



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#26-0310**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Rickelle Williams, City Manager

**DATE:** April 21, 2026

**TITLE:** Public Hearing - Resolution Approving a Waiver of Conflict of Interest Pursuant to Section 112.313(12), Florida Statutes Allowing Nikola Stan to Apply for benefits under the Central City Community Redevelopment Area Residential Enhancement Program - **(Commission Districts 2 and 3)**

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**Recommendation**

Staff recommends the City Commission adopt a resolution approving a waiver of a conflict of interest pursuant to Section 112.313(12), Florida Statutes to allow Central City Redevelopment Area Advisory Board (CCRAAB) member Nikola Stan to apply for benefits under the Central City Community Redevelopment Area Residential Enhancement Program.

**Background**

The Florida Code of Ethics is applicable to City board and committee members, who are public officers. Pursuant to Florida Statute Section 112.313(3), a public officer is prohibited from doing business with one's agency and under Section 112.313(7), a public officer shall not have or hold any employment or contractual relationship with any business entity which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee. This prohibition, however, may be waived by a two-thirds (2/3) vote of the City Commission pursuant to the process found in Florida Statutes Section 112.313(12).

Nikola Stan currently serves on the CCRAAB and is a resident of the Middle River Terrace Neighborhood. Mr. Stan is serving his third term on the CCRAAB and his term runs from July 5, 2025, through July 4, 2026. If a board member enters into an incentive agreement with the Community Redevelopment Agency (CRA), it may create conflict under Section 112.313(7) Florida Statutes, as a prohibited contractual or business relationship. Mr. Stan has requested a waiver under Florida Statute Section 112.313(12), which allows the City Commission, by a two-thirds (2/3) vote, to approve an exception to the prohibition in Section 112.313(7).

The Central City Residential Enhancement Program provides funding for eligible exterior improvements to residential properties located within the Central City Redevelopment area. Improvements are intended to strengthen a property's curb appeal and overall community cohesion. The program is designed to incentivize property owners and occupants to enhance their homes, while supporting neighborhood revitalization. Funding is available in varying amounts depending on property types. Detached homestead single-family and selected owner-occupied multi-family properties may receive funding of up to \$10,000. Investor-owned or tenant-occupied residential properties may receive funding of up to \$5,000. Returning applicants from the previous residential program may qualify for funding of up to \$5,000 for new eligible improvements not previously covered.

Eligible enhancements include exterior painting, front-yard landscaping, installation or repair of sprinkler or irrigation systems, driveway and fence repair or upgrades, front-of-property façade lighting affixed to the building, and front-yard tree trimming. These improvements are intended to enhance the visual appeal of individual properties and contribute to a community-wide safer, more welcoming environment.

In Fiscal Year (FY) 2026, the Central City Redevelopment Agency has allocated \$200,000 to the Residential Enhancement Program. All applicants for the Residential Enhancement Program are awarded on a first-come, first-served basis. To date, there are currently ten (10) pending applications totaling \$65,000, leaving \$135,000 available to fund the Program for the remainder of FY 2026.

A copy of the Central City Residential Enhancement Program description, application, and agreements is provided as Exhibit 1. Participation in this program requires the execution of agreements between the applicant and the Community Redevelopment Agency.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2029 Strategic Plan*, specifically advancing:

- The Public Places Focus Area, Goal 5: Build a beautiful and welcoming community

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community*

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Housing Element
- Goal 2: Be a community of strong, beautiful, and healthy neighborhoods.

**Attachments**

Exhibit 1 – Central City Redevelopment Area Incentive Program

Exhibit 2 – Resolution

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Prepared by: Cija Omengebar, CRA Planner

CRA Executive Director: Rickelle Williams