

# McNab Park — The Network

**Tuesday, May 19, 2026 · CRA Meeting · Companion Briefing to the Motion Sheet · Commissioner Audrey Fesik, District 1**

*For the dais and the public record. Cross-cite to Motion C — Disclosure & Recusal Demand.*

## What This Document Shows

The CRA's pending McNab House & Botanical Gardens project (Legistar **File 24-358**; P&Z application **PNZ 25-12-00002**) sits at the center of an interlocking network of **applicants, counsel, consultants, landowners, sitting elected officials, former elected officials, sitting appointed-board members, and CRA staff** with overlapping interests. The network is mapped below.

This briefing identifies **declared and presumptive interests** that should trigger written disclosure under **§112.3143(3)(a) Fla. Stat.** and **CE Form 8B** before any further vote, contract award, or land-use decision on this project.

## The Six Clusters

### Cluster 1 — The Applicant

**Historic Alliance of Pompano Beach, Inc.** · FL Not-For-Profit **N25000001706** · Incorporated **February 5, 2025**

Director

Public Record

**Andrea McGee**

Former Pompano Beach City  
Commissioner. 133 N Pompano Beach  
Blvd, Apt 1506.

**Thomas McMahan**

Former Pompano Beach City

Director

Public Record

**Lauren McGee**

Commissioner. 473 NE 1st Street.

Sister of Andrea McGee. 2401 SE 7th Drive.

**Family relationships in the entity:** Andrea and Lauren McGee are sisters. Their mother, **Moka McGee**, appears as an attendee at Commissioner Worley's July 2025 campaign kickoff alongside both daughters and Thomas McMahon (see Cluster 5).

- **Registered Agent:** McGee and Huskey, P.A., 2850 N Andrews Ave, Wilton Manors FL 33311
- **Stated purpose:** Pursuing operator role for the future McNab House & Botanical Gardens facility
- **Timing:** Incorporated **3 weeks after Mad Room Hospitality withdrew (Jan/Feb 2025)** and **3 weeks before BA Hospitality DRC pre-app (Feb 26, 2025)**
- **Nonprofit operating experience:** None publicly demonstrated for McGee or McGee; McMahon's experience is limited to Pompano Beach civic entities

### Cluster 2 — The Counsel

**Hartsell Ozery, P.A.** · Pompano Beach, FL · Self-described "private-public interest law firm" · Practice areas: environmental, land use, zoning, property rights, coastal, corporate

- Represents Historic Alliance of Pompano Beach **pro bono**
- **Robert Hartsell** — named partner — sits on the **City of Pompano Beach Planning & Zoning Board**
- On the record at the **August 27, 2025 P&Z hearing on PNZ 25-12-00002**, Hartsell disclosed his firm's pro bono client relationship with Historic Alliance — *while sitting on the board hearing the application*
- Same firm = **sponsor and host of Commissioner Keriann Worley's campaign kickoff** (July 2025) — see Cluster 5

**Cluster 3 — The Landowners**

The "parking solution" tied to PNZ 25-12-00002 is a **two-parcel package** in Pinehurst Block 22, on South Federal Highway, owned by two of the individuals present at the July 8, 2025 kickoff (see Cluster 5).

Folio	Address	Owner of Record	Use	Acquired	Just Value (2026)
<b><u>484236012</u></b>	<b>18 S</b>	<b>18 S</b>	Retail (Lot	12/14/2018	\$713,360
<b><u>520</u></b>	<b>Federal Highway,</b> Pompano Beach, FL 33062	<b>FEDERAL LLC · c/o Thomas H. DiGiorgio Jr.</b>	15, Blk 22)	· \$690,000	
<b><u>484236012</u></b>	<b>S Federal Highway</b> (vacant lot adjacent), Pompano Beach, FL 33062	<b>FISHER AUCTIONS LLC · Fisher family business (principal: Lamar Fisher)</b>	<b>Parking lot</b> (Lot 18, Blk 22)	8/23/2012 · \$65,000	\$369,870

**Thomas H. DiGiorgio, Jr.** — Sterling Hospitality consultant to the CRA *and* adjacent property owner *and* sitting EDC Chair

- **Chief Development Officer and co-founder of Sterling Hospitality Development, LLC** ([Sunbiz L17000110458](#), active)
- **Sterling Hospitality Development holds a paid consulting contract with the Pompano Beach CRA on the McNab House & Botanical Gardens project itself.** On the record at the **CRA Board meeting of April 15, 2025**, DiGiorgio introduced himself as: *"it's a pleasure to be here today it's a pleasure to be here uh not as the EDC chair but actually as your Sterling*

*Hospitality Consultant which is actually looking into all the properties that have anything to do with the food and beverage on the botanical garden" (City of Pompano Beach video, 4/15/25 CRA meeting, ts:1223).* Original engagement scope, in his own words: *"we were brought in originally specifically to work on a lease negotiation — CRA attorney and Sarah and others said you know we're at a point now with Mad Room that we're getting into a lease negotiation status so we need your help" (ts:1468).* On 4/15/25 he presented the **CRA's pro-forma for the McNab restaurant operator role** — projecting **\$7 million revenue, \$5.7M cost, \$1.4M earnings (19.6%), and roughly \$500,000 in base + percentage rent to the CRA** (ts:1751)

- **Also sits as Chair of the City of Pompano Beach Economic Development Council** ([City Strategic Partners page](#)) — a body that includes Briesemeister (Secretary), Worley (D1 seat for Fesik's district), and Paul Fisher (E-CRA Advisory Board Chair) (see Cluster 5 sidebar below)
- **Owns 18 S Federal LLC (Folio 484236012520)** — Lot 15, Block 22 Pinehurst — the retail parcel proposed as part of the McNab project parking package (above)
- Existing 2,990 sq ft retail building (built 1954) would need to be acquired and demolished for parking conversion — i.e., the CRA's *own* hospitality consultant on the project owns one of the parcels the project may need to acquire for parking
- Personally **escorted Commissioner-candidate Keriann Worley into her July 8, 2025 campaign kickoff** inside Hartsell Ozery's offices (see Cluster 5) — i.e., the CRA's *hospitality consultant* escorted into the *applicant's law firm* the *P&Z alternate* who would 50 days later vote on the *same project* he was consulting on
- Long-time business partner of **Lamar Fisher** through **LBF Properties LLC** since January 2014 (see Lamar Fisher sub-entry below) — the partnership that profited \$565,000 on the 2020 CRA land sales already publicly described as parking and construction staging for the McNab Park overhaul

**Lamar Fisher** — Former Pompano Beach Mayor (March 2007 – November 2018); Former Pompano Beach CRA Board Chair (11 years); currently Broward County Commissioner, District 4 — the **county district that contains both parking-package parcels**

- Family business **Fisher Auctions LLC** owns Folio 484236012540 — Lot 18, Block 22 Pinehurst — the **adjacent** parcel, already classified as a **parking lot**, proposed alongside DiGiorgio's parcel as the McNab project parking package
- **Did not attend the July 8, 2025 Worley kickoff** — no public record places Lamar Fisher personally at the event. The Fisher-family connection at the kickoff runs through his son **Paul Fisher** (Cluster 3, below) and his business partner **Thomas DiGiorgio Jr.** (above), with whom Lamar Fisher has been a documented LLC partner since 2014 (LBF Properties LLC).

**Prior CRA land sales — March 30, 2020 (\$565,000 profit to Fisher and his partners)**

In February 2020, while Lamar Fisher was a *sitting Broward County Commissioner* and his former colleagues sat as the CRA Board, the Pompano Beach CRA approved the purchase of **three separate property groupings** owned by Lamar Fisher and his partners (including **Thomas H. DiGiorgio Jr.**) for **\$1.645 million total — a \$565,000 profit** over the partners' original purchase prices. The sales closed March 30, 2020 ([Florida Bulldog, May 26, 2020](#)).

Property	Bought (year / price)	Sold to CRA (3/30/2020)	Profit	LLC vehicle
<b>23 SE 22nd Ave.</b>	2013 · \$290,000	<b>\$625,000</b>	\$335,000	Fisher group LLC
<b>110 S. Federal Hwy.</b>	2014 · \$275,000	<b>\$400,000</b>	\$125,000	Separate LLC
<b>24 NE 24th Ave.</b> (3 vacant lots)	2018 · \$515,000	<b>\$620,000</b>	\$105,000	<b>LBF Properties LLC</b> (Lamar Fisher + Tom DiGiorgio Jr., partners since January 2014)

- CRA approval: **3 separate 5–1 votes on February 18, 2020**, with Commissioner Beverly Perkins dissenting

- Then-CRA Chair / Mayor **Rex Hardin** defended the acquisition ("The transaction was conducted via an open and public process") ([Florida Bulldog, May 26, 2020](#))
- An ethics complaint filed by Pompano resident Diane Lipof was **dismissed October 27, 2021** by the Florida Commission on Ethics on a "**less-than-1%-of-the-ETOC-area**" loophole — i.e., not on the merits ([Florida Bulldog, November 2021](#))
- **Then-City Attorney Mark E. Berman** had advised Fisher pre-vote that "it would be speculative to assume" Fisher's ETOC property would appreciate, and cleared Fisher to vote on ETOC matters ([Florida Bulldog, November 2021](#))
- The CRA staffer at the February 18, 2020 meeting stated on video that these parcels would be used **for parking and construction staging during the McNab Park overhaul** ([Florida Bulldog, May 26, 2020](#))

*Bearing on tomorrow's meeting:* the **2020 Fisher–DiGiorgio CRA sales established the pattern** — staff-initiated CRA acquisition of Fisher/DiGiorgio-controlled parcels described publicly as "parking and construction staging" for the McNab Park project. The **2026 two-parcel parking package** (18 S Federal LLC + Fisher Auctions LLC, Lots 15 and 18 Pinehurst Block 22) is the **next chapter of the same parking-acquisition pattern**, involving the **same partnership pair (DiGiorgio + Fisher family)** and the **same general project area (McNab Park)**.

**Paul Fisher** — Son of Lamar Fisher

- Sat on the **selection committee for RFQ E-25-23** — Architectural Design Services for the McNab House & Botanical Gardens Project (issued by CRA, July 2023)
- That committee's ranking, approved by the CRA Board in September 2023, sent the contract to **Bermello, Ajamil & Partners, LLC** — the **\$1,723,839 architectural design services agreement** approved by the CRA Board on **May 21, 2024** ([Legistar File 24-358](#))
- The same project his father owns adjacent or proposed-parking parcels related to (see Lamar Fisher above)

**Cluster 4 — The Staff & Consultants (and a Second Adjacent Landholding)**

**Redevelopment Management Associates (RMA)** — Project consultant of record to the Pompano Beach CRA

- **Kim Briesemeister** — RMA principal and founder
- **Chris Brown** — RMA co-principal
- **Sarah Mulder** — Project Manager on McNab House & Botanical Gardens through **October 2025; daughter-in-law of Kim Briesemeister**
- Sarah Mulder is the **staff contact of record** on Legistar **File 24-358** (5/21/2024 CRA item awarding \$1,723,839 architectural design services contract to Bermello, Ajamil & Partners, LLC under RFQ E-25-23)
- Family-relationship between project manager and consulting principal not visible in any disclosure on the CRA record

**RMA principals own land immediately adjacent to McNab Park — East Village 2300 LLC**

Folio	Address	Owner of Record	Use	Acquired	Just Value (2026)
<b><u>484236012</u></b>	<b>2300-2306</b>	<b>EAST</b>	Mixed store	<b>5/14/2015</b>	<b>\$1,604,780</b>
<b><u>330</u></b>	<b>E Atlantic Blvd,</b> Pompano Beach, FL 33062	<b>VILLAGE 2300, LLC</b> (FL <b>L15000017</b> <b>626</b> , active) · managed by <b>Kim Briesemeister + Chris Brown</b>	+ office, 9,795 sq ft (built 1977, effective year 2000)	<b>\$975,000</b> (Qualified Warranty Deed)	

- The parcel sits in **Pinehurst Block 20 (Lots 7–13)** — the same **Pinehurst subdivision** as the Fisher/DiGiorgio parking-package parcels in Block 22 (Cluster 3) — and is **on the south side of E Atlantic Blvd, directly across from McNab Park**
- Zoning: **TO-EOD — East Atlantic Overlay District** — the same overlay zone driving the McNab Park redevelopment plan
- LLC name *East Village 2300* references the **East Village project** that the East Transit Oriented Corridor (ETOC) master plan called out around the McNab Park / Atlantic–Federal hub
- **Documented appreciation under RMA-principal ownership:** ~\$630,000 (from \$975,000 in 2015 to \$1,604,780 in 2026 just value) on a single parcel they manage while their firm advises the CRA on redevelopment of the immediately adjacent park
- RMA also acquired separate parcels in the northwest CRA redevelopment area through **Old Towne Flagler LLC** in the same period
- These purchases triggered a **December 2017 emergency City Commission meeting** after three then-sitting Commissioners said they were surprised to learn the principals of the CRA's redevelopment-management contractor had bought property in the area their firm was under contract to redevelop
- RMA principals later asserted that disclosure had been made to then-Mayor **Lamar Fisher** and then-Commissioner **Rex Hardin** — the same two officials at the center of Clusters 3 and 5 of this briefing ([The Real Deal, February 3, 2018](#); [RMA repost of 2018 coverage](#))
- RMA announced wind-down of its 9-year city contract in early 2018, citing a "hostile environment," then stayed on for an additional three-month transition — and was **later re-retained** by the CRA as project consultant of record on the very McNab House & Botanical Gardens project mapped in this briefing

*Bearing on tomorrow's meeting:* RMA — the CRA's consultant of record on this project — has principals who **personally own appreciating land directly across from the park their firm is helping redevelop**, and a project manager (Mulder) who is **family** to one of those principals (Briesemeister). Whether the 2017–2018 disclosures Briesemeister referenced to then-Mayor Fisher and then-Commissioner Hardin satisfy current §112.3143(3)(a) disclosure obligations — for the *now-pending*

2026 McNab project decisions, eight to eleven years later — is a question this Commission and CRA Board must answer before further action.

**Cluster 5 — The Political Network**

**Keriann Worley — P&Z Board alternate; candidate for District 1 Commission seat (the seat currently held by Commissioner Audrey Fesik)**

- Held the voting seat on the P&Z Board for the **8/27/2025 hearing** on PNZ 25-12-00002 (alternates may be seated in the absence of a regular member)
- During that hearing, **inquired about parking solutions** — the same parking solutions tied to **DiGiorgio's parcel** (Cluster 3)
- If elected to the District 1 Commission seat in 2026, would also become a **sitting member of the CRA Board** that votes on the McNab House & Botanical Gardens project, lease enforcement, and any future contracts on the parcel

**Worley campaign kickoff · July 8, 2025 · Venue: offices of Hartsell Ozery, P.A.** (counsel of record for the applicant — Cluster 2) · **50 days before the 8/27/2025 P&Z hearing on PNZ 25-12-00002**

*Sidebar — The Economic Development Council overlap*

Three of the network's principals sit together on the **City of Pompano Beach Economic Development Council** — the formal body that advises the City Commission and CRA on development strategy:

EDC Position	Name	Cluster in this briefing
<b>Chair / At Large</b>	<b>Tom DiGiorgio, Jr.</b> (Sterling Hospitality)	Cluster 3 — Sterling Hospitality CRA consultant on this project; owns 18 S Federal LLC parking parcel
<b>Secretary / At Large</b>	<b>Kim Briesemeister</b> (Redevelopment)	Cluster 4 — RMA principal on this project; East

EDC Position	Name	Cluster in this briefing
	Management Associates)	Village 2300 LLC owner
<b>E-CRA Advisory Board Chair seat on EDC</b>	<b>Paul Fisher</b>	Cluster 3 — RFQ E-25-23 selection committee for the \$1.72M architectural contract on this project; son of Lamar Fisher

The Mayor's appointee on the same EDC is **Adam Adache** of Cavache Properties; the District 2, 3, 4, and 5 seats are likewise occupied.

### The District 1 seat — history and current occupant

The **District 1 EDC seat is the appointee of the District 1 Commissioner** (currently **Commissioner Audrey Fesik**). The City of Pompano Beach Strategic Partners page ([as published online](#)) still shows **Keriann Worley** (Soaring Real Estate) in the District 1 seat, but that web roster is out of date.

The current District 1 EDC appointee is **Heather Gilchrist**, seated by **Resolution File 26-192**, adopted by the City Commission on **February 10, 2026** as the District 1 EDC appointee of Commissioner Audrey Fesik — **term to expire February 16, 2029** ([2/10/26 City Commission meeting record; meeting video](#)).

Until Resolution File 26-192 was adopted on February 10, 2026, the District 1 EDC seat was held by **Keriann Worley** — the same individual who, on **August 27, 2025**, voted as P&Z Board alternate on PNZ 25-12-00002 (the McNab project's Public Purpose Adjustment hearing) and who is a declared **candidate for the District 1 City Commission seat** itself.

### The pattern this puts on the public record

Of the McNab network, the **three people materially involved in the project's economics** (DiGiorgio, Briesemeister, Paul Fisher) **share a single table** as Chair, Secretary, and Advisory-Board-Chair seat of the same City advisory body. From early 2025 through February 10, 2026, the District 1 EDC seat was occupied by the candidate seeking to replace Commissioner Fesik on the City Commission itself. This

is the structural pattern — not coincidence — that makes the disclosure obligation under §112.3143(3) (a) unavoidable rather than optional.

*Note: this sidebar describes a sitting City advisory body and the public roster of its members. It does not allege any wrongdoing by any EDC member; it identifies the body where principal interests in this project formally meet, and notes the procedural history of the District 1 seat.*

Role at Event	Person	Relevant Position
Sponsor / Host / <b>Venue</b>	<b>Hartsell Ozery, P.A.</b> (Cluster 2)	Counsel of record for the applicant — kickoff held inside the firm's offices
Led candidate into room	<b>Thomas DiGiorgio</b> (Cluster 3)	Owner of proposed parking parcel
In attendance	<b>Rex Hardin</b>	<b>Sitting Mayor of Pompano Beach</b> and <b>sitting CRA Board Chair</b> ; signed the 2019 McNab ground lease and 2022 First Amendment on both sides as Mayor / CRA Chair; also defended the 2020 Fisher–DiGiorgio CRA land sales on the record (see Cluster 3)
In attendance	<b>Commissioner Rhonda Sigerson-Eaton</b>	District 2 — sitting CRA Board member
In attendance	<b>Commissioner Darlene Smith</b>	District 5 — sitting CRA Board member
In attendance	<b>Fred Stacer</b>	Sitting P&Z Board member — heard PNZ 25-

Role at Event	Person	Relevant Position
In attendance	<b>Carla Coleman</b>	12-00002 on 8/27/2025 Sitting P&Z Board member — heard PNZ 25-12-00002 on 8/27/2025
In attendance	<b>Andrea McGee</b>	Director, Historic Alliance (Cluster 1)
In attendance	<b>Lauren McGee</b>	Director, Historic Alliance (Cluster 1)
In attendance	<b>Thomas McMahon</b>	Director, Historic Alliance (Cluster 1)
In attendance	<b>Moka McGee</b>	Mother of Andrea and Lauren McGee

**Documented via:** publicly available video of the kickoff event. Time-coded clip identifications available on request.

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### Cluster 6 — The PPA Approval Authority

**The procedural fact that controls this section:** the City code provision that the McNab project is using to obtain relief from zoning standards — the **Public Purpose Adjustment (PPA)** — vests the decision in a single staff officer.

**Pompano Beach Code of Ordinances §155.2435 — Public Purpose Adjustment** (Ord. 2019-110, passed 9-24-19) — verbatim:

- *"Step 4: Staff Review and Action — Applicable to a decision by the Development Services Director."*
- *"Step 7: Decision-Making Body Review and Decision — Applicable to a decision by the Development Services Director. The Development Services Director shall have the authority to*

*issue final approval of said applications; however, the Director has the discretion and authority to require City Commission review and approval for any Public Purpose Adjustment."*

In other words, the PPA used to grant **lot coverage, building setback, and street-facing facade deviations** at the 8/27/2025 P&Z hearing on PNZ 25-12-00002 ([Redevelopment.net coverage, Sept 2025](#)) is — by code — a **Development Services Director decision**. The P&Z Board's role on a PPA is advisory at the Director's discretion; the Director retains both final approval and the discretion to escalate to City Commission.

### **Current Development Services Director: David L. Recor, ICMA-CM**

- **Hire date with the City of Pompano Beach: February 1, 2016** (per City HR records released May 7, 2026 in response to a public-records request); initial title **Strategic Performance Manager**
- **Promoted to Director of Development Services: June 2017** ([David L. Recor LinkedIn profile](#))
- Reports to the **City Manager** (Gregory P. Harrison) per [the published Class Description, Job Code 285, Rev. 10/22](#) (non-bargaining, FLSA Exempt, Classification 40/50)
- Current City contact: [david.recor@copbfl.com](mailto:david.recor@copbfl.com), (954) 786-4664 ([Development Services Monthly Report, April 2026](#))

### **Public-records anomaly on this HR file**

The City of Pompano Beach's response to a public-records request for Recor's employment file produced **three documents** in the [David Recor + HR folder published 5/7/2026](#):

1. **Employee Info.docx** — a one-line stub: "Hire date: 2/01/2016. Current Title: DEVELOPMENT SERVICES DIRECTOR."
2. **Job Description.pdf** — the generic Class Description for the position (Job Code 285), not specific to him
3. **Note.docx** — one sentence: **"There is no application on file responsive to this request."**

The records response on the face of it indicates **no employment application, no resume, and no documented prior-employment history is retained in the City's HR file** for the Development

Services Director — the officer with statutory authority over the PPA. *(This is a public-records-completeness observation, not an allegation of wrongdoing; the missing-application notation may reflect retention policy. The point is procedural: the single officer with code authority over the PPA on this project has no application-record on file.)*

### **Prior-employment history from open sources**

While not in the City HR file, Recor's prior career is documented in contemporary news coverage and his own [LinkedIn profile](#):

- **City of Fort Pierce, FL** — May 2005 to May 2012 (7 years) — Assistant City Manager (2005–2008) and then **City Manager** (2008–2012)
- Resigned as Fort Pierce City Manager **May 9, 2012**, effective May 11, 2012, with nine months severance — the City Commission accepted the resignation unanimously after concerns over "a growing lack of trust," "lack of candor," and his concurrent candidacy for a city manager position in Ocean City, Maryland ([TCPalm editorial, May 10, 2012](#))
- 2006: as Fort Pierce **Deputy City Manager**, paid a \$100 fine and attended public-records training after pleading no contest to a **Public Records Law violation** ([Brechtner Center for the Advancement of the First Amendment, December 2006 report, p. "Fort Pierce"](#))

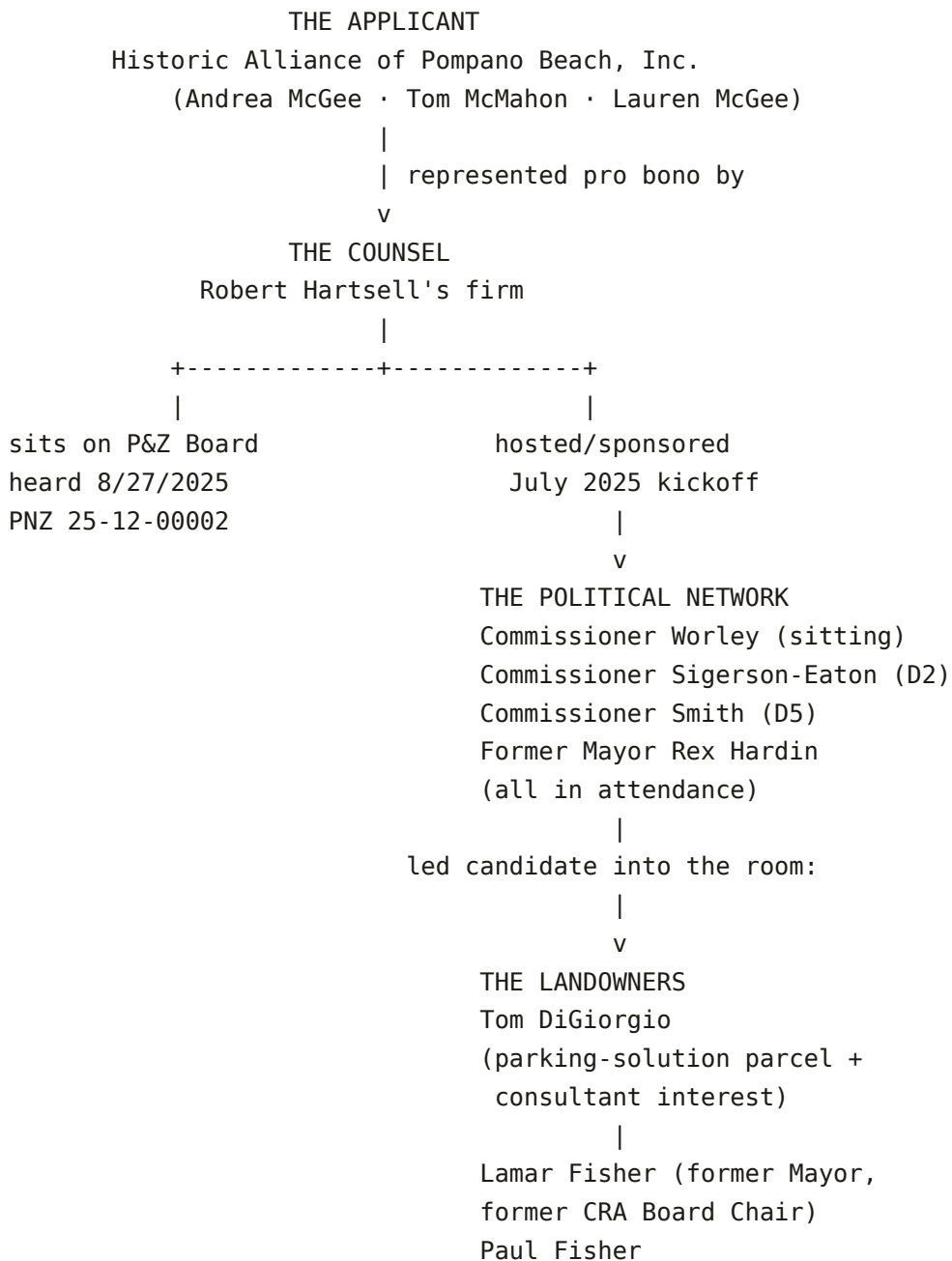
### **Direct connection to the McNab project file**

The **Project Planner of record on the McNab PPA staff file** is **Pamela Stanton** ([P&Z Board Agenda, 8/27/2025, item LN-704](#): "Project Planner: Pamela Stanton (954-786-5561 / [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com))"). Pamela Stanton is a Development Services Department employee, reporting up through the Development Services Director.

**Note on RMA and Recor's Fort Pierce tenure.** RMA (founded 2009 by Briesemeister and Brown; see Cluster 4) was operating during the back half of Recor's 2008–2012 City Manager tenure at Fort Pierce, which also operates a Redevelopment Agency (FPRA). This briefing does **not** assert a documented RMA–Fort Pierce contract during Recor's tenure on the available public record — that is an open question rather than a documented fact, and is flagged here only because the time-windows overlap and the parties to the present McNab matter were active in the same Florida CRA-consulting market in

those years. Documentary confirmation, if it exists, would come from Fort Pierce / FPRA procurement records.

**The Web — How the Clusters Connect**



(McNab vendor selection comm.)  
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 v  
 THE STAFF & CONSULTANTS  
 RMA / Kim Briesemeister  
 (CRA consultant of record)  
 Sarah Mulder  
 (McNab PM through Oct 2025,  
 daughter-in-law of Briesemeister)

### Why This Matters — The Legal Trigger

Under **§112.3143(3)(a) Fla. Stat.**, a sitting elected or appointed official **must abstain and file Form 8B** if a vote would inure to the **special private gain or loss** of (i) the official themselves, (ii) a principal by whom they are retained, (iii) a relative, or (iv) a business associate.

A vote may be the action that triggers disclosure — **but so may a procedural decision** that controls whether the underlying matter advances: contract awards, lease amendments, RFP scoring, site-plan calls, agenda placement, and CRA Board direction to staff.

The network above presents **at least eight distinct trigger surfaces** for the upcoming McNab project decisions:

1. **Hartsell's P&Z participation on 8/27/2025** — pro bono representation of the operator-candidate (Historic Alliance) through Hartsell Ozery, P.A. is a principal relationship. Disclosure noted on the record does not by itself cure a voting conflict under §112.3143(3)(a) — abstention plus Form 8B within 15 days is the statutory remedy.
2. **Worley's P&Z participation on 8/27/2025 and any prospective CRA Board vote** — the same political-kickoff event also became the launchpad for her **candidacy for the District 1 Commission seat** (which carries a CRA Board seat). Campaign-financial and campaign-organizational relationships with the applicant's counsel (Hartsell Ozery, P.A. as host) and the parking-parcel landowner (DiGiorgio) are business associations under §112.3143(3)(a). Whether disclosed at 8/27/2025 is verifiable from the meeting video.

3. **Hardin's CRA Board Chair role and prior signatures** — as **sitting Mayor and CRA Board Chair**, Rex Hardin presides over McNab Park decisions while having (i) signed the 2019 ground lease and the 2022 First Amendment on both sides as Mayor / CRA Chair and (ii) attended the July 8, 2025 kickoff for the candidate seeking the District 1 seat, hosted by the applicant's pro bono counsel. Procedural decisions controlled by the Chair (agenda placement, motion recognition, debate sequencing) are themselves disclosure-triggering decisions under §112.3143(3)(a) when the underlying matter implicates a principal or business associate.
4. **Stacer and Coleman's P&Z votes on 8/27/2025** — attendance at the political kickoff hosted by the applicant's pro bono counsel, **50 days** before voting on the applicant's site plan, raises the same principal/business-association questions as Hartsell. Whether either disclosed on the record at the 8/27/2025 hearing is verifiable from the meeting video.
5. **Sigerson-Eaton and Smith's CRA Board votes** — kickoff attendance with the counsel + landowner is a business/social association that warrants written disclosure even where it does not require recusal.
6. **The DiGiorgio + Fisher Auctions two-parcel parking package** — Lots 15 and 18 of Pinehurst Block 22 (Folios 484236012520 and 484236012540) on South Federal Highway are two adjacent parcels owned by **the same partnership pair** that previously profited \$565,000 on the **2020 CRA land sales** publicly described as parking and construction staging for the McNab Park project ([Florida Bulldog, May 26, 2020](#); LBF Properties LLC = Lamar Fisher + Tom DiGiorgio Jr.). Acquisition of either or both 2026 parcels by the CRA/City for parking purposes would be **direct special private gain** to DiGiorgio (via 18 S Federal LLC) and to the Fisher family (via Fisher Auctions LLC), requiring disclosure under §112.3143(3)(a) before any Commission, CRA, or staff decision conditioning the McNab project on either parcel. The 2020 ethics dismissal turned on a numerical "less than 1% of ETOC acreage" exemption ([Florida Bulldog, November 2021](#)) — that exemption analysis must be **redone parcel-by-parcel** for any 2026 acquisition; it is not a precedent that carries forward automatically.
7. **Paul Fisher's role on the RFQ E-25-23 selection committee** — the committee that scored the \$1.72M Bermello, Ajamil architectural contract for the same project on which his father (Lamar Fisher) holds parcels publicly proposed for project use. Under §112.3143(3)(a), this is a

relative-gain analysis that requires disclosure regardless of how Paul Fisher voted on the committee.

8. **RMA principals' ownership of East Village 2300 LLC (Folio 484236012330, 2300–2306 E Atlantic Blvd)** — RMA principals **Kim Briesemeister** and **Chris Brown** personally own, through East Village 2300 LLC, the **mixed-use commercial parcel directly across E Atlantic Blvd from McNab Park** (purchased 2015, ~\$630,000 in appraised appreciation by 2026), while RMA serves as the CRA's project consultant of record on the McNab House & Botanical Gardens project — and while Briesemeister's **daughter-in-law Sarah Mulder** served as the project's CRA-side staff PM through October 2025. Any RMA work product, recommendation, or staff direction that drives traffic, programming, retail visibility, or value uplift across E Atlantic Blvd is **direct special private gain** to the LLC's managing members under §112.3143(3)(a). The 2017–2018 disclosures Briesemeister asserted were made to **then-Mayor Lamar Fisher** and **then-Commissioner Rex Hardin** do not, on their face, satisfy the disclosure obligations that attach to the **2026** decisions before this Commission and CRA Board.
9. **Sterling Hospitality Development's CRA consulting contract on the same project — Tom DiGiorgio, Jr.** — owner of one of the proposed parking-package parcels (Cluster 3) — has a **paid Sterling Hospitality Development consulting contract with the CRA on the McNab House & Botanical Gardens project itself**, and personally presented the project's restaurant-operator pro-forma at the **April 15, 2025 CRA Board meeting** ([City of Pompano Beach video](#)). A paid consultant to the CRA who also owns a parcel the project may need is a textbook §112.3143(3)(a) "principal-by-whom-retained" and "special private gain" trigger — disclosure plus Form 8B is required before any further CRA Board, Commission, or staff action that benefits Sterling Hospitality or 18 S Federal LLC.
10. **Convergence of project principals on the City Economic Development Council** — The City's Economic Development Council, the formal advisory body to the City Commission and CRA on development strategy, includes **DiGiorgio as Chair, Briesemeister as Secretary, and Paul Fisher in the E-CRA Advisory Board Chair seat** on the EDC. From early 2025 through February 10, 2026, the **District 1 (Fesik) seat was occupied by Keriann Worley** — the candidate seeking to replace Commissioner Fesik on the Commission itself and the P&Z Board alternate who voted on PNZ 25-12-00002 on 8/27/2025. Three sitting EDC members are also principals in

the McNab network whose private interests in the McNab project are mapped in Clusters 3 and 4 above. That shared membership is a **business association** within the meaning of §112.3143(3)(a) — a fact each is obligated to disclose on the record before voting, recommending, or directing staff on any McNab project matter.

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### What This Briefing Is Not

This briefing **does not allege any criminal conduct**. It does not allege that any specific official has violated §112.3143 Fla. Stat. It compiles **publicly recorded and publicly observable facts** to identify the disclosure and recusal questions that must be answered **on the record, in writing, on Form 8B** before further action.

The remedy is **disclosure**, not accusation. See Motion C on the companion motion sheet.

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### Sources

- Florida Division of Corporations · [Historic Alliance of Pompano Beach, Inc. · N25000001706](#)
- Florida Division of Corporations · [Sterling Hospitality Development, LLC · L17000110458 \(Active\)](#)
- City of Pompano Beach · [Economic Development Council — Strategic Partners roster](#) — documents DiGiorgio (Chair), Briesemeister (Secretary), Paul Fisher (E-CRA Advisory Board Chair); web roster still lists Worley in the D1 seat although that seat is now held by Heather Gilchrist per Resolution File 26-192
- City of Pompano Beach · [Legistar File 26-192 \(2/10/2026\) — Resolution appointing Heather Gilchrist to the EDC as Commissioner Audrey Fesik's District 1 appointee, term to expire 2/16/2029 and the 2/10/26 City Commission meeting record \(File 26-192 ADOPTED on Consent Agenda\) and meeting video](#)
- City of Pompano Beach · [CRA Board Meeting video — April 15, 2025](#) — DiGiorgio presents the McNab restaurant pro-forma in his Sterling Hospitality consultant capacity (ts:1223–1794)

- Pompano Beach CRA · [Legistar File 24-358 \(5/21/2024\)](#) — [Bermello, Ajamil & Partners architectural design services agreement, RFQ E-25-23](#)
- Broward County Property Appraiser · [Folio 484236012520 — 18 S Federal Hwy \(18 S FEDERAL LLC / DiGiorgio\)](#) and [Folio 484236012540 — adjacent vacant lot \(FISHER AUCTIONS LLC\)](#)
- Noreen Marcus, *Florida Bulldog* · ["Broward Commissioner cashed in on land sales to Pompano CRA he recently led"](#) (May 26, 2020) — original reporting on the 2020 \$565,000 Fisher-DiGiorgio CRA land sales
- Noreen Marcus, *Florida Bulldog* · ["Florida 'ethics' watchdog digs up loophole, gives Broward's Lamar Fisher a pass for \\$565K profit on land sales to agency he once led"](#) (November 2021) — ethics dismissal analysis; documents LBF Properties LLC partnership (Fisher + DiGiorgio, January 2014)
- Florida Division of Corporations · [East Village 2300, LLC · L15000017626 \(Active\)](#)
- Broward County Property Appraiser · [Folio 484236012330 — 2300-2306 E Atlantic Blvd \(East Village 2300 LLC / RMA principals\)](#)
- [The Real Deal, Feb 3, 2018](#) and [RMA repost of contemporary coverage](#) — documenting the 2015 RMA-principal property purchases (Old Towne Flagler LLC and East Village 2300 LLC), the December 2017 emergency City Commission meeting, and RMA's announced 2018 contract wind-down
- City of Pompano Beach · Planning & Zoning Board · Agenda, transcript and video — 8/27/2025 hearing on PNZ 25-12-00002 (*Legistar link to be appended*)
- City of Pompano Beach · [P&Z Board Agenda packet, 8/27/2025 — PNZ 25-12-00002, Project Planner: Pamela Stanton](#)
- City of Pompano Beach · [Code of Ordinances §155.2435 — Public Purpose Adjustment \(Ord. 2019-110, 9-24-19\)](#) — vests PPA decision authority in the Development Services Director
- City of Pompano Beach · [HR Records — David Recor folder, released 5/7/2026](#) — Employee Info.docx, Job Description.pdf, and Note.docx stating "There is no application on file responsive to this request"
- City of Pompano Beach · [Development Services Monthly Report, April 2026](#) — Director contact and current departmental activity

- [David L. Recor — LinkedIn profile](#) — career history including Fort Pierce Assistant City Manager (2005–2008) and City Manager (2008–2012); Pompano Beach Strategic Performance Manager (Feb 2016) and Director of Development Services (June 2017)
- *TCPalm* editorial · "[End of tenure for City Manager David Recor good for the people of Fort Pierce](#)" (May 10, 2012) — documents the May 9, 2012 resignation and the Commission's stated reasons
- Brechner Center for the Advancement of the First Amendment, University of Florida · [Brechner Report, December 2006](#) — Fort Pierce Deputy City Manager David Recor's no-contest plea to a Public Records Law violation, \$100 fine, mandatory training
- Florida Statutes · **§112.3143(3)(a)** — Voting Conflicts
- Florida Commission on Ethics · **CE Form 8B** — Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers

*Items marked [PENDING] are awaiting documentary confirmation and will be appended before this briefing is filed into the public record.*