Draft

REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, JULY 8, 2026 - 6:00 PM
CRA OFFICE – 2ND FLOOR CONFERENCE ROOM
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	8	1
Christopher Casey	A	6	3
Juan Carlos Guerrero	P	5	0
Charlene Gunn	P	1	0
Shantel Jairam	A	3	1
Fiona Johnson *(Arr. 6:16 PM)*	P	9	0
Christine Jones	P	8	1
Nikola Stan	P	7	2
Bobby Tinoco, Vice Chair	P	9	0
John Vanvlack	P	6	0
Olga Zamora *(Arr. 6:25 PM)*	P	9	0

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

Others:
Margaret Hayes, Homes Inc.
Linda Taylor, Homes Inc.
M. Hroncheck, 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 PM by Chair White. Roll was called, and it was noted that a quorum was present.

III. Approval of Meeting Minutes – June 10, 2026 Regular Meeting
Mr. Guerrero pointed out a spelling error with his name in the June 10 minutes.

Motion by Mr. Vanvlack, seconded by Ms. Jones, to approve the June 10, 2026, minutes as amended. In a voice vote, the motion passed unanimously.

IV. CRA Funding Request: $193,500
603 NE 13 Street – Queens Investment Inc.

Mr. Bob Wojcik, CRA Housing and Economic Development Manager, provided a presentation outlining the funding request. He provided an overview of the property, 2022 purchase price, improvements, uses in three (3) of the four (4) units, and challenges the owner had experienced with marketing the fourth unit, which was restricted to commercial use. He advised the funds would be utilized to transition the unit to retail use, with a restrictive covenant on the property. He noted the previous owner received funds when purchasing the property from the CRA in 2018, and a portion of these funds had been repaid because it was sold after less than five (5) years. He discussed prospective tenants and timelines for the project and stated that staff recommended approval due to positive impacts on the CRA and consistency with the Central City Redevelopment Plan.

Highlights of the discussion that ensued included level of commitment from potential tenants, area businesses, and planned improvements included the following:

- Mr. Stan sought a commitment that effort would be made to secure a tenant that would benefit the CRA and not warehouse space.
- Frank Luccisano, Queen Investments Inc., confirmed that all interest to date in the property has been retail use.
- Mr. Wojcik advised there was a growing number of businesses in the area that were nice but did not benefit the CRA. He responded to questions regarding the formula utilized to determine whether a project was eligible.
- Ms. Martin explained the new owner was seen as a separate applicant from the previous owner who had received a grant.
- Mr. Wojcik provided additional details on the grant provided to the previous owner and work done on the property by the current owner.
- Mr. Stan asked about parking study conducted. The applicant clarified parking considerations based on use.
- Mr. Wojcik responded to questions regarding the building aesthetics and total project cost. He noted a CRA-approved contractor was being utilized.
- Chair White asked how many employees were projected. Mr. Luccisano stated there would be 6-10 based on the interest expressed.
- Ms. Omengebar and Mr. Wojcik clarified the amounts of grants provided for previous projects for similar uses compared to the overall costs.
- Chair White stated the Board did not historically provide 90 percent funding for interior renovations and suggested they follow the same pattern.
- Ms. Omengebar provided an overview of the grant programs and program criteria, as well as the correlation between the number of applications and the number of businesses investing in properties in the area.
- Ms. Martin highlighted the vetting process and the review of community benefits, including job creation.
- Mr. Luccisano advised the outside work had already been done, including approximately $100,000 for paint and stucco.
- Discussion continued regarding the specific unit to be renovated, square footage, and the items to be completed.
- Vice Chair Tinoco stated he liked the idea of it being a pilates studio, and the versatility that brings, as well as the quality of clientele.
- Mr. Wojcik and Ms. Martin provided clarification on expected job creation.

- The Board discussed excitement for an existing business to expand, and the sense of community created.

Motion by Vice Chair Tinoco, seconded by Ms. Johnson, to recommend funding Queens Property Investments Inc. of $193,500 for the build-out of their fourth unit. In a roll vote, the motion passed unanimously.

V. Project & Program Status Updates

New Board member Charlene Gunn introduced herself briefly. Ms. Omengebar noted she replaced Thomas Manos and stated he had been thanked for his service.

Ms. Omengebar highlighted the following:

- Rezoning Project.
  - Discussed at recent City Commission meeting.
  - Phase Two is on pause.
  - A letter was distributed regarding State Bill 180.
  - Discussion continued regarding delays.
  - Chair White suggested the Board continue to voice its concern and ask that the project continue to move forward.
  - Ms. Zamora noted a bifurcation of the area might help to allow for progress on the west side.
- Land Use Plan Amendment.
  - Staff understands the concerns raised by the Board and will report back in August.
  - Chair White highlighted confusion regarding abutting land uses.
  - Mr. Vanvlack noted previous discussion on the "donut hole" of single-family zoning which was not part of what was contemplated.
  - Mr. Stan added background to the discussion at the July meeting referring to the Live Local Act.
  - Ms. Martin acknowledged there had been confusion and suggested bringing the consultant in for clarification and discussion. Discussion ensued regarding meeting with the consultant to allow for more informed decisions, the timeline for the consultant's contract, and the previous Communication to the Commission related to the LUPA.
  - Mr. Stan sought to amend the previous Communication to specifically state the disconnect related to scoping.
  - Ms. Zamora stated at the Commission meeting, there were questions as to the reasons for the no votes. She stated she had voted no not because she was against the land use, but because she had questions as to whether it should be a Communication to the Commission, that residents west of Andrews and south of Commercial do not have single-family residential, and that she had concerns with safety. She stated her vote was because she wanted the redevelopment to be broad, not restrictive.
  - The Board continued to discuss single-family homes and land use.
  - Ms. Omengebar suggested the zoning conversation wait for the consultant or for someone from the Planning Department who could provide clarification on the scope. Discussion ensued briefly regarding the scope.
  - Chair White suggested someone from Planning be brought in for the August meeting. Discussion continued as to how to clear up confusion and ensure everyone was informed and knowledgeable about items they were voting on.

- Vice Chair Tinoco point out that Ms. Omengebar and Ms. Martin were available by email to answer questions that come up. Discussion continued.
- Chair White pointed out the efforts above and beyond put in by Ms. Omengebar and Ms. Martin.
- Ms. Omengebar commented on funding for the CRA sunsetting in 2039 and noted a lot could happen in that time, but the process is slow.

- Commercial Incentive Programs.
  - Art of Tea – Was awarded $350,000
  - Call of Africa Realty Inc. – Almost complete.
  - Homes Inc. – Their funding request was reduced to $100,000 and approved administratively. Representatives Margaret Hayes and Linda Taylor were present to answer questions.
  - Ms. Taylor provided an overview of their community nonprofit, located at the Dixie Highway and NE 13th Street, including a history of community input in setting goals and improvements made to the community through the diligence of many association members over a decade.
    - Have two acres where 30 young people aged out of foster care live and participate in paid internship programs.
    - Request is to utilize a gifted property to build four housing units for extended family members who are caretakers for minor children.
  - Discussion continued regarding the timeline for the project, how the funds would be utilized, verification of guidelines, supervision of residents, efforts to make this a model project, and outcomes.
  - Mr. Guerrero acknowledged the improvements to the community made by the program and their mission. He asked for clarification on the budget. Ms. Taylor explained.
- Residential Enhancement Program.
  - Ms. Omengebar explained this is a new program which provides $10,000 to residents for painting, landscaping, driveway repair, fence repair, and other beautification. She noted the previous landscape and façade program had provided $5,000, so previous applicants were eligible for an additional $5,000. Twenty projects have been approved, and the full $150,000 fund has been spoken for.
  - Ms. Martin provided additional details on the remaining budget for incentives. Discussion ensued regarding the balance and annual approval.
  - Chair White stated he was sad to see a program stop for three months and asked if there was a way to get more money into the fund or at least take applications and put them in order pending funding.
  - Ms. Martin stated remaining FY26 funds total $673,000 total inclusive of the recommended $193,500 and the $100,000. She noted that the Fiscal Year 2027 budget for the program was $200,000. Discussion continued.
  - Chair White asserted there was no reason people should not be allowed to apply while the funding allocation was pending. The Board and staff discussed the process for application and funding of a project.
  - Ms. Omengebar explained historically there had been a 30-day window for applications until funding ran out. She noted people expressing interest in the meantime were added to the email list to be informed when applications open.
  - Ms. Martin noted the work had to be completed before the funding was processed, and the work had to be validated.

    - Ms. Johnson asked for clarification on what stage in the process applicants were on. Ms. Omengebar advised that it varied, but none of the accepted applications had yet been funded.
    - Chair White expressed concern that the program would lose momentum if applications were not accepted until October.
    - Ms. Martin stated this was a trial period for a new program, and the process could be amended. She acknowledged Ms. Omengebar's assertion that the process was grueling and time consuming.
    - Mr. Stan asked the consequences of continuing to accept applications. Discussion continued.
    - Ms. Johnson asked that staff provide a spreadsheet as they had with the old program so the Board could review where applicants were in the process. Other Board members agreed this was important information to review.
    - Chair White stated there should be a backlog of applicants to replace those who drop out of the program. Ms. Omengebar provided clarification on how people drop.
    - Ms. Jones stated a backlog of applications would lead to frustration among residents. She stated the program should be continued as it is.
- Property Safe Enhancement Program.
    - No applications yet, but flyers will be distributed to businesses.
- Light Pole Installations.
    - No update, but the project is slated to be finished by the end of the month.
    - Ms. Omengebar provided brief background on the efforts of the previous chair to install lights on Sunrise to deter loitering. FPL has finally received permits and is committed to installation.
- NE 4 Avenue Complete Street Project.
    - Previously reported there were agreements between the City and the Florida Department of Transportation (FDOT) pending, but the only remaining aspect was installation of meters by FPL.
    - Ms. Jones asked about lighting on Sistrunk. Ms. Martin advised this was under the NW CRA jurisdiction.
- Event 410 Capital Improvement Plan.
    - Approved with a $200,000 budget and going through contract execution.
    - Ms. Omengebar advised that the consultant is aware of the concerns of the community and Board and looks forward to connecting.
    - Chair White highlighted that a community workshop had been requested. He stated he wanted her to have a workshop with all associations before the project starts.
    - Ms. Omengebar advised a community workshop was part of the engagement scope, and a separate CCRAB workshop was contemplated.
- NE 13 Street Sculpture.
    - Scheduled for the August CRA agenda.
    - Mr. Stan asked why it was taking so long. Ms. Omengebar advised that she believed the delays were related to the contract.
- NE 13 Street Lane Elimination Study.
    - The Transportation and Mobility Department came before the Board a few months ago to present and would return at a later date.
- Miscellaneous.
    - Left turn light on Andrews is part of a County-wide project and the improvement is expected to happen in early 2028. Discussion ensued briefly regarding the project and delays due to an issue in Wilton Manors.

VI. Communication to the Commission

None.

VII. New Business Suggestions

Following discussion on various topics, it was agreed that Ms. Omengebar would include:

- Staff overview presentation
- Presentation by consultant if the contract was signed
- Urban Planner
- Discussion regarding broad objectives and brainstorming ideas
- Election of new Chair and Vice Chair

VIII. Adjournment

There being no further business before the Board, the meeting adjourned at 8:19 PM

[Minutes prepared by C. Parkinson, Prototype, Inc.]