



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#26-0270

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

FROM: Rickelle Williams, City Manager

DATE: April 7, 2026

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

Recommendation

Staff recommends the City Commission adopt a resolution approving a waiver of a conflict of interest as authorized under Section 112.313(12), Florida Statutes to allow Central City Redevelopment Area Advisory Board (CCRAAB) member Thomas Manos to apply for benefits under the Central City Community Redevelopment Area Non-Residential Incentive 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 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).

Thomas Manos currently serves on the CCRAAB and owns and operates a business in the NE 13 Street commercial corridor. Thomas Manos was reappointed to the CCRAAB for a one (1) year term beginning October 3, 2025, and ending October 2, 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. Manos 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 Non-Residential Incentive Programs encourage private participation in the preservation, rehabilitation, and redevelopment of non-residential properties within the Central City Redevelopment area. The programs provide funding assistance for renovations and improvements that enhance the condition and appearance of commercial corridors.

Under the program guidelines, eligible non-residential properties located in designated focus areas may receive funding of up to ninety percent (90%) of improvement costs, subject to established maximum funding caps. Central City focus areas include NE 13 Street, NE 4 Avenue, and Sunrise Boulevard within the boundary of the Central City Redevelopment area. Commercial properties located within the greater Central City Redevelopment area may receive reimbursement of up to seventy-five percent (75%) of eligible costs, also subject to funding limits. Maximum funding limits range from \$75,000 - \$500,000 depending on the Non-Residential Incentive Program.

In Fiscal Year (FY) 2026, the Central City Redevelopment Agency has allocated \$623,998 to the Non-Residential Incentive Program. All applicants for the Non-Residential Incentive Program are awarded on a first-come, first-served basis. To date, one (1) application is pending for \$125,000, leaving \$498,998 available to fund the Program for the remainder of FY 2026.

A copy of the Central City Non-Residential Incentive Program description, application and agreements is provided as Exhibit 1. Participation in these incentive programs requires the execution of the associating funding agreements between the applicant and the Community Redevelopment Agency.

Strategic Connections

This item is a FY 2026 Commission Priority, advancing the Bolster Thriving Communities Initiative.

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

- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy.

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

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

- The Business Development Focus Area
- The Economic Development Element
- Goal 2: Enhance the economic competitiveness of Fort Lauderdale through policies that encourage retention and recruitment of business and industry which provide living-wage employment and increased training and competitiveness of local workforce.

Attachments

Exhibit 1 – Central City Redevelopment Area Incentive Program

Exhibit 2 – Resolution

Prepared by: Cija Omengebar, Community Redevelopment Agency

Charter Officer: Rickelle Williams, City Manager