in regard to the MPO, and asked that Mr. Naiem reach out to them because she understood the MPO was considering non-federal streets. Be believed that she was referencing grant funding that was awarded to the MPO for pre-approved locations; he noted there was a distinction between the scope of the study in the FEC corridor and the MPO, then agreed to look into it.

Ms. Omengabar referred Members to the project map and highlighted that the CRA boundary extends to NE 11 Avenue on the South end, and ends before the tracks on the North end.

V. Recommendation: Fiscal Year Budget 2027

Vanessa Martin, Interim CRA Manager, provided a financial overview ahead of the 2027 Fiscal Year budget recommendation process; her presentation is part of the public record. She highlighted the following approximate figures, which were as of May 5, 2026:

- The Incentives balance was \$1.2 million; the only award was \$350,000 for Art of Tea.
- The Residential Façade and Landscaping program expended \$5,000, which was from the prior year. That figure would be updated once the 10 applications are processed.
- The Safety and Security Enhancement program was approved the day prior.
- Capital Projects Budget. The most significant balance was for Streetscape Improvement at \$2.6 million. \$200,000 would be deducted for the Master Plan if the selected firm were approved on May 19, 2026. The total CIP balance for all capital projects was \$3.2 million.

Ms. Martin noted that the preliminary FY 2027 budget was \$1.5 million, of which \$1,019,760 was allocated for incentive projects. She outlined the key components of the amended FY 2026 budget and fielded Member questions.

Motion by Mr. Manos, seconded by Mr. Guerrero, to approve the budget as recommended by Staff. In a voice vote, the motion passed unanimously.

VI. Project and Program Updates

Ms. Omengabar highlighted the following:

- Rezoning Project. No new updates.
- Commercial Incentive Programs:
 - Art of Tea. The project is at 5% completion.
 - Call of Africa Realty Inc. This project is at 90% completion.
 - Prospect: Homes Inc., 1201 NE 5 Terrace. Staff was working with this applicant.
- Residential Enhancement Program. Ten applications had been approved.
- Property Safety Enhancement Program. This program had been approved that week; community outreach was scheduled to begin the following week.
- Light Pole Installations at Seven Permanently Closed End-Streets. The permit had just been approved; construction should be completed by July.
- NE 4 Avenue Complete Street Project – Light Poles. Ms. Omengabar stated that she would update Members via email as she was unsure whether the project was approved at the May 5, 2026 City Commission meeting.
- Land Use Plan Amendment. Staff was still working through the scoping.
- Capital Improvement Master Plan. This project was scheduled for discussion at the May 19, 2026 City Commission meeting and the CRA Board meeting.
- NE 13 Street Sculpture. Legal review was pending; she estimated it would take 10-12 months to fabricate the sculpture.

Mr. Stan returned discussion to the Residential program. Ms. Omengebar stated that the mailing list included 1,900 entries; she had not yet been able to manually split out the multi-units. Ms. Martin added that Staff projected an additional \$150,000 in the proposed FY 2027 budget in anticipation of extending the deadline for applications to be submitted.

In response to an inquiry from Mr. Casey, Ms. Omengebar indicated she would follow up on the triangle of green space in front of the new storage building on NE 13th Street.

Ms. Omengebar clarified that a presentation by the firm selected for the Land Use Amendment Plan would be arranged; she anticipated being able to advise Members further at the next meeting,

The CCRAB Summer meeting schedule was discussed.

Motion by Mr. Stan, seconded by Vice Chair Tinoco, to reschedule the June 3, 2026 meeting to June 10, 2026. In a voice vote, the motion passed unanimously.

Motion by Ms. Johnson, seconded by Ms. Jairam, to reschedule the July 1, 2026 meeting to July 8, 2026. In a voice vote, the motion passed unanimously.

VII. New Business Suggestions

Chair White opened discussion on whether the Board should communicate the immediate need for a temporary solution for the NE 13 Street merger problem to the City Commission.

Motion by Mr. Manos, seconded by Vice Chair Tinoco, to communicate to the City Commission the importance of providing temporary signage concerning safety for lane mergers on NE 13 Street in the westbound direction East of the railroad tracks, in the interest of community safety. In a voice vote, the motion passed unanimously.

Mr. Stan expressed his perceived need for crosswalks on NE 13 Street, both East and West of the railway tracks after observing pedestrians frequently attempting to cross near Si Buenas, the new coffee shop. Ms. Omengebar stated that would be addressed with the consultant as part of the Capital Improvement Master Plan which would address the entire CRA; she suggested that Mr. Stan submit his concerns via the FixIt application in the interim. Ms. Martin reiterated added that there would be an opportunity to discuss the matter as part of the Master Plan process. Chair White suggested that Members also email Commissioner Glassman on an individual basis.

VIII. Adjournment

There being no further business before the Board, the meeting adjourned at 7:31 PM

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