CITY OF TAMARAC
REGULAR CITY COMMISSION MEETING

Commission Chambers
Wednesday, February 11, 2026
7:00 PM

AMENDED

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE: **Commissioner Krystal Patterson**

1. CITY ATTORNEY REPORT

2. CITY MANAGER REPORT

2.a Black History Month Proclamation
Requested by City Commission

Honorees:
District 1 - VM Bolton - Kaysia M. Earley, Esq., Criminal Defense Attorney and Owner, Earley Law Firm, PLLC

District 2 - Commissioner Wright - Dr. Audley Rollen, Reggae Icon and Pastor

District 3 - Commissioner Patterson - Cheryl Holtz, President of the African American Cultural and Social Club

District 4 - Commissioner Dr. Daniel - Jerry Pinchinat, Chief Warrant Officer, U.S. Navy (Ret.)

City-at-Large - Mayor Gomez - Jimmy Locust, Founder/President of The Locust Foundation, Inc. and former Owner of Locust Dance Academy

2.b Lunar New Year Proclamation

Requested by Mayor Michelle J. Gomez

2.c American Heart Month Proclamation
Requested by Mayor Michelle J. Gomez

2.d Proclamation recognizing BSO Deputy, Juliana Tenaglia
Requested by BSO Captain David Franks, and Co-Sponsored by Commissioner Patterson

2.e BSO Monthly Update

2.f Investment Report - December 2025

3. PUBLIC PARTICIPATION

Any member of the public may speak to any issue that is not agendized for public hearing at this meeting. Speakers will be limited to three minutes during this item and at public hearings. When an issue has been designated as quasi-judicial, public remarks shall only be heard during a quasi-judicial hearing that has been properly noticed for that matter.

Members of the public wishing to provide comments to the City Commission, on any matter, including items on the agenda, may submit their comments via email to cityclerk@tamarac.gov. All comments submitted by email shall be made part of the public record. The City has authority under the City Code to regulate the manner in which comments are made during any public meeting. Please be advised that the City will not read publicly any emails.

4. COMMISSION REPORTS

District 1
District 2
District 3
District 4
Mayor

5. CONSENT AGENDA

Items listed under the Consent Agenda are considered routine, and the recommendation will be enacted by ONE MOTION, in the form listed below. If discussion is desired, then, in accordance with Resolution R-2003-015, Sec. 4.5, the item(s) will be removed from the Consent Agenda and will be considered individually.

5.a Approval of January 14, 2026, Regular Commission Meeting Minutes.

6. REGULAR AGENDA

6.a TR14364 - A Resolution of the City Commission of the City of Tamarac, Florida, Approving the City of Tamarac 2026 Federal Legislative Agenda; directing the City Clerk to transmit a copy of the City of Tamarac 2026 Federal Legislative Agenda to the National League of Cities, the U.S. Senators from Florida, the Florida Congressional Delegation, the Broward County Board of County Commissioners, and other appropriate entities; providing for conflicts;

providing for severability; and providing for an effective date.

6.b TR14373 - A Resolution of the City Commission of the City of Tamarac, Florida, Rescinding Resolution No. R-2026-010; and Approving and Authorizing the deviation from Section 2-76 of the City of Tamarac Code of Ordinances, entitled "Lien Reduction and Abatement Procedures," specifically Section 2-76(4)(e), to review for consideration relief to reduce the lien accrual amounts on the property located at 3100–3224 West Commercial Boulevard and 3102 NW 50 Street, owned by YDB Three Lakes; providing for conflicts; providing for severability; and providing an effective date.

7. ORDINANCE(S) - FIRST READING

8. ORDINANCE(S) - SECOND READING

8.a TO2624 - An Ordinance of the City Commission of the City of Tamarac, Florida, amending Chapter 6, entitled "Finance and Taxation," Article V, entitled "Tamarac Procurement Code" of the Code of Ordinances to update the solicitation approval and expenditure thresholds to in excess of $100,000 for City Commission, up to $100,000 for the City Manager, and up to $50,000 for the Procurement and Contracts Manager; providing for severability; providing for conflicts; providing for codification; and providing for an effective date.

9. PUBLIC HEARING(S)

10. QUASI-JUDICIAL HEARING(S)

11. OTHER

12. ADJOURNMENT

The City Commission may consider and act upon such other business as may come before it. In the event this agenda must be revised, such revised copies will be available to the public at the City Commission meeting.

Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing, he may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based.

The City of Tamarac complies with the provisions of the Americans with Disabilities Act. If you are a disabled person requiring any accommodations or assistance, please notify the City Clerk's Office at 954-597-3505 at least 48 hours (2 days) in advance. Additionally, if you are hearing or speech impaired and need assistance, you may contact the Florida Relay Service by dialing 7-1-1.

TAMARAC
The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE: February 11, 2026

SUBMITTED BY: Kimberly Dillon

ITEM TYPE: Proclamation

AGENDA SECTION: **CITY MANAGER REPORT**

TITLE: Black History Month Proclamation
Requested by City Commission

Honorees:
District 1 - VM Bolton - Kaysia M. Earley, Esq., Criminal Defense Attorney and Owner, Earley Law Firm, PLLC

District 2 - Commissioner Wright - Dr. Audley Rollen, Reggae Icon and Pastor

District 3 - Commissioner Patterson - Cheryl Holtz, President of the African American Cultural and Social Club

District 4 - Commissioner Dr. Daniel - Jerry Pinchinat, Chief Warrant Officer, U.S. Navy (Ret.)

City-at-Large - Mayor Gomez - Jimmy Locust, Founder/President of The Locust Foundation, Inc. and former Owner of Locust Dance Academy

ATTACHMENTS:

TAMARAC
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CITY COMMISSION AGENDA ITEM REPORT

DATE:	February 11, 2026
SUBMITTED BY:	Kimberly Dillon
ITEM TYPE:	Proclamation
AGENDA SECTION:	**CITY MANAGER REPORT**
TITLE:	Lunar New Year Proclamation *Requested by Mayor Michelle J. Gomez*
RECOMMENDATION:	N/A

ATTACHMENTS:
Commission_Agenda_Request_Form_c31f8873-8ffc-4aa2-9a9d-dfa49f1dd92a_pdfa.pdf

Commission Agenda Request Form

Requested by: Michelle Gomez, Mayor

Meeting Date: 02/11/2026

Agenda Item Title:
Proclamations

Item Description:

Proclamation Request

American Heart Month
2026 Lunar New Year

☑ I have provided information, or attachment(s), that I would like included as backup material for agenda publication.

☐ There are no additional materials, or attachments, being provided for this item.

eSigned via GovOS.com
Michelle J. Gomez
Key: 1dacc9970e1876684e959e225bdc9e35

TAMARAC
The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE:	February 11, 2026
SUBMITTED BY:	Kimberly Dillon
ITEM TYPE:	Proclamation
AGENDA SECTION:	**CITY MANAGER REPORT**
TITLE:	American Heart Month Proclamation *Requested by Mayor Michelle J. Gomez*
RECOMMENDATION:	N/A

ATTACHMENTS:
Commission_Agenda_Request_Form_c31f8873-8ffc-4aa2-9a9d-dfa49f1dd92a_pdfa.pdf

Commission Agenda Request Form

Requested by: Michelle Gomez, Mayor

Meeting Date: 02/11/2026

Agenda Item Title:
Proclamations

Item Description:

Proclamation Request

American Heart Month
2026 Lunar New Year

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☐ There are no additional materials, or attachments, being provided for this item.

eSigned via GovOS.com
Michelle J. Gomez
Key: 1dacc9970e1876684e959e225bdc9e35

TAMARAC
The City For Your Life

AGENDA ITEM NO. 2.d

CITY COMMISSION AGENDA ITEM REPORT

DATE:	February 11, 2026
SUBMITTED BY:	Kimberly Dillon
ITEM TYPE:	Proclamation
AGENDA SECTION:	**CITY MANAGER REPORT**
TITLE:	Proclamation recognizing BSO Deputy, Juliana Tenaglia *Requested by BSO Captain David Franks, and Co-Sponsored by Commissioner Patterson*

ATTACHMENTS:
Deputy Tenaglia Proclamation w Ribbon.docx

THE CITY OF TAMARAC, FLORIDA



Proclamation

Requested by Captain David Franks
Co-Sponsored by Commissioner Patterson, MPA, FRA-RA

***WHEREAS**, Deputy Tenaglia has consistently demonstrated an unwavering commitment to public safety through her dedication of time, training, and specialized expertise as a member of the Broward Sheriff's Office Dive Team, willingly placing herself in harm's way to protect the lives of others; and*

***WHEREAS**, on January 12, 2026, at approximately 8100 NW 91 Avenue in Tamarac, Florida, Mr. Ahmed Shaar was involved in a vehicle incident when his Jeep Grand Wagoneer entered a retention pond following a reported steering malfunction and dashboard warning indicators, leaving him unable to prevent the vehicle from entering the water; and*

***WHEREAS**, Deputy Tenaglia promptly responded to the scene, assessed the hazardous conditions presented by the submerged vehicle and retention pond, and utilized her training and experience to determine the safest course of action; and*

***WHEREAS,** the organization's Harvest of Love program provides food items and meal support to families in need during the Thanksgiving and Christmas season, ensuring households experience stability and care during times traditionally centered on togetherness; and*

***WHEREAS**, Deputy Tenaglia demonstrated exceptional courage and decisive action by entering the water and successfully assisting Mr. Shaar to safety, preventing a potentially life-threatening outcome;*

***WHEREAS**, due to Deputy Tenaglia's swift, professional, and coordinated response, the incident concluded without injury to the involved individual and without damage beyond the vehicle itself;*

***WHEREAS,** Acts of Love Corporation exemplifies the power of community-based service, showing how acts of kindness contribute to stronger and more supportive communities;*

***NOW THEREFORE**, **BE IT PROCLAIMED,** on behalf of the Mayor and City Commission of the City of Tamarac, Florida, that Deputy Juliana Tenaglia is hereby commended for her exceptional professionalism, bravery, and unwavering dedication to public safety. Her actions exemplify the highest standards of law enforcement service and reflect great credit upon herself and the Broward Sheriff's Office.*

***NOW BE IT FURTHER PROCLAIMED,** February 11, 2026, as:*

"DEPUTY JULIANA TENAGLIA DAY"

in the City of Tamarac, and all residents are encouraged to recognize and honor her outstanding service to the community.

Commissioner Krystal Patterson, MPA, FRA-RA

***IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of Tamarac to be affixed this 14th day of January 2026.*

Michelle J. Gomez, Mayor

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CITY COMMISSION AGENDA ITEM REPORT

DATE:	February 11, 2026
SUBMITTED BY:	Kimberly Dillon
ITEM TYPE:	Presentation
AGENDA SECTION:	**CITY MANAGER REPORT**
TITLE:	BSO Monthly Update

ATTACHMENTS:

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CITY COMMISSION AGENDA ITEM REPORT

DATE:	February 11, 2026
SUBMITTED BY:	Fariel Khan
ITEM TYPE:	Other
AGENDA SECTION:	**CITY MANAGER REPORT**
TITLE:	Investment Report - December 2025
RECOMMENDATION:	Review the Investment Report for an update of the City's investment activity through the month of December 2025.

ATTACHMENTS:
CITY OF TAMARAC Monthly Memo Dec 2025-full packet.pdf

CITY OF TAMARAC

INTEROFFICE MEMORANDUM

FINANCIAL SERVICES

AMINISTRATION DIVISION

TO: **Levent Sucuoglu**
City Manager

DATE: **January 20th, 2026**

FROM: **Christine Cajuste, Director of Financial Services**

RE: **Investment Report: December 2025**

Recommendation:

The following report outlines the results of the City's investment activities for the Month of December 2025.

Issue:

This report provides an update of the City's investment activity through December 2025. Tamarac's Code, Section 6-29 "Investment Reports", provides that: "The Finance Director shall prepare a written report of the City's investments at least on a monthly basis. The report shall be presented and explained to the City Commission at a regular or special meeting."

Background:

The Financial Services staff reviews the City's cash positions daily and invests funds as cash flow, investment needs, and interest rates dictate. Operating funds are invested according to cash flow needs with surplus funds invested in securities of varying maturities. No single investment is invested longer than a maturity of sixty (60) months, and the average duration of Tamarac's investment portfolio is targeted to be less than thirty-six (36) months.

Investment Portfolio Weighted Yield:

The total Operations & Reserve investment portfolio weighted average yield for the month of December, was 2.804%. The managed portion of the portfolio had a weighted average yield of 3.80%, while the cash portion of the portfolio had a weighted average yield of 2.654%.

SMA ACCT	– $41,506,434.00	3.80%
FL SAFE Enhanced Cash -	$15,020,894.78	3.82%
FL SAFE	– $77,737,461.55	3.86%
FL SAFE Series 2018 Capital Improvements Bonds	– $3,867,732.19	3.86%
Florida Prime	– $89,782,265.72	3.99%

TD Concentration ACCT – $88,877,104.51

Investment Strategy:

The City's interest-bearing checking account at TD Bank holds funds needed to pay its weekly obligations. Funds held for short-term liquidity needs are invested in the TD Bank, the AIM Treasury money market fund, Wells Fargo and the FLSAFE Local Government Investment Pool. Based on the cash flow model and short-term investment strategy, the target amount for liquidity purposes is at least $15 million. Funds not needed for liquidity purposes are used to purchase longer-term securities. Total liquidity in the Operations and Reserve Portfolio held in FLSAFE, Florida Prime, and at TD Bank as of the end of December 2025, was $271,417,726.56. The Series 2018 Capital Improvement Bond proceeds portfolio had $3,867,732.19 in FLSAFE, bringing total liquidity to $275,285,458.75. The managed portfolio with Chandler Asset Management held $41,506,434.00. The total of all portfolios was $316,791,892.75.

Investment Activity – December 2025

Investment Maturities/Calls/Sold:
There was one U.S. Treasury security that matured in the amount of $500,000. Two securities were sold, one corporate security in the amount of $514,092 and one U.S. Treasury security in the amount of $500,462 both for a gain. No security was called.

Investment Purchases:
Four securities were purchased in December. One U.S. Treasury security was purchased in the amount of $725,000. Two corporate securities were purchased in the amount of $500,000 and $250,000 respectively. Lastly, one asset-backed security was purchased in the amount of $250,000.

Economic Summary

The near-term economic outlook continues to be distorted by the data delays from the government shutdown. Recently released government data—reflecting conditions from two to three months ago—indicate inflation remains moderately above the Federal Reserve's target, while labor market conditions have continued to soften. As the flow of economic data normalizes, the Chandler team expects further yield curve steepening as the Federal Reserve moves the policy rate toward a more neutral range. U.S. trade and fiscal policy also remain sources of elevated market uncertainty.

The Federal Reserve's December Federal Open Market Committee meeting concluded with the third consecutive 25-basis-point rate cut in 2025, lowering the target range to 3.50%–3.75%. However, policymakers remain divided on the path forward. Four Fed governors project one additional 25-basis-point cut in 2026, another four anticipate no further easing, eight expect multiple cuts, and three call for a potential rate hike. Chair Jerome Powell noted that the Fed is now "well placed to wait and see" how labor market conditions and inflation evolve in the near term.

The US Treasury yield curve steepened in December, as the 2-year Treasury yield dropped 2 basis points to 3.48%, the 5-year Treasury was up 13 basis points to 3.73%, and the 10-year Treasury yield was 15 basis points higher at 4.17%. The spread between the 2-year and 10-year Treasury yield points on the curve was 17 basis points wider from November at +69 basis points at December month-end. The spread between the 2-year Treasury and 10-year Treasury yield one year ago was +33 basis points. The spread between the 3-month and 10-year Treasury yield points on the curve was +54 basis points in December versus +21 basis points in November.

Employment

The December Nonfarm Payrolls report showed weaker-than-expected job growth, with payrolls rising by 50,000 compared with the consensus estimate of 70,000. This follows a downwardly revised gain of 56,000 in November. Employment declines were most pronounced in retail trade and construction, while leisure and hospitality posted the strongest gains. Notably, the unemployment rate edged down to 4.4% after increasing to 4.6% in November.

Inflation

Inflation came in slightly lower than expected in December, with the Consumer Price Index (CPI) rising 2.7% year-over-year and core CPI increasing 2.6% year-over-year. Shelter costs were the largest contributor to the increase, while core goods inflation stagnated. The Personal Consumption Expenditures (PCE) Index for September, released on December 5, showed headline inflation up 0.3% from August and 2.8% year over year. Core PCE rose 0.2% on the month and 2.8% on an annual basis.

Housing

The S&P Cotality Case-Shiller 20-City Composite Home Price Index rose 1.3% year over year in October, slightly down from a 1.4% gain in September and marking the slowest annual increase since mid-2023. Short-term momentum also weakened, with 80 percent of the 20 tracked markets recording month-over-month price declines on a non-seasonally adjusted basis. Housing starts declined in October to an annualized rate of 1.25 million units, down from 1.29 million in September. Existing home sales inched higher in November to a 4.13 million-unit pace, indicating only modest improvement despite some relief in mortgage rates. The Freddie Mac 30-year fixed mortgage rate fell throughout 2025 and averaged 6.18% at the end of December.

GDP

The U.S. inflation adjusted gross domestic product (GDP) report demonstrated continued strength in the third quarter, with the first estimate showing a 4.3% annualized quarter-over-quarter increase, up from 3.8% in the second quarter. Consumer spending accelerated, while exports contributed 1.6 percentage points to growth—both key drivers of the quarter’s performance. The stronger-than-expected result represented the fastest pace of U.S. economic expansion in two years. The consensus projection calls for 1.1% growth in the fourth quarter and 2.0% growth for the full year 2025.

CHANDLER ASSET MANAGEMENT

MONTHLY ACCOUNT STATEMENT

City of Tamarac | Account #11314 | As of December 31, 2025

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:

For questions about your account, please call (800) 317-4747,
or contact clientservice@chandlerasset.com

Custodian:

US Bank

Information contained herein is confidential. We urge you to compare this statement to the one you receive from your qualified custodian. Please see Important Disclosures at the end of the statement.

PORTFOLIO SUMMARY

City of Tamarac | Account #11314 | As of December 31, 2025

Portfolio Characteristics

Average Modified Duration	1.78
Average Coupon	3.60%
Average Purchase YTM	3.80%
Average Market YTM	3.64%
Average Credit Quality*	AA
Average Final Maturity	2.04
Average Life	1.91

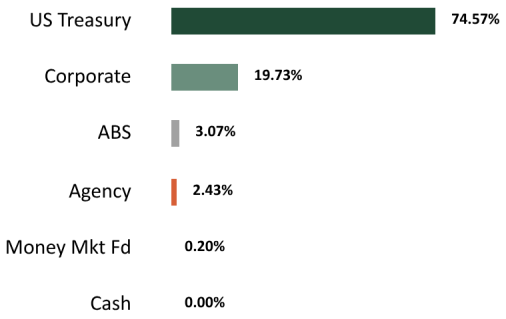
Account Summary

	End Values as of 11/30/2025	End Values as of 12/31/2025
Market Value	41,003,056.48	41,135,857.34
Accrued Interest	374,358.94	370,576.66
Total Market Value	**41,377,415.42**	**41,506,434.00**
Income Earned	105,800.77	153,394.04
Cont/WD	0.00	0.00
Par	40,913,181.49	41,041,779.25
Book Value	40,758,619.19	40,896,379.29
Cost Value	40,669,736.39	40,808,855.98

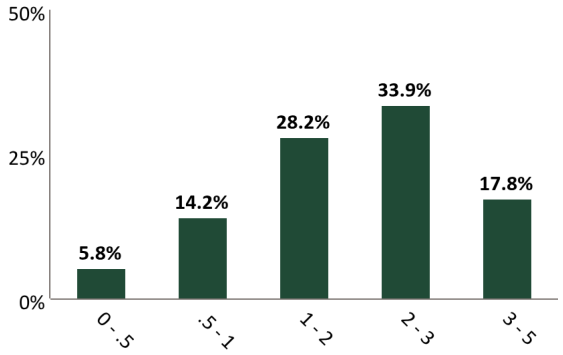
Top Issuers

United States	74.57%
Bank of America Corporation	1.59%
Morgan Stanley	1.58%
JPMorgan Chase & Co.	1.58%
BNY Mellon Corp	1.23%
American Express Credit Master Trust	1.23%
Wells Fargo & Company	1.23%
WF Card Issuance Trust	1.23%

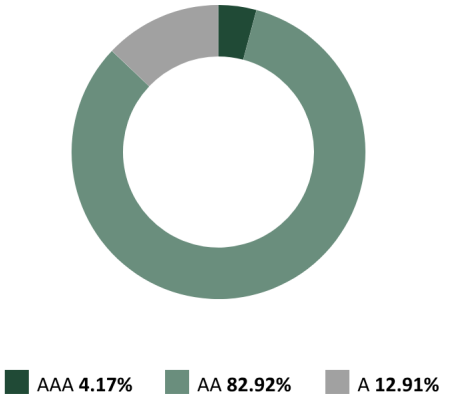
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (12/01/24)
City of Tamarac	0.32%	1.14%	5.36%	5.36%	--	--	--	--	5.15%
Benchmark Return	0.32%	1.12%	5.09%	5.09%	--	--	--	--	4.91%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: ICE BofA 1-3 Year US Treasury & Agency Index

STATEMENT OF COMPLIANCE

City of Tamarac | Account #11314 | As of December 31, 2025

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE-BACKED SECURITIES				
Max % (MV)	15.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (AA by 1)	0.0	0.0	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV)	10.0	3.1	Compliant	
Max % Issuer (MV)	5.0	1.2	Compliant	
Max Maturity (Years)	5.0	4.5	Compliant	
Min Rating (AA by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	25.0	0.0	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	
Max Maturity (Days)	180.0	0.0	Compliant	
Min Rating (A-1/P-1 by Moody's & S&P)	0.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	25.0	0.0	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	
Max Maturity (Days)	180.0	0.0	Compliant	
Min Rating (A-1/P-1 by Moody's & S&P)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	20.0	19.7	Compliant	
Max % Issuer (MV)	5.0	1.6	Compliant	
Max Maturity (Years)	5.0	3.6	Compliant	
Min Rating (A- by 2 or AA- by 1)	0.0	0.0	Compliant	
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/ TD)				
Max % (MV)	10.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	1.0	0.0	Compliant	
FEDERAL AGENCIES (NON-FULL FAITH & CREDIT)				
Max % (MV)	75.0	2.4	Compliant	
Max % Issuer (MV)	10.0	1.2	Compliant	
Max Maturity (Years)	5.0	0.8	Compliant	

STATEMENT OF COMPLIANCE

City of Tamarac | Account #11314 | As of December 31, 2025

Rules Name	Limit	Actual	Compliance Status	Notes
FEDERAL AGENCIES (FULL FAITH & CREDIT)				
Max % (MV)	50.0	0.0	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
FLORIDA LOCAL GOVERNMENT SURPLUS FUNDS TRUST FUND (SBA)				
Max % (MV)	50.0	0.0	Compliant	
LOCAL GOVERNMENT INVESTMENT POOL (LGIP)				
Max % (MV)	50.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	100.0	0.2	Compliant	
Min Rating (AAA by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	3.0	0.0	Compliant	
Min Rating (Aa2 by Moody's or AA by S&P)	0.0	0.0	Compliant	
MUTUAL FUNDS				
Max % (MV)	100.0	0.0	Compliant	
REPURCHASE AGREEMENTS				
Max % (MV)	25.0	0.0	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	
Max Maturity (Days)	90.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	74.6	Compliant	
Max Maturity (Years)	5.0	3.7	Compliant	

RECONCILIATION SUMMARY

City of Tamarac | Account #11314 | As of December 31, 2025

Maturities / Calls

Month to Date	**(500,000.00)**
Fiscal Year to Date	**(1,825,000.00)**

Principal Paydowns

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Purchases

Month to Date	**2,370,292.70**
Fiscal Year to Date	**6,266,878.40**

Sales

Month to Date	**(1,721,828.77)**
Fiscal Year to Date	**(4,130,654.80)**

Interest Received

Month to Date	**145,723.05**
Fiscal Year to Date	**321,463.12**

Purchased / Sold Interest

Month to Date	**4,460.90**
Fiscal Year to Date	**(5,098.77)**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (10/01/2025)
Beginning Book Value	40,758,619.19	40,559,877.03
Maturities/Calls	(500,000.00)	(1,825,000.00)
Principal Paydowns	0.00	0.00
Purchases	2,370,292.70	6,266,878.40
Sales	(1,721,828.77)	(4,130,654.80)
Change in Cash, Payables, Receivables	(22,498.40)	(970.20)
Amortization/Accretion	6,992.37	21,446.67
Realized Gain (Loss)	4,802.20	4,802.20
Ending Book Value	40,896,379.29	40,896,379.29

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (10/01/2025)
Beginning Market Value	41,003,056.48	40,724,195.79
Maturities/Calls	(500,000.00)	(1,825,000.00)
Principal Paydowns	0.00	0.00
Purchases	2,370,292.70	6,266,878.40
Sales	(1,721,828.77)	(4,130,654.80)
Change in Cash, Payables, Receivables	(22,498.40)	(970.20)
Amortization/Accretion	6,992.37	21,446.67
Change in Net Unrealized Gain (Loss)	(4,959.24)	75,159.28
Realized Gain (Loss)	4,802.20	4,802.20
Ending Market Value	41,135,857.34	41,135,857.34

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
ABS									
92970QAE5	WFCIT 2024-2 A 4.29 10/15/2029	500,000.00	08/12/2025 4.02%	503,183.59 502,617.53	100.97 3.76%	504,843.50 953.33	1.23% 2,225.97	Aaa/AAA NA	3.79 1.69
02582JKV1	AMXCA 2025-4 A 4.3 07/15/2030	500,000.00	08/12/2025 3.98%	504,414.06 503,831.59	101.30 3.79%	506,486.50 955.56	1.23% 2,654.91	NA/AAA AAA	4.54 2.36
161571HZ0	CHAIT 2025-1 A 4.16 07/15/2030	250,000.00	12/15/2025 3.86%	252,031.25 251,996.75	100.97 3.79%	252,429.75 462.22	0.61% 433.00	NA/AAA AAA	4.54 2.36
Total ABS		**1,250,000.00**	**3.97%**	**1,259,628.90** **1,258,445.87**	**101.10** **3.78%**	**1,263,759.75** **2,371.11**	**3.07%** **5,313.88**		**4.24** **2.09**
AGENCY									
3133ERVU2	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.5 10/02/2026	500,000.00	10/03/2024 3.72%	497,874.50 499,200.02	99.93 3.58%	499,673.50 4,326.39	1.21% 473.48	Aa1/AA+ AA+	0.75 0.73
3130B3A29	FEDERAL HOME LOAN BANKS 4.0 10/09/2026	500,000.00	10/22/2024 4.06%	499,405.00 499,766.49	100.31 3.58%	501,562.50 4,555.56	1.22% 1,796.01	Aa1/AA+ AA+	0.77 0.75
Total Agency		**1,000,000.00**	**3.89%**	**997,279.50** **998,966.51**	**100.12** **3.58%**	**1,001,236.00** **8,881.94**	**2.43%** **2,269.49**		**0.76** **0.74**
CASH									
CCYUSD	Receivable	364.23	--	364.23 364.23	1.00	364.23 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**364.23**		**364.23** **364.23**	**1.00**	**364.23** **0.00**	**0.00%** **0.00**		**0.00** **0.00**
CORPORATE									
931142EM1	WALMART INC 3.05 07/08/2026	375,000.00	01/24/2022 1.65%	396,618.75 376,757.73	99.66 3.71%	373,740.00 5,496.35	0.91% (3,017.73)	Aa2/AA AA	0.52 0.50
037833DN7	APPLE INC 2.05 09/11/2026	375,000.00	01/19/2022 1.79%	379,125.00 375,483.06	98.88 3.70%	370,798.50 2,348.96	0.90% (4,684.56)	Aaa/AA+ NA	0.70 0.67
02665WFP1	AMERICAN HONDA FINANCE CORP 4.4 10/05/2026	350,000.00	09/16/2024 4.06%	352,285.50 350,846.37	100.34 3.93%	351,202.95 3,678.89	0.85% 356.58	A3/A- NA	0.76 0.73
89236TMY8	TOYOTA MOTOR CREDIT CORP 4.6 01/08/2027	500,000.00	01/14/2025 4.69%	499,145.00 499,560.08	100.92 3.67%	504,611.00 11,052.78	1.23% 5,050.92	A1/A+ A+	1.02 0.97
369550BL1	GENERAL DYNAMICS CORP 3.5 04/01/2027	350,000.00	09/26/2024 3.90%	346,696.00 348,358.82	99.78 3.68%	349,216.70 3,062.50	0.85% 857.88	A2/A NA	1.25 1.20

City of Tamarac | Account #11314 | As of December 31, 2025

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
24422EXV6	JOHN DEERE CAPITAL CORP 4.2 07/15/2027	350,000.00	09/16/2024 3.78%	353,899.00 352,117.79	100.73 3.71%	352,545.20 6,778.33	0.86% 427.41	A1/A A+	1.54 1.45
756109BG8	REALTY INCOME CORP 3.95 08/15/2027	350,000.00	10/22/2024 4.42%	345,670.50 347,506.11	100.01 3.94%	350,018.20 5,222.78	0.85% 2,512.09	A3/A- NA	1.62 1.53
63743HFT4	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.12 09/16/2027	350,000.00	09/16/2024 3.94%	351,757.00 350,978.50	100.46 3.84%	351,611.75 4,205.83	0.85% 633.25	A2/A- A	1.71 1.54
91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	350,000.00	09/26/2024 3.85%	340,984.00 344,718.39	98.60 3.77%	345,086.35 2,179.72	0.84% 367.96	A2/A+ A	1.79 1.71
911312BM7	UNITED PARCEL SERVICE INC 3.05 11/15/2027	350,000.00	09/26/2024 3.96%	340,690.00 344,441.67	98.85 3.69%	345,966.25 1,364.03	0.84% 1,524.58	A2/A NA	1.87 1.79
61747YER2	MORGAN STANLEY 4.21 04/20/2028	350,000.00	09/16/2024 4.22%	349,919.50 349,959.62	100.23 4.57%	350,802.90 2,906.07	0.85% 843.28	A1/A- A+	2.30 1.24
46647PDA1	JPMORGAN CHASE & CO 4.323 04/26/2028	350,000.00	09/16/2024 4.17%	351,298.50 350,655.39	100.41 4.55%	351,424.15 2,731.90	0.85% 768.76	A1/A AA-	2.32 1.26
06051GKP3	BANK OF AMERICA CORP 4.376 04/27/2028	350,000.00	09/16/2024 4.23%	351,270.50 350,641.92	100.40 4.59%	351,396.15 2,722.84	0.85% 754.23	A1/A- AA-	2.32 1.26
06406RBX4	BANK OF NEW YORK MELLON CORP 4.89 07/21/2028	500,000.00	01/14/2025 4.83%	500,710.00 500,438.23	101.55 4.13%	507,756.00 10,866.67	1.23% 7,317.77	Aa3/A AA-	2.56 1.46
95000U3A9	WELLS FARGO & CO 4.808 07/25/2028	500,000.00	01/14/2025 5.12%	496,335.00 497,731.76	101.12 4.68%	505,598.50 10,417.33	1.23% 7,866.74	A1/BBB+ A+	2.57 1.47
437076DH2	HOME DEPOT INC 3.75 09/15/2028	400,000.00	11/05/2025 3.88%	398,580.00 398,656.17	100.03 3.74%	400,112.40 4,416.67	0.97% 1,456.23	A2/A A	2.71 2.52
14913UBD1	CATERPILLAR FINANCIAL SERVICES CORP 3.95 11/14/2028	500,000.00	12/15/2025 3.89%	500,790.00 500,778.12	100.24 3.86%	501,175.50 2,578.47	1.22% 397.38	A2/A A+	2.87 2.67
023135CS3	AMAZON.COM INC 3.9 11/20/2028	250,000.00	12/15/2025 3.82%	250,515.00 250,507.07	100.31 3.79%	250,765.00 1,110.42	0.61% 257.93	A1/AA AA-	2.89 2.62
46647PAM8	JPMORGAN CHASE & CO 3.509 01/23/2029	300,000.00	08/12/2025 4.60%	294,810.00 295,391.25	99.05 4.28%	297,153.30 4,620.18	0.72% 1,762.05	A1/A AA-	3.06 1.93
61744YAP3	MORGAN STANLEY 3.772 01/24/2029	300,000.00	08/12/2025 4.69%	296,202.00 296,627.01	99.44 4.38%	298,305.30 4,935.03	0.73% 1,678.29	A1/A- A+	3.07 1.93
91159HJK7	US BANCORP 4.653 02/01/2029	300,000.00	06/05/2025 4.58%	300,501.00 300,393.05	101.25 4.31%	303,750.00 5,816.25	0.74% 3,356.95	A3/A A	3.09 1.93
06051GHM4	BANK OF AMERICA CORP 4.271 07/23/2029	300,000.00	08/12/2025 4.26%	300,051.00 300,044.31	100.46 4.39%	301,374.90 5,623.48	0.73% 1,330.59	A1/A- AA-	3.56 2.36

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
				8,097,853.25	**100.18**	**8,114,411.00**	**19.73%**		**2.07**
Total Corporate		**8,100,000.00**	**4.04%**	**8,082,592.44**	**4.04%**	**104,135.49**	**31,818.56**		**1.56**
MONEY MARKET FUND									
31846V203	FIRST AMER:GVT OBLG Y	81,415.02	--	81,415.02	1.00	81,415.02	0.20%	Aaa/ AAAm	0.00
			3.38%	81,415.02	3.38%	0.00	0.00	AAA	0.00
Total Money Market Fund		**81,415.02**	**3.38%**	**81,415.02**	**1.00**	**81,415.02**	**0.20%**		**0.00**
				81,415.02	**3.38%**	**0.00**	**0.00**		**0.00**
US TREASURY									
91282CBQ3	UNITED STATES TREASURY 0.5 02/28/2026	650,000.00	08/04/2021	646,699.22	99.48	646,616.10	1.57%	Aa1/AA+	0.16
			0.61%	649,885.09	3.82%	1,104.28	(3,268.99)	AA+	0.16
91282CBW0	UNITED STATES TREASURY 0.75 04/30/2026	650,000.00	08/04/2021	653,529.30	99.08	644,041.45	1.57%	Aa1/AA+	0.33
			0.63%	650,243.19	3.59%	834.94	(6,201.74)	AA+	0.32
91282CHB0	UNITED STATES TREASURY 3.625 05/15/2026	500,000.00	10/22/2024	496,386.72	100.03	500,135.50	1.22%	Aa1/AA+	0.37
			4.11%	499,149.07	3.53%	2,353.25	986.43	AA+	0.36
91282CHH7	UNITED STATES TREASURY 4.125 06/15/2026	500,000.00	09/26/2024	503,710.94	100.28	501,391.00	1.22%	Aa1/AA+	0.45
			3.67%	500,978.12	3.49%	963.26	412.88	AA+	0.44
91282CLB5	UNITED STATES TREASURY 4.375 07/31/2026	500,000.00	10/22/2024	502,382.81	100.47	502,332.00	1.22%	Aa1/AA+	0.58
			4.09%	500,778.29	3.55%	9,154.21	1,553.71	AA+	0.56
91282CLH2	UNITED STATES TREASURY 3.75 08/31/2026	500,000.00	10/03/2024	500,292.97	100.11	500,538.00	1.22%	Aa1/AA+	0.67
			3.72%	500,101.87	3.58%	6,370.86	436.13	AA+	0.64
91282CCZ2	UNITED STATES TREASURY 0.875 09/30/2026	450,000.00	03/14/2022	426,550.78	98.03	441,120.60	1.07%	Aa1/AA+	0.75
			2.08%	446,153.08	3.59%	1,006.01	(5,032.48)	AA+	0.73
91282CLS8	UNITED STATES TREASURY 4.125 10/31/2026	500,000.00	11/05/2024	498,984.38	100.43	502,136.00	1.22%	Aa1/AA+	0.83
			4.23%	499,574.95	3.59%	3,532.46	2,561.05	AA+	0.80
912828U24	UNITED STATES TREASURY 2.0 11/15/2026	500,000.00	09/26/2024	483,632.81	98.68	493,393.50	1.20%	Aa1/AA+	0.87
			3.61%	493,318.66	3.56%	1,298.34	74.84	AA+	0.85
91282CJP7	UNITED STATES TREASURY 4.375 12/15/2026	500,000.00	11/05/2024	501,542.97	100.78	503,922.00	1.23%	Aa1/AA+	0.96
			4.22%	500,698.25	3.53%	1,021.63	3,223.75	AA+	0.92
91282CDQ1	UNITED STATES TREASURY 1.25 12/31/2026	835,000.00	01/03/2022	830,564.06	97.79	816,505.59	1.98%	Aa1/AA+	1.00
			1.36%	834,112.81	3.54%	28.83	(17,607.23)	AA+	0.97
91282CJT9	UNITED STATES TREASURY 4.0 01/15/2027	500,000.00	10/22/2024	499,843.75	100.48	502,397.50	1.22%	Aa1/AA+	1.04
			4.01%	499,927.25	3.52%	9,239.13	2,470.25	AA+	0.99

HOLDINGS REPORT

City of Tamarac | Account #11314 | As of December 31, 2025

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CMH1	UNITED STATES TREASURY 4.125 01/31/2027	1,000,000.00	01/28/2025 4.19%	998,671.88 999,281.36	100.62 3.53%	1,006,211.00 17,262.23	2.45% 6,929.64	Aa1/AA+ AA+	1.08 1.03
912828V98	UNITED STATES TREASURY 2.25 02/15/2027	500,000.00	10/03/2024 3.66%	484,160.16 492,483.41	98.62 3.52%	493,086.00 4,249.32	1.20% 602.59	Aa1/AA+ AA+	1.13 1.08
91282CEF4	UNITED STATES TREASURY 2.5 03/31/2027	500,000.00	09/16/2024 3.45%	488,515.63 494,363.35	98.76 3.53%	493,808.50 3,193.68	1.20% (554.85)	Aa1/AA+ AA+	1.25 1.20
91282CKJ9	UNITED STATES TREASURY 4.5 04/15/2027	500,000.00	11/05/2024 4.21%	503,339.84 501,759.98	101.23 3.51%	506,152.50 4,821.43	1.23% 4,392.52	Aa1/AA+ AA+	1.29 1.23
912828X88	UNITED STATES TREASURY 2.375 05/15/2027	500,000.00	09/26/2024 3.57%	485,058.59 492,233.58	98.49 3.51%	492,461.00 1,541.78	1.20% 227.42	Aa1/AA+ AA+	1.37 1.33
91282CKV2	UNITED STATES TREASURY 4.625 06/15/2027	1,000,000.00	01/28/2025 4.20%	1,009,414.06 1,005,754.85	101.60 3.48%	1,015,977.00 2,160.03	2.47% 10,222.15	Aa1/AA+ AA+	1.45 1.39
91282CEW7	UNITED STATES TREASURY 3.25 06/30/2027	500,000.00	09/16/2024 3.44%	497,421.88 498,617.05	99.66 3.49%	498,281.50 44.89	1.21% (335.55)	Aa1/AA+ AA+	1.50 1.45
91282CFB2	UNITED STATES TREASURY 2.75 07/31/2027	500,000.00	11/05/2024 4.22%	481,250.00 489,167.50	98.87 3.49%	494,355.50 5,754.08	1.20% 5,188.00	Aa1/AA+ AA+	1.58 1.51
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	500,000.00	11/05/2024 4.21%	485,722.66 491,569.70	99.43 3.48%	497,129.00 5,309.05	1.21% 5,559.30	Aa1/AA+ AA+	1.67 1.58
91282CLL3	UNITED STATES TREASURY 3.375 09/15/2027	1,000,000.00	-- 3.81%	988,398.44 993,100.51	99.82 3.49%	998,164.00 10,069.06	2.43% 5,063.49	Aa1/AA+ AA+	1.71 1.62
91282CLQ2	UNITED STATES TREASURY 3.875 10/15/2027	500,000.00	10/22/2024 3.98%	498,593.75 499,156.51	100.67 3.48%	503,340.00 4,151.79	1.22% 4,183.49	Aa1/AA+ AA+	1.79 1.70
91282CLX7	UNITED STATES TREASURY 4.125 11/15/2027	500,000.00	11/05/2024 4.20%	498,925.78 499,329.96	101.14 3.49%	505,703.00 2,677.83	1.23% 6,373.04	Aa1/AA+ AA+	1.87 1.78
91282CMB4	UNITED STATES TREASURY 4.0 12/15/2027	1,000,000.00	01/14/2025 4.46%	987,656.25 991,728.30	100.97 3.48%	1,009,688.00 1,868.13	2.45% 17,959.70	Aa1/AA+ AA+	1.96 1.86
91282CMF5	UNITED STATES TREASURY 4.25 01/15/2028	1,000,000.00	01/28/2025 4.24%	1,000,312.50 1,000,215.08	101.47 3.49%	1,014,727.00 19,633.15	2.47% 14,511.92	Aa1/AA+ AA+	2.04 1.90
91282CMN8	UNITED STATES TREASURY 4.25 02/15/2028	600,000.00	04/08/2025 3.79%	607,359.38 605,473.63	101.53 3.49%	609,163.80 9,631.79	1.48% 3,690.17	Aa1/AA+ AA+	2.13 1.98
91282CBS9	UNITED STATES TREASURY 1.25 03/31/2028	1,000,000.00	01/14/2025 4.49%	904,335.94 933,010.65	95.18 3.51%	951,758.00 3,193.68	2.31% 18,747.35	Aa1/AA+ AA+	2.25 2.17
91282CHA2	UNITED STATES TREASURY 3.5 04/30/2028	500,000.00	04/08/2025 3.81%	495,488.28 496,566.73	99.98 3.51%	499,922.00 2,997.24	1.22% 3,355.27	Aa1/AA+ AA+	2.33 2.20
91282CND9	UNITED STATES TREASURY 3.75 05/15/2028	1,100,000.00	05/13/2025 3.96%	1,093,597.66 1,094,947.06	100.54 3.51%	1,105,973.00 5,355.66	2.69% 11,025.94	Aa1/AA+ AA+	2.37 2.24

City of Tamarac | Account #11314 | As of December 31, 2025

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CHK0	UNITED STATES TREASURY 4.0 06/30/2028	500,000.00	12/12/2024 4.17%	497,226.56 498,048.95	101.17 3.51%	505,859.50 55.25	1.23% 7,810.55	Aa1/AA+ AA+	2.50 2.36
91282CNM9	UNITED STATES TREASURY 3.875 07/15/2028	750,000.00	07/09/2025 3.84%	750,673.83 750,569.31	100.84 3.52%	756,328.50 13,425.61	1.84% 5,759.19	Aa1/AA+ AA+	2.54 2.36
91282CNU1	UNITED STATES TREASURY 3.625 08/15/2028	1,000,000.00	10/07/2025 3.58%	1,001,250.00 1,001,148.03	100.25 3.52%	1,002,539.00 13,692.26	2.44% 1,390.97	Aa1/AA+ AA+	2.62 2.45
91282CNY3	UNITED STATES TREASURY 3.375 09/15/2028	750,000.00	09/11/2025 3.47%	748,037.11 748,230.53	99.59 3.53%	746,923.50 7,551.80	1.82% (1,307.03)	Aa1/AA+ AA+	2.71 2.53
91282CJA0	UNITED STATES TREASURY 4.625 09/30/2028	1,000,000.00	01/14/2025 4.54%	1,002,812.50 1,002,083.41	102.83 3.53%	1,028,281.00 11,816.62	2.50% 26,197.59	Aa1/AA+ AA+	2.75 2.54
91282CPC9	UNITED STATES TREASURY 3.5 10/15/2028	1,000,000.00	11/05/2025 3.64%	996,015.63 996,223.38	99.90 3.54%	998,984.00 7,500.00	2.43% 2,760.62	Aa1/AA+ AA+	2.79 2.61
91282CJN2	UNITED STATES TREASURY 4.375 11/30/2028	1,000,000.00	01/28/2025 4.30%	1,002,695.31 1,002,046.97	102.27 3.55%	1,022,695.00 3,846.15	2.49% 20,648.03	Aa1/AA+ AA+	2.92 2.71
91282CJR3	UNITED STATES TREASURY 3.75 12/31/2028	500,000.00	12/12/2024 4.19%	491,796.88 493,926.70	100.57 3.55%	502,832.00 51.80	1.22% 8,905.30	Aa1/AA+ AA+	3.00 2.81
91282CJW2	UNITED STATES TREASURY 4.0 01/31/2029	1,150,000.00	08/12/2025 3.75%	1,159,343.75 1,158,303.92	101.27 3.56%	1,164,644.10 19,250.00	2.83% 6,340.18	Aa1/AA+ AA+	3.08 2.83
91282CKG5	UNITED STATES TREASURY 4.125 03/31/2029	1,000,000.00	06/05/2025 3.94%	1,006,562.50 1,005,578.60	101.66 3.58%	1,016,563.00 10,539.15	2.47% 10,984.40	Aa1/AA+ AA+	3.25 2.99
91282CEV9	UNITED STATES TREASURY 3.25 06/30/2029	750,000.00	07/09/2025 3.89%	732,480.47 734,593.44	98.86 3.60%	741,445.50 67.33	1.80% 6,852.06	Aa1/AA+ AA+	3.50 3.27
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	1,200,000.00	08/12/2025 3.77%	1,209,843.75 1,208,885.21	101.29 3.61%	1,215,516.00 20,086.96	2.95% 6,630.79	Aa1/AA+ AA+	3.58 3.26
91282CLN9	UNITED STATES TREASURY 3.5 09/30/2029	725,000.00	12/15/2025 3.65%	721,233.40 721,276.94	99.54 3.63%	721,630.20 6,483.17	1.75% 353.26	Aa1/AA+ AA+	3.75 3.45
Total US Treasury		**30,610,000.00**	**3.73%**	**30,372,315.08 30,474,595.23**	**100.23 3.54%**	**30,674,671.34 255,188.12**	**74.57% 200,076.10**		**1.99 1.87**
Total Portfolio		**41,041,779.25**	**3.80%**	**40,808,855.98 40,896,379.29**	**100.05 3.64%**	**41,135,857.34 370,576.66**	**100.00% 239,478.04**		**2.04 1.78**
Total Market Value + Accrued						**41,506,434.00**			

TRANSACTION LEDGER

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	12/01/2025	31846V203	21,875.00	FIRST AMER:GVT OBLG Y	1.000	3.64%	(21,875.00)	0.00	(21,875.00)	0.00
Purchase	12/02/2025	31846V203	987.63	FIRST AMER:GVT OBLG Y	1.000	3.64%	(987.63)	0.00	(987.63)	0.00
Purchase	12/15/2025	31846V203	577,954.17	FIRST AMER:GVT OBLG Y	1.000	3.35%	(577,954.17)	0.00	(577,954.17)	0.00
Purchase	12/16/2025	14913UBD1	500,000.00	CATERPILLAR FINANCIAL SERVICES CORP 3.95 11/14/2028	100.158	3.89%	(500,790.00)	(1,755.56)	(502,545.56)	0.00
Purchase	12/16/2025	161571HZ0	250,000.00	CHAIT 2025-1 A 4.16 07/15/2030	100.813	3.86%	(252,031.25)	(28.89)	(252,060.14)	0.00
Purchase	12/16/2025	023135CS3	250,000.00	AMAZON.COM INC 3.9 11/20/2028	100.206	3.82%	(250,515.00)	(704.17)	(251,219.17)	0.00
Purchase	12/16/2025	91282CLN9	725,000.00	UNITED STATES TREASURY 3.5 09/30/2029	99.480	3.65%	(721,233.40)	(5,367.79)	(726,601.19)	0.00
Purchase	12/31/2025	31846V203	44,906.25	FIRST AMER:GVT OBLG Y	1.000	3.38%	(44,906.25)	0.00	(44,906.25)	0.00
Total Purchase			**2,370,723.05**				**(2,370,292.70)**	**(7,856.41)**	**(2,378,149.11)**	**0.00**
TOTAL ACQUISITIONS			**2,370,723.05**				**(2,370,292.70)**	**(7,856.41)**	**(2,378,149.11)**	**0.00**
DISPOSITIONS										
Maturity	12/15/2025	91282CGA3	(500,000.00)	UNITED STATES TREASURY 4.0 12/15/2025	100.000	3.82%	500,000.00	0.00	500,000.00	0.00
Total Maturity			**(500,000.00)**				**500,000.00**	**0.00**	**500,000.00**	**0.00**
Sale	12/05/2025	31846V203	(1,720.02)	FIRST AMER:GVT OBLG Y	1.000	3.52%	1,720.02	0.00	1,720.02	0.00
Sale	12/16/2025	14913UAV2	(500,000.00)	CATERPILLAR FINANCIAL SERVICES CORP 4.5 01/07/2027	100.831	4.59%	504,155.00	(9,937.50)	514,092.50	4,602.57
Sale	12/16/2025	9128286L9	(500,000.00)	UNITED STATES TREASURY 2.25 03/31/2026	99.609	3.80%	498,046.88	(2,379.81)	500,426.69	199.63
Sale	12/16/2025	31846V203	(717,906.87)	FIRST AMER:GVT OBLG Y	1.000	3.37%	717,906.87	0.00	717,906.87	0.00
Total Sale			**(1,719,626.89)**				**1,721,828.77**	**(12,317.31)**	**1,734,146.08**	**4,802.20**
TOTAL DISPOSITIONS			**(2,219,626.89)**				**2,221,828.77**	**(12,317.31)**	**2,234,146.08**	**4,802.20**

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
OTHER TRANSACTIONS										
Coupon	12/15/2025	91282CMB4	0.00	UNITED STATES TREASURY 4.0 12/15/2027		4.46%	20,000.00	0.00	20,000.00	0.00
Coupon	12/15/2025	91282CJP7	0.00	UNITED STATES TREASURY 4.375 12/15/2026		4.22%	10,937.50	0.00	10,937.50	0.00
Coupon	12/15/2025	91282CKV2	0.00	UNITED STATES TREASURY 4.625 06/15/2027		4.20%	23,125.00	0.00	23,125.00	0.00
Coupon	12/15/2025	92970QAE5	0.00	WFCIT 2024-2 A 4.29 10/15/2029		4.02%	1,787.50	0.00	1,787.50	0.00
Coupon	12/15/2025	02582JKV1	0.00	AMXCA 2025-4 A 4.3 07/15/2030		3.98%	1,791.67	0.00	1,791.67	0.00
Coupon	12/15/2025	91282CGA3	0.00	UNITED STATES TREASURY 4.0 12/15/2025		3.82%	10,000.00	0.00	10,000.00	0.00
Coupon	12/15/2025	91282CHH7	0.00	UNITED STATES TREASURY 4.125 06/15/2026		3.67%	10,312.50	0.00	10,312.50	0.00
Coupon	12/31/2025	91282CJR3	0.00	UNITED STATES TREASURY 3.75 12/31/2028		4.19%	9,375.00	0.00	9,375.00	0.00
Coupon	12/31/2025	91282CHK0	0.00	UNITED STATES TREASURY 4.0 06/30/2028		4.17%	10,000.00	0.00	10,000.00	0.00
Coupon	12/31/2025	91282CEV9	0.00	UNITED STATES TREASURY 3.25 06/30/2029		3.89%	12,187.50	0.00	12,187.50	0.00
Coupon	12/31/2025	91282CEW7	0.00	UNITED STATES TREASURY 3.25 06/30/2027		3.44%	8,125.00	0.00	8,125.00	0.00
Coupon	12/31/2025	91282CDQ1	0.00	UNITED STATES TREASURY 1.25 12/31/2026		1.36%	5,218.75	0.00	5,218.75	0.00
Total Coupon			**0.00**				**122,860.42**	**0.00**	**122,860.42**	**0.00**
Dividend	12/31/2025	31846V203	0.00	FIRST AMER:GVT OBLG Y		3.40%	364.23	0.00	364.23	0.00
Total Dividend			**0.00**				**364.23**	**0.00**	**364.23**	**0.00**
Management Fee	12/05/2025	CCYUSD	(1,720.02)	Cash		0.00%	(1,720.02)	0.00	(1,720.02)	0.00
Total Management Fee			**(1,720.02)**				**(1,720.02)**	**0.00**	**(1,720.02)**	**0.00**

TRANSACTION LEDGER

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
TOTAL OTHER TRANSACTIONS			**(1,720.02)**				**121,504.63**	**0.00**	**121,504.63**	**0.00**

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
31846V203	FIRST AMER:GVT OBLG Y	81,415.02	155,318.86 645,723.05 (719,626.89) 81,415.02	0.00 987.63 0.00 987.63	0.00 0.00 0.00 987.63	987.63
CCYUSD	Receivable	364.23	22,862.63 0.00 0.00 364.23	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
Total Cash & Equivalents		**81,779.25**	**178,181.49** **645,723.05** **(719,626.89)** **81,779.25**	**0.00** **987.63** **0.00** **987.63**	**0.00** **0.00** **0.00** **987.63**	**987.63**
FIXED INCOME						
023135CS3	AMAZON.COM INC 3.9 11/20/2028	12/15/2025 12/16/2025 250,000.00	0.00 250,515.00 0.00 250,507.07	0.00 (704.17) 1,110.42 406.25	0.00 (7.93) (7.93) 398.32	398.32
02582JKV1	AMXCA 2025-4 A 4.3 07/15/2030	08/12/2025 08/13/2025 500,000.00	503,959.58 0.00 0.00 503,831.59	955.56 1,791.67 955.56 1,791.67	0.00 (127.99) (127.99) 1,663.68	1,663.68
02665WFP1	AMERICAN HONDA FINANCE CORP 4.4 10/05/2026	09/16/2024 09/17/2024 350,000.00	350,941.09 0.00 0.00 350,846.37	2,395.56 0.00 3,678.89 1,283.33	0.00 (94.72) (94.72) 1,188.61	1,188.61
037833DN7	APPLE INC 2.05 09/11/2026	01/19/2022 01/21/2022 375,000.00	375,561.47 0.00 0.00 375,483.06	1,708.33 0.00 2,348.96 640.63	0.00 (78.40) (78.40) 562.22	562.22
06051GHM4	BANK OF AMERICA CORP 4.271 07/23/2029	08/12/2025 08/13/2025 300,000.00	300,045.78 0.00 0.00 300,044.31	4,555.73 0.00 5,623.48 1,067.75	0.00 (1.47) (1.47) 1,066.28	1,066.28

INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
06051GKP3	BANK OF AMERICA CORP 4.376 04/27/2028	09/16/2024 09/17/2024 350,000.00	350,683.29 0.00 0.00 350,641.92	1,446.51 0.00 2,722.84 1,276.33	0.00 (41.37) (41.37) 1,234.96	1,234.96
06406RBX4	BANK OF NEW YORK MELLON CORP 4.89 07/21/2028	01/14/2025 01/15/2025 500,000.00	500,462.24 0.00 0.00 500,438.23	8,829.17 0.00 10,866.67 2,037.50	0.00 (24.00) (24.00) 2,013.50	2,013.50
14913UAV2	CATERPILLAR FINANCIAL SERVICES CORP 4.5 01/07/2027	01/14/2025 01/15/2025 0.00	499,535.08 0.00 (499,552.43) 0.00	9,000.00 9,937.50 0.00 937.50	17.35 0.00 17.35 954.85	954.85
14913UBD1	CATERPILLAR FINANCIAL SERVICES CORP 3.95 11/14/2028	12/15/2025 12/16/2025 500,000.00	0.00 500,790.00 0.00 500,778.12	0.00 (1,755.56) 2,578.47 822.91	0.00 (11.88) (11.88) 811.03	811.03
161571HZ0	CHAIT 2025-1 A 4.16 07/15/2030	12/15/2025 12/16/2025 250,000.00	0.00 252,031.25 0.00 251,996.75	0.00 (28.89) 462.22 433.33	0.00 (34.50) (34.50) 398.83	398.83
24422EXV6	JOHN DEERE CAPITAL CORP 4.2 07/15/2027	09/16/2024 09/17/2024 350,000.00	352,235.02 0.00 0.00 352,117.79	5,553.33 0.00 6,778.33 1,225.00	0.00 (117.23) (117.23) 1,107.77	1,107.77
3130B3A29	FEDERAL HOME LOAN BANKS 4.0 10/09/2026	10/22/2024 10/23/2024 500,000.00	499,740.73 0.00 0.00 499,766.49	2,888.89 0.00 4,555.56 1,666.67	25.76 0.00 25.76 1,692.43	1,692.43
3133ERVU2	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.5 10/02/2026	10/03/2024 10/04/2024 500,000.00	499,109.51 0.00 0.00 499,200.02	2,868.06 0.00 4,326.39 1,458.33	90.51 0.00 90.51 1,548.84	1,548.84
369550BL1	GENERAL DYNAMICS CORP 3.5 04/01/2027	09/26/2024 09/27/2024 350,000.00	348,247.00 0.00 0.00 348,358.82	2,041.67 0.00 3,062.50 1,020.83	111.82 0.00 111.82 1,132.65	1,132.65

INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
437076DH2	HOME DEPOT INC 3.75 09/15/2028	11/05/2025 11/06/2025 400,000.00	398,614.00 0.00 0.00 398,656.17	3,166.67 0.00 4,416.67 1,250.00	42.16 0.00 42.16 1,292.16	1,292.16
46647PAM8	JPMORGAN CHASE & CO 3.509 01/23/2029	08/12/2025 08/13/2025 300,000.00	295,263.46 0.00 0.00 295,391.25	3,742.93 0.00 4,620.18 877.25	127.79 0.00 127.79 1,005.04	1,005.04
46647PDA1	JPMORGAN CHASE & CO 4.323 04/26/2028	09/16/2024 09/17/2024 350,000.00	350,697.72 0.00 0.00 350,655.39	1,471.02 0.00 2,731.90 1,260.88	0.00 (42.33) (42.33) 1,218.55	1,218.55
61744YAP3	MORGAN STANLEY 3.772 01/24/2029	08/12/2025 08/13/2025 300,000.00	296,533.57 0.00 0.00 296,627.01	3,992.03 0.00 4,935.03 943.00	93.44 0.00 93.44 1,036.44	1,036.44
61747YER2	MORGAN STANLEY 4.21 04/20/2028	09/16/2024 09/17/2024 350,000.00	349,956.98 0.00 0.00 349,959.62	1,678.15 0.00 2,906.07 1,227.92	2.64 0.00 2.64 1,230.56	1,230.56
63743HFT4	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.12 09/16/2027	09/16/2024 09/17/2024 350,000.00	351,029.74 0.00 0.00 350,978.50	3,004.17 0.00 4,205.83 1,201.67	0.00 (51.24) (51.24) 1,150.43	1,150.43
756109BG8	REALTY INCOME CORP 3.95 08/15/2027	10/22/2024 10/23/2024 350,000.00	347,375.29 0.00 0.00 347,506.11	4,070.69 0.00 5,222.78 1,152.08	130.81 0.00 130.81 1,282.90	1,282.90
89236TMY8	TOYOTA MOTOR CREDIT CORP 4.6 01/08/2027	01/14/2025 01/15/2025 500,000.00	499,523.42 0.00 0.00 499,560.08	9,136.11 0.00 11,052.78 1,916.67	36.66 0.00 36.66 1,953.33	1,953.33
911312BM7	UNITED PARCEL SERVICE INC 3.05 11/15/2027	09/26/2024 09/27/2024 350,000.00	344,189.39 0.00 0.00 344,441.67	474.44 0.00 1,364.03 889.58	252.28 0.00 252.28 1,141.86	1,141.86

INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91159HJK7	US BANCORP 4.653 02/01/2029	06/05/2025 06/06/2025 300,000.00	300,409.06 0.00 0.00 300,393.05	4,653.00 0.00 5,816.25 1,163.25	0.00 (16.01) (16.01) 1,147.24	1,147.24
9128286L9	UNITED STATES TREASURY 2.25 03/31/2026	10/03/2024 10/04/2024 0.00	497,539.71 0.00 (497,847.25) 0.00	1,916.21 2,379.81 0.00 463.60	307.54 0.00 307.54 771.14	771.14
912828U24	UNITED STATES TREASURY 2.0 11/15/2026	09/26/2024 09/27/2024 500,000.00	492,667.33 0.00 0.00 493,318.66	441.99 0.00 1,298.34 856.35	651.33 0.00 651.33 1,507.68	1,507.68
912828V98	UNITED STATES TREASURY 2.25 02/15/2027	10/03/2024 10/04/2024 500,000.00	491,915.08 0.00 0.00 492,483.41	3,301.63 0.00 4,249.32 947.69	568.33 0.00 568.33 1,516.02	1,516.02
912828X88	UNITED STATES TREASURY 2.375 05/15/2027	09/26/2024 09/27/2024 500,000.00	491,751.10 0.00 0.00 492,233.58	524.86 0.00 1,541.78 1,016.92	482.48 0.00 482.48 1,499.40	1,499.40
91282CBQ3	UNITED STATES TREASURY 0.5 02/28/2026	08/04/2021 08/06/2021 650,000.00	649,823.67 0.00 0.00 649,885.09	825.97 0.00 1,104.28 278.31	61.42 0.00 61.42 339.73	339.73
91282CBS9	UNITED STATES TREASURY 1.25 03/31/2028	01/14/2025 01/15/2025 1,000,000.00	930,478.13 0.00 0.00 933,010.65	2,129.12 0.00 3,193.68 1,064.56	2,532.52 0.00 2,532.52 3,597.08	3,597.08
91282CBW0	UNITED STATES TREASURY 0.75 04/30/2026	08/04/2021 08/06/2021 650,000.00	650,306.54 0.00 0.00 650,243.19	417.47 0.00 834.94 417.47	0.00 (63.35) (63.35) 354.12	354.12
91282CCZ2	UNITED STATES TREASURY 0.875 09/30/2026	03/14/2022 03/16/2022 450,000.00	445,714.65 0.00 0.00 446,153.08	670.67 0.00 1,006.01 335.34	438.44 0.00 438.44 773.77	773.77

INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CDQ1	UNITED STATES TREASURY 1.25 12/31/2026	01/03/2022 01/05/2022 835,000.00	834,037.25 0.00 0.00 834,112.81	4,367.87 5,218.75 28.83 879.72	75.56 0.00 75.56 955.27	955.27
91282CEF4	UNITED STATES TREASURY 2.5 03/31/2027	09/16/2024 09/17/2024 500,000.00	493,978.47 0.00 0.00 494,363.35	2,129.12 0.00 3,193.68 1,064.56	384.88 0.00 384.88 1,449.44	1,449.44
91282CEV9	UNITED STATES TREASURY 3.25 06/30/2029	07/09/2025 07/10/2025 750,000.00	734,219.14 0.00 0.00 734,593.44	10,200.41 12,187.50 67.33 2,054.43	374.30 0.00 374.30 2,428.72	2,428.72
91282CEW7	UNITED STATES TREASURY 3.25 06/30/2027	09/16/2024 09/17/2024 500,000.00	498,538.39 0.00 0.00 498,617.05	6,800.27 8,125.00 44.89 1,369.62	78.66 0.00 78.66 1,448.28	1,448.28
91282CFB2	UNITED STATES TREASURY 2.75 07/31/2027	11/05/2024 11/06/2024 500,000.00	488,584.50 0.00 0.00 489,167.50	4,595.79 0.00 5,754.08 1,158.29	583.00 0.00 583.00 1,741.29	1,741.29
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	11/05/2024 11/06/2024 500,000.00	491,139.16 0.00 0.00 491,569.70	3,970.99 0.00 5,309.05 1,338.05	430.54 0.00 430.54 1,768.59	1,768.59
91282CGA3	UNITED STATES TREASURY 4.0 12/15/2025	09/26/2024 09/27/2024 0.00	500,032.02 0.00 (500,000.00) 0.00	9,234.97 10,000.00 0.00 765.03	0.00 (32.02) (32.02) 733.00	733.00
91282CHA2	UNITED STATES TREASURY 3.5 04/30/2028	04/08/2025 04/09/2025 500,000.00	496,441.52 0.00 0.00 496,566.73	1,498.62 0.00 2,997.24 1,498.62	125.21 0.00 125.21 1,623.83	1,623.83
91282CHB0	UNITED STATES TREASURY 3.625 05/15/2026	10/22/2024 10/23/2024 500,000.00	498,952.21 0.00 0.00 499,149.07	801.11 0.00 2,353.25 1,552.14	196.86 0.00 196.86 1,749.00	1,749.00

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CHH7	UNITED STATES TREASURY 4.125 06/15/2026	09/26/2024 09/27/2024 500,000.00	501,161.89 0.00 0.00 500,978.12	9,523.57 10,312.50 963.26 1,752.19	0.00 (183.77) (183.77) 1,568.42	1,568.42
91282CHK0	UNITED STATES TREASURY 4.0 06/30/2028	12/12/2024 12/13/2024 500,000.00	497,982.56 0.00 0.00 498,048.95	8,369.57 10,000.00 55.25 1,685.68	66.39 0.00 66.39 1,752.07	1,752.07
91282CJA0	UNITED STATES TREASURY 4.625 09/30/2028	01/14/2025 01/15/2025 1,000,000.00	1,002,147.80 0.00 0.00 1,002,083.41	7,877.75 0.00 11,816.62 3,938.87	0.00 (64.39) (64.39) 3,874.48	3,874.48
91282CJN2	UNITED STATES TREASURY 4.375 11/30/2028	01/28/2025 01/29/2025 1,000,000.00	1,002,106.61 0.00 0.00 1,002,046.97	120.19 21,875.00 3,846.15 25,600.96	0.00 (59.64) (59.64) 25,541.32	25,541.32
91282CJP7	UNITED STATES TREASURY 4.375 12/15/2026	11/05/2024 11/06/2024 500,000.00	500,760.45 0.00 0.00 500,698.25	10,100.75 10,937.50 1,021.63 1,858.38	0.00 (62.20) (62.20) 1,796.18	1,796.18
91282CJR3	UNITED STATES TREASURY 3.75 12/31/2028	12/12/2024 12/13/2024 500,000.00	493,754.76 0.00 0.00 493,926.70	7,846.47 9,375.00 51.80 1,580.33	171.94 0.00 171.94 1,752.27	1,752.27
91282CJT9	UNITED STATES TREASURY 4.0 01/15/2027	10/22/2024 10/23/2024 500,000.00	499,921.30 0.00 0.00 499,927.25	7,554.35 0.00 9,239.13 1,684.78	5.95 0.00 5.95 1,690.73	1,690.73
91282CJW2	UNITED STATES TREASURY 4.0 01/31/2029	08/12/2025 08/13/2025 1,150,000.00	1,158,532.53 0.00 0.00 1,158,303.92	15,375.00 0.00 19,250.00 3,875.00	0.00 (228.62) (228.62) 3,646.38	3,646.38
91282CKG5	UNITED STATES TREASURY 4.125 03/31/2029	06/05/2025 06/06/2025 1,000,000.00	1,005,724.53 0.00 0.00 1,005,578.60	7,026.10 0.00 10,539.15 3,513.05	0.00 (145.94) (145.94) 3,367.11	3,367.11

INCOME EARNED

City of Tamarac | Account #11314 | As of December 31, 2025

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CKJ9	UNITED STATES TREASURY 4.5 04/15/2027	11/05/2024 11/06/2024 500,000.00	501,876.31 0.00 0.00 501,759.98	2,905.22 0.00 4,821.43 1,916.21	0.00 (116.33) (116.33) 1,799.88	1,799.88
91282CKV2	UNITED STATES TREASURY 4.625 06/15/2027	01/28/2025 01/29/2025 1,000,000.00	1,006,091.45 0.00 0.00 1,005,754.85	21,355.87 23,125.00 2,160.03 3,929.15	0.00 (336.60) (336.60) 3,592.55	3,592.55
91282CLB5	UNITED STATES TREASURY 4.375 07/31/2026	10/22/2024 10/23/2024 500,000.00	500,892.63 0.00 0.00 500,778.29	7,311.48 0.00 9,154.21 1,842.73	0.00 (114.35) (114.35) 1,728.39	1,728.39
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	08/12/2025 08/13/2025 1,200,000.00	1,209,095.95 0.00 0.00 1,208,885.21	16,043.48 0.00 20,086.96 4,043.48	0.00 (210.74) (210.74) 3,832.73	3,832.73
91282CLH2	UNITED STATES TREASURY 3.75 08/31/2026	10/03/2024 10/04/2024 500,000.00	500,114.92 0.00 0.00 500,101.87	4,765.19 0.00 6,370.86 1,605.66	0.00 (13.05) (13.05) 1,592.61	1,592.61
91282CLL3	UNITED STATES TREASURY 3.375 09/15/2027	1,000,000.00	992,756.65 0.00 0.00 993,100.51	7,178.87 0.00 10,069.06 2,890.19	343.87 0.00 343.87 3,234.06	3,234.06
91282CLN9	UNITED STATES TREASURY 3.5 09/30/2029	12/15/2025 12/16/2025 725,000.00	0.00 721,233.40 0.00 721,276.94	0.00 (5,367.79) 6,483.17 1,115.38	43.54 0.00 43.54 1,158.93	1,158.93
91282CLQ2	UNITED STATES TREASURY 3.875 10/15/2027	10/22/2024 10/23/2024 500,000.00	499,116.40 0.00 0.00 499,156.51	2,501.72 0.00 4,151.79 1,650.07	40.10 0.00 40.10 1,690.17	1,690.17
91282CLS8	UNITED STATES TREASURY 4.125 10/31/2026	11/05/2024 11/06/2024 500,000.00	499,531.47 0.00 0.00 499,574.95	1,766.23 0.00 3,532.46 1,766.23	43.49 0.00 43.49 1,809.72	1,809.72

INCOME EARNED

City of Tamarac | Account #11314 | As of December 31, 2025

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CLX7	UNITED STATES TREASURY 4.125 11/15/2027	11/05/2024 11/15/2024 500,000.00	499,299.55 0.00 0.00 499,329.96	911.60 0.00 2,677.83 1,766.23	30.41 0.00 30.41 1,796.64	1,796.64
91282CMB4	UNITED STATES TREASURY 4.0 12/15/2027	01/14/2025 01/15/2025 1,000,000.00	991,368.66 0.00 0.00 991,728.30	18,469.95 20,000.00 1,868.13 3,398.19	359.64 0.00 359.64 3,757.83	3,757.83
91282CMF5	UNITED STATES TREASURY 4.25 01/15/2028	01/28/2025 01/29/2025 1,000,000.00	1,000,224.04 0.00 0.00 1,000,215.08	16,052.99 0.00 19,633.15 3,580.16	0.00 (8.96) (8.96) 3,571.20	3,571.20
91282CMH1	UNITED STATES TREASURY 4.125 01/31/2027	01/28/2025 01/31/2025 1,000,000.00	999,224.96 0.00 0.00 999,281.36	13,787.36 0.00 17,262.23 3,474.86	56.40 0.00 56.40 3,531.26	3,531.26
91282CMN8	UNITED STATES TREASURY 4.25 02/15/2028	04/08/2025 04/09/2025 600,000.00	605,692.57 0.00 0.00 605,473.63	7,483.70 0.00 9,631.79 2,148.10	0.00 (218.95) (218.95) 1,929.15	1,929.15
91282CND9	UNITED STATES TREASURY 3.75 05/15/2028	05/13/2025 05/15/2025 1,100,000.00	1,094,765.97 0.00 0.00 1,094,947.06	1,823.20 0.00 5,355.66 3,532.46	181.09 0.00 181.09 3,713.55	3,713.55
91282CNM9	UNITED STATES TREASURY 3.875 07/15/2028	07/09/2025 07/15/2025 750,000.00	750,588.37 0.00 0.00 750,569.31	10,977.41 0.00 13,425.61 2,448.20	0.00 (19.06) (19.06) 2,429.14	2,429.14
91282CNU1	UNITED STATES TREASURY 3.625 08/15/2028	10/07/2025 10/08/2025 1,000,000.00	1,001,185.22 0.00 0.00 1,001,148.03	10,638.59 0.00 13,692.26 3,053.67	0.00 (37.19) (37.19) 3,016.48	3,016.48
91282CNY3	UNITED STATES TREASURY 3.375 09/15/2028	09/11/2025 09/15/2025 750,000.00	748,175.01 0.00 0.00 748,230.53	5,384.15 0.00 7,551.80 2,167.65	55.52 0.00 55.52 2,223.16	2,223.16

INCOME EARNED

City of Tamarac | Account #11314 | As of December 31, 2025

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CPC9	UNITED STATES TREASURY 3.5 10/15/2028	11/05/2025 11/06/2025 1,000,000.00	996,108.38 0.00 0.00 996,223.38	4,519.23 0.00 7,500.00 2,980.77	115.01 0.00 115.01 3,095.77	3,095.77
91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	09/26/2024 09/27/2024 350,000.00	344,467.27 0.00 0.00 344,718.39	1,319.31 0.00 2,179.72 860.42	251.12 0.00 251.12 1,111.54	1,111.54
92970QAE5	WFCIT 2024-2 A 4.29 10/15/2029	08/12/2025 08/13/2025 500,000.00	502,741.98 0.00 0.00 502,617.53	953.33 1,787.50 953.33 1,787.50	0.00 (124.45) (124.45) 1,663.05	1,663.05
931142EM1	WALMART INC 3.05 07/08/2026	01/24/2022 01/26/2022 375,000.00	377,186.79 0.00 0.00 376,757.73	4,543.23 0.00 5,496.35 953.13	0.00 (429.05) (429.05) 524.07	524.07
95000U3A9	WELLS FARGO & CO 4.808 07/25/2028	01/14/2025 01/15/2025 500,000.00	497,608.40 0.00 0.00 497,731.76	8,414.00 0.00 10,417.33 2,003.33	123.36 0.00 123.36 2,126.69	2,126.69
Total Fixed Income		**40,960,000.00**	**40,580,437.70** **1,724,569.65** **(1,497,399.68)** **40,814,600.04**	**374,358.94** **149,196.32** **370,576.66** **145,414.04**	**10,110.12** **(3,117.75)** **6,992.37** **152,406.41**	**152,406.41**
TOTAL PORTFOLIO		**41,041,779.25**	**40,758,619.19** **2,370,292.70** **(2,217,026.57)** **40,896,379.29**	**374,358.94** **150,183.95** **370,576.66** **146,401.67**	**10,110.12** **(3,117.75)** **6,992.37** **153,394.04**	**153,394.04**

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
JANUARY 2026							
01/02/2026	Dividend	31846V203	0.00	FIRST AMER:GVT OBLG Y	364.23		364.23
01/08/2026	Coupon	89236TMY8	500,000.00	TOYOTA MOTOR CREDIT CORP 4.6 01/08/2027		11,500.00	11,500.00
01/08/2026	Coupon	931142EM1	375,000.00	WALMART INC 3.05 07/08/2026		5,718.75	5,718.75
01/15/2026	Coupon	02582JKV1	500,000.00	AMXCA 2025-4 A 4.3 07/15/2030		1,791.67	1,791.67
01/15/2026	Coupon	161571HZ0	250,000.00	CHAIT 2025-1 A 4.16 07/15/2030		866.67	866.67
01/15/2026	Coupon	24422EXV6	350,000.00	JOHN DEERE CAPITAL CORP 4.2 07/15/2027		7,350.00	7,350.00
01/15/2026	Coupon	91282CJT9	500,000.00	UNITED STATES TREASURY 4.0 01/15/2027		10,000.00	10,000.00
01/15/2026	Coupon	91282CMF5	1,000,000.00	UNITED STATES TREASURY 4.25 01/15/2028		21,250.00	21,250.00
01/15/2026	Coupon	91282CNM9	750,000.00	UNITED STATES TREASURY 3.875 07/15/2028		14,531.25	14,531.25
01/15/2026	Coupon	92970QAE5	500,000.00	WFCIT 2024-2 A 4.29 10/15/2029		1,787.50	1,787.50
01/21/2026	Coupon	06406RBX4	500,000.00	BANK OF NEW YORK MELLON CORP 4.89 07/21/2028		12,225.00	12,225.00
01/23/2026	Coupon	06051GHM4	300,000.00	BANK OF AMERICA CORP 4.271 07/23/2029		6,406.50	6,406.50
01/23/2026	Coupon	46647PAM8	300,000.00	JPMORGAN CHASE & CO 3.509 01/23/2029		5,263.50	5,263.50
01/26/2026	Coupon	61744YAP3	300,000.00	MORGAN STANLEY 3.772 01/24/2029		5,658.00	5,658.00
01/26/2026	Coupon	95000U3A9	500,000.00	WELLS FARGO & CO 4.808 07/25/2028		12,020.00	12,020.00
January 2026 Total					**364.23**	**116,368.83**	**116,733.06**
FEBRUARY 2026							
02/02/2026	Coupon	91159HJK7	300,000.00	US BANCORP 4.653 02/01/2029		6,979.50	6,979.50
02/02/2026	Coupon	91282CFB2	500,000.00	UNITED STATES TREASURY 2.75 07/31/2027		6,875.00	6,875.00
02/02/2026	Coupon	91282CJW2	1,150,000.00	UNITED STATES TREASURY 4.0 01/31/2029		23,000.00	23,000.00
02/02/2026	Coupon	91282CLB5	500,000.00	UNITED STATES TREASURY 4.375 07/31/2026		10,937.50	10,937.50
02/02/2026	Coupon	91282CLC3	1,200,000.00	UNITED STATES TREASURY 4.0 07/31/2029		24,000.00	24,000.00
02/02/2026	Coupon	91282CMH1	1,000,000.00	UNITED STATES TREASURY 4.125 01/31/2027		20,625.00	20,625.00
02/16/2026	Coupon	161571HZ0	250,000.00	CHAIT 2025-1 A 4.16 07/15/2030		866.67	866.67
02/17/2026	Coupon	02582JKV1	500,000.00	AMXCA 2025-4 A 4.3 07/15/2030		1,791.67	1,791.67
02/17/2026	Coupon	756109BG8	350,000.00	REALTY INCOME CORP 3.95 08/15/2027		6,912.50	6,912.50
02/17/2026	Coupon	912828V98	500,000.00	UNITED STATES TREASURY 2.25 02/15/2027		5,625.00	5,625.00
02/17/2026	Coupon	91282CMN8	600,000.00	UNITED STATES TREASURY 4.25 02/15/2028		12,750.00	12,750.00
02/17/2026	Coupon	91282CNU1	1,000,000.00	UNITED STATES TREASURY 3.625 08/15/2028		18,125.00	18,125.00
02/17/2026	Coupon	92970QAE5	500,000.00	WFCIT 2024-2 A 4.29 10/15/2029		1,787.50	1,787.50

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
February 2026 Total						**140,275.33**	**140,275.33**
MARCH 2026							
03/02/2026	Coupon	91282CBQ3	650,000.00	UNITED STATES TREASURY 0.5 02/28/2026		1,625.00	1,625.00
03/02/2026	Final Maturity	91282CBQ3	650,000.00	UNITED STATES TREASURY 0.5 02/28/2026	650,000.00		650,000.00
03/02/2026	Coupon	91282CFH9	500,000.00	UNITED STATES TREASURY 3.125 08/31/2027		7,812.50	7,812.50
03/02/2026	Coupon	91282CLH2	500,000.00	UNITED STATES TREASURY 3.75 08/31/2026		9,375.00	9,375.00
03/11/2026	Coupon	037833DN7	375,000.00	APPLE INC 2.05 09/11/2026		3,843.75	3,843.75
03/16/2026	Coupon	02582JKV1	500,000.00	AMXCA 2025-4 A 4.3 07/15/2030		1,791.67	1,791.67
03/16/2026	Coupon	161571HZ0	250,000.00	CHAIT 2025-1 A 4.16 07/15/2030		866.67	866.67
03/16/2026	Coupon	437076DH2	400,000.00	HOME DEPOT INC 3.75 09/15/2028		7,500.00	7,500.00
03/16/2026	Coupon	63743HFT4	350,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.12 09/16/2027		7,210.00	7,210.00
03/16/2026	Coupon	91282CLL3	1,000,000.00	UNITED STATES TREASURY 3.375 09/15/2027		16,875.00	16,875.00
03/16/2026	Coupon	91282CNY3	750,000.00	UNITED STATES TREASURY 3.375 09/15/2028		12,656.25	12,656.25
03/16/2026	Coupon	92970QAE5	500,000.00	WFCIT 2024-2 A 4.29 10/15/2029		1,787.50	1,787.50
03/31/2026	Coupon	91282CBS9	1,000,000.00	UNITED STATES TREASURY 1.25 03/31/2028		6,250.00	6,250.00
03/31/2026	Coupon	91282CCZ2	450,000.00	UNITED STATES TREASURY 0.875 09/30/2026		1,968.75	1,968.75
03/31/2026	Coupon	91282CEF4	500,000.00	UNITED STATES TREASURY 2.5 03/31/2027		6,250.00	6,250.00
03/31/2026	Coupon	91282CJA0	1,000,000.00	UNITED STATES TREASURY 4.625 09/30/2028		23,125.00	23,125.00
03/31/2026	Coupon	91282CKG5	1,000,000.00	UNITED STATES TREASURY 4.125 03/31/2029		20,625.00	20,625.00
03/31/2026	Coupon	91282CLN9	725,000.00	UNITED STATES TREASURY 3.5 09/30/2029		12,687.50	12,687.50
March 2026 Total					**650,000.00**	**142,249.58**	**792,249.58**
APRIL 2026							
04/01/2026	Coupon	369550BL1	350,000.00	GENERAL DYNAMICS CORP 3.5 04/01/2027		6,125.00	6,125.00
04/02/2026	Coupon	3133ERVU2	500,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.5 10/02/2026		8,750.00	8,750.00
04/06/2026	Coupon	02665WFP1	350,000.00	AMERICAN HONDA FINANCE CORP 4.4 10/05/2026		7,700.00	7,700.00
04/09/2026	Coupon	3130B3A29	500,000.00	FEDERAL HOME LOAN BANKS 4.0 10/09/2026		10,000.00	10,000.00
04/15/2026	Coupon	02582JKV1	500,000.00	AMXCA 2025-4 A 4.3 07/15/2030		1,791.67	1,791.67
04/15/2026	Coupon	161571HZ0	250,000.00	CHAIT 2025-1 A 4.16 07/15/2030		866.67	866.67

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
04/15/2026	Coupon	91282CKJ9	500,000.00	UNITED STATES TREASURY 4.5 04/15/2027		11,250.00	11,250.00
04/15/2026	Coupon	91282CLQ2	500,000.00	UNITED STATES TREASURY 3.875 10/15/2027		9,687.50	9,687.50
04/15/2026	Coupon	91282CPC9	1,000,000.00	UNITED STATES TREASURY 3.5 10/15/2028		17,500.00	17,500.00
04/15/2026	Coupon	91324PDE9	350,000.00	UNITEDHEALTH GROUP INC 2.95 10/15/2027		5,162.50	5,162.50
04/15/2026	Coupon	92970QAE5	500,000.00	WFCIT 2024-2 A 4.29 10/15/2029		1,787.50	1,787.50
04/20/2026	Coupon	61747YER2	350,000.00	MORGAN STANLEY 4.21 04/20/2028		7,367.50	7,367.50
04/27/2026	Coupon	06051GKP3	350,000.00	BANK OF AMERICA CORP 4.376 04/27/2028		7,658.00	7,658.00
04/27/2026	Coupon	46647PDA1	350,000.00	JPMORGAN CHASE & CO 4.323 04/26/2028		7,565.25	7,565.25
04/30/2026	Coupon	91282CBW0	650,000.00	UNITED STATES TREASURY 0.75 04/30/2026		2,437.50	2,437.50
04/30/2026	Final Maturity	91282CBW0	650,000.00	UNITED STATES TREASURY 0.75 04/30/2026	650,000.00		650,000.00
04/30/2026	Coupon	91282CHA2	500,000.00	UNITED STATES TREASURY 3.5 04/30/2028		8,750.00	8,750.00
04/30/2026	Coupon	91282CLS8	500,000.00	UNITED STATES TREASURY 4.125 10/31/2026		10,312.50	10,312.50
April 2026 Total					**650,000.00**	**124,711.58**	**774,711.58**
MAY 2026							
05/14/2026	Coupon	14913UBD1	500,000.00	CATERPILLAR FINANCIAL SERVICES CORP 3.95 11/14/2028		9,875.00	9,875.00
05/15/2026	Coupon	02582JKV1	500,000.00	AMXCA 2025-4 A 4.3 07/15/2030		1,791.67	1,791.67
05/15/2026	Coupon	161571HZ0	250,000.00	CHAIT 2025-1 A 4.16 07/15/2030		866.67	866.67
05/15/2026	Coupon	911312BM7	350,000.00	UNITED PARCEL SERVICE INC 3.05 11/15/2027		5,337.50	5,337.50
05/15/2026	Coupon	912828U24	500,000.00	UNITED STATES TREASURY 2.0 11/15/2026		5,000.00	5,000.00
05/15/2026	Coupon	912828X88	500,000.00	UNITED STATES TREASURY 2.375 05/15/2027		5,937.50	5,937.50
05/15/2026	Coupon	91282CHB0	500,000.00	UNITED STATES TREASURY 3.625 05/15/2026		9,062.50	9,062.50
05/15/2026	Final Maturity	91282CHB0	500,000.00	UNITED STATES TREASURY 3.625 05/15/2026	500,000.00		500,000.00
05/15/2026	Coupon	91282CLX7	500,000.00	UNITED STATES TREASURY 4.125 11/15/2027		10,312.50	10,312.50
05/15/2026	Coupon	91282CND9	1,100,000.00	UNITED STATES TREASURY 3.75 05/15/2028		20,625.00	20,625.00
05/15/2026	Coupon	92970QAE5	500,000.00	WFCIT 2024-2 A 4.29 10/15/2029		1,787.50	1,787.50
05/20/2026	Coupon	023135CS3	250,000.00	AMAZON.COM INC 3.9 11/20/2028		4,875.00	4,875.00
May 2026 Total					**500,000.00**	**75,470.83**	**575,470.83**
JUNE 2026							
06/01/2026	Coupon	91282CJN2	1,000,000.00	UNITED STATES TREASURY 4.375 11/30/2028		21,875.00	21,875.00
06/15/2026	Coupon	02582JKV1	500,000.00	AMXCA 2025-4 A 4.3 07/15/2030		1,791.67	1,791.67
06/15/2026	Coupon	161571HZ0	250,000.00	CHAIT 2025-1 A 4.16 07/15/2030		866.67	866.67

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/15/2026	Coupon	91282CHH7	500,000.00	UNITED STATES TREASURY 4.125 06/15/2026		10,312.50	10,312.50
06/15/2026	Final Maturity	91282CHH7	500,000.00	UNITED STATES TREASURY 4.125 06/15/2026	500,000.00		500,000.00
06/15/2026	Coupon	91282CJP7	500,000.00	UNITED STATES TREASURY 4.375 12/15/2026		10,937.50	10,937.50
06/15/2026	Coupon	91282CKV2	1,000,000.00	UNITED STATES TREASURY 4.625 06/15/2027		23,125.00	23,125.00
06/15/2026	Coupon	91282CMB4	1,000,000.00	UNITED STATES TREASURY 4.0 12/15/2027		20,000.00	20,000.00
06/15/2026	Coupon	92970QAE5	500,000.00	WFCIT 2024-2 A 4.29 10/15/2029		1,787.50	1,787.50
06/30/2026	Coupon	91282CDQ1	835,000.00	UNITED STATES TREASURY 1.25 12/31/2026		5,218.75	5,218.75
06/30/2026	Coupon	91282CEV9	750,000.00	UNITED STATES TREASURY 3.25 06/30/2029		12,187.50	12,187.50
06/30/2026	Coupon	91282CEW7	500,000.00	UNITED STATES TREASURY 3.25 06/30/2027		8,125.00	8,125.00
06/30/2026	Coupon	91282CHK0	500,000.00	UNITED STATES TREASURY 4.0 06/30/2028		10,000.00	10,000.00
06/30/2026	Coupon	91282CJR3	500,000.00	UNITED STATES TREASURY 3.75 12/31/2028		9,375.00	9,375.00
June 2026 Total					**500,000.00**	**135,602.08**	**635,602.08**
JULY 2026							
07/08/2026	Coupon	89236TMY8	500,000.00	TOYOTA MOTOR CREDIT CORP 4.6 01/08/2027		11,500.00	11,500.00
07/08/2026	Coupon	931142EM1	375,000.00	WALMART INC 3.05 07/08/2026		5,718.75	5,718.75
07/08/2026	Final Maturity	931142EM1	375,000.00	WALMART INC 3.05 07/08/2026	375,000.00		375,000.00
07/15/2026	Coupon	02582JKV1	500,000.00	AMXCA 2025-4 A 4.3 07/15/2030		1,791.67	1,791.67
07/15/2026	Coupon	161571HZ0	250,000.00	CHAIT 2025-1 A 4.16 07/15/2030		866.67	866.67
07/15/2026	Coupon	24422EXV6	350,000.00	JOHN DEERE CAPITAL CORP 4.2 07/15/2027		7,350.00	7,350.00
07/15/2026	Coupon	91282CJT9	500,000.00	UNITED STATES TREASURY 4.0 01/15/2027		10,000.00	10,000.00
07/15/2026	Coupon	91282CMF5	1,000,000.00	UNITED STATES TREASURY 4.25 01/15/2028		21,250.00	21,250.00
07/15/2026	Coupon	91282CNM9	750,000.00	UNITED STATES TREASURY 3.875 07/15/2028		14,531.25	14,531.25
07/15/2026	Coupon	92970QAE5	500,000.00	WFCIT 2024-2 A 4.29 10/15/2029		1,787.50	1,787.50
07/21/2026	Coupon	06406RBX4	500,000.00	BANK OF NEW YORK MELLON CORP 4.89 07/21/2028		12,225.00	12,225.00
07/23/2026	Coupon	06051GHM4	300,000.00	BANK OF AMERICA CORP 4.271 07/23/2029		6,406.50	6,406.50
07/23/2026	Coupon	46647PAM8	300,000.00	JPMORGAN CHASE & CO 3.509 01/23/2029		5,263.50	5,263.50
07/24/2026	Coupon	61744YAP3	300,000.00	MORGAN STANLEY 3.772 01/24/2029		5,658.00	5,658.00
07/27/2026	Coupon	95000U3A9	500,000.00	WELLS FARGO & CO 4.808 07/25/2028		12,020.00	12,020.00
07/31/2026	Coupon	91282CFB2	500,000.00	UNITED STATES TREASURY 2.75 07/31/2027		6,875.00	6,875.00
07/31/2026	Coupon	91282CJW2	1,150,000.00	UNITED STATES TREASURY 4.0 01/31/2029		23,000.00	23,000.00
07/31/2026	Coupon	91282CLB5	500,000.00	UNITED STATES TREASURY 4.375 07/31/2026		10,937.50	10,937.50

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/31/2026	Final Maturity	91282CLB5	500,000.00	UNITED STATES TREASURY 4.375 07/31/2026	500,000.00		500,000.00
07/31/2026	Coupon	91282CLC3	1,200,000.00	UNITED STATES TREASURY 4.0 07/31/2029		24,000.00	24,000.00
07/31/2026	Coupon	91282CMH1	1,000,000.00	UNITED STATES TREASURY 4.125 01/31/2027		20,625.00	20,625.00
July 2026 Total					**875,000.00**	**201,806.33**	**1,076,806.33**
AUGUST 2026							
08/03/2026	Coupon	91159HJK7	300,000.00	US BANCORP 4.653 02/01/2029		6,979.50	6,979.50
08/17/2026	Coupon	02582JKV1	500,000.00	AMXCA 2025-4 A 4.3 07/15/2030		1,791.67	1,791.67
08/17/2026	Coupon	161571HZ0	250,000.00	CHAIT 2025-1 A 4.16 07/15/2030		866.67	866.67
08/17/2026	Coupon	756109BG8	350,000.00	REALTY INCOME CORP 3.95 08/15/2027		6,912.50	6,912.50
08/17/2026	Coupon	912828V98	500,000.00	UNITED STATES TREASURY 2.25 02/15/2027		5,625.00	5,625.00
08/17/2026	Coupon	91282CMN8	600,000.00	UNITED STATES TREASURY 4.25 02/15/2028		12,750.00	12,750.00
08/17/2026	Coupon	91282CNU1	1,000,000.00	UNITED STATES TREASURY 3.625 08/15/2028		18,125.00	18,125.00
08/17/2026	Coupon	92970QAE5	500,000.00	WFCIT 2024-2 A 4.29 10/15/2029		1,787.50	1,787.50
08/31/2026	Coupon	91282CFH9	500,000.00	UNITED STATES TREASURY 3.125 08/31/2027		7,812.50	7,812.50
08/31/2026	Coupon	91282CLH2	500,000.00	UNITED STATES TREASURY 3.75 08/31/2026		9,375.00	9,375.00
08/31/2026	Final Maturity	91282CLH2	500,000.00	UNITED STATES TREASURY 3.75 08/31/2026	500,000.00		500,000.00
August 2026 Total					**500,000.00**	**72,025.33**	**572,025.33**
SEPTEMBER 2026							
09/11/2026	Coupon	037833DN7	375,000.00	APPLE INC 2.05 09/11/2026		3,843.75	3,843.75
09/11/2026	Final Maturity	037833DN7	375,000.00	APPLE INC 2.05 09/11/2026	375,000.00		375,000.00
09/15/2026	Coupon	02582JKV1	500,000.00	AMXCA 2025-4 A 4.3 07/15/2030		1,791.67	1,791.67
09/15/2026	Coupon	161571HZ0	250,000.00	CHAIT 2025-1 A 4.16 07/15/2030		866.67	866.67
09/15/2026	Coupon	437076DH2	400,000.00	HOME DEPOT INC 3.75 09/15/2028		7,500.00	7,500.00
09/15/2026	Coupon	91282CLL3	1,000,000.00	UNITED STATES TREASURY 3.375 09/15/2027		16,875.00	16,875.00
09/15/2026	Coupon	91282CNY3	750,000.00	UNITED STATES TREASURY 3.375 09/15/2028		12,656.25	12,656.25
09/15/2026	Coupon	92970QAE5	500,000.00	WFCIT 2024-2 A 4.29 10/15/2029		1,787.50	1,787.50
09/16/2026	Coupon	63743HFT4	350,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.12 09/16/2027		7,210.00	7,210.00
09/30/2026	Coupon	91282CBS9	1,000,000.00	UNITED STATES TREASURY 1.25 03/31/2028		6,250.00	6,250.00
09/30/2026	Coupon	91282CCZ2	450,000.00	UNITED STATES TREASURY 0.875 09/30/2026		1,968.75	1,968.75
09/30/2026	Final Maturity	91282CCZ2	450,000.00	UNITED STATES TREASURY 0.875 09/30/2026	450,000.00		450,000.00
09/30/2026	Coupon	91282CEF4	500,000.00	UNITED STATES TREASURY 2.5 03/31/2027		6,250.00	6,250.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/30/2026	Coupon	91282CJA0	1,000,000.00	UNITED STATES TREASURY 4.625 09/30/2028		23,125.00	23,125.00
09/30/2026	Coupon	91282CKG5	1,000,000.00	UNITED STATES TREASURY 4.125 03/31/2029		20,625.00	20,625.00
09/30/2026	Coupon	91282CLN9	725,000.00	UNITED STATES TREASURY 3.5 09/30/2029		12,687.50	12,687.50
September 2026 Total					**825,000.00**	**123,437.08**	**948,437.08**
OCTOBER 2026							
10/01/2026	Coupon	369550BL1	350,000.00	GENERAL DYNAMICS CORP 3.5 04/01/2027		6,125.00	6,125.00
10/02/2026	Coupon	3133ERVU2	500,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.5 10/02/2026		8,750.00	8,750.00
10/02/2026	Final Maturity	3133ERVU2	500,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.5 10/02/2026	500,000.00		500,000.00
10/05/2026	Coupon	02665WFP1	350,000.00	AMERICAN HONDA FINANCE CORP 4.4 10/05/2026		7,700.00	7,700.00
10/05/2026	Final Maturity	02665WFP1	350,000.00	AMERICAN HONDA FINANCE CORP 4.4 10/05/2026	350,000.00		350,000.00
10/09/2026	Coupon	3130B3A29	500,000.00	FEDERAL HOME LOAN BANKS 4.0 10/09/2026		10,000.00	10,000.00
10/09/2026	Final Maturity	3130B3A29	500,000.00	FEDERAL HOME LOAN BANKS 4.0 10/09/2026	500,000.00		500,000.00
10/15/2026	Coupon	02582JKV1	500,000.00	AMXCA 2025-4 A 4.3 07/15/2030		1,791.67	1,791.67
10/15/2026	Coupon	161571HZ0	250,000.00	CHAIT 2025-1 A 4.16 07/15/2030		866.67	866.67
10/15/2026	Coupon	91282CKJ9	500,000.00	UNITED STATES TREASURY 4.5 04/15/2027		11,250.00	11,250.00
10/15/2026	Coupon	91282CLQ2	500,000.00	UNITED STATES TREASURY 3.875 10/15/2027		9,687.50	9,687.50
10/15/2026	Coupon	91282CPC9	1,000,000.00	UNITED STATES TREASURY 3.5 10/15/2028		17,500.00	17,500.00
10/15/2026	Coupon	91324PDE9	350,000.00	UNITEDHEALTH GROUP INC 2.95 10/15/2027		5,162.50	5,162.50
10/15/2026	Coupon	92970QAE5	500,000.00	WFCIT 2024-2 A 4.29 10/15/2029		1,787.50	1,787.50
10/20/2026	Coupon	61747YER2	350,000.00	MORGAN STANLEY 4.21 04/20/2028		7,367.50	7,367.50
10/26/2026	Coupon	46647PDA1	350,000.00	JPMORGAN CHASE & CO 4.323 04/26/2028		7,565.25	7,565.25
10/27/2026	Coupon	06051GKP3	350,000.00	BANK OF AMERICA CORP 4.376 04/27/2028		7,658.00	7,658.00
October 2026 Total					**1,350,000.00**	**103,211.58**	**1,453,211.58**
NOVEMBER 2026							
11/02/2026	Coupon	91282CHA2	500,000.00	UNITED STATES TREASURY 3.5 04/30/2028		8,750.00	8,750.00
11/02/2026	Coupon	91282CLS8	500,000.00	UNITED STATES TREASURY 4.125 10/31/2026		10,312.50	10,312.50
11/02/2026	Final Maturity	91282CLS8	500,000.00	UNITED STATES TREASURY 4.125 10/31/2026	500,000.00		500,000.00
11/16/2026	Coupon	02582JKV1	500,000.00	AMXCA 2025-4 A 4.3 07/15/2030		1,791.67	1,791.67

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/16/2026	Coupon	14913UBD1	500,000.00	CATERPILLAR FINANCIAL SERVICES CORP 3.95 11/14/2028		9,875.00	9,875.00
11/16/2026	Coupon	161571HZ0	250,000.00	CHAIT 2025-1 A 4.16 07/15/2030		866.67	866.67
11/16/2026	Coupon	911312BM7	350,000.00	UNITED PARCEL SERVICE INC 3.05 11/15/2027		5,337.50	5,337.50
11/16/2026	Coupon	912828U24	500,000.00	UNITED STATES TREASURY 2.0 11/15/2026		5,000.00	5,000.00
11/16/2026	Final Maturity	912828U24	500,000.00	UNITED STATES TREASURY 2.0 11/15/2026	500,000.00		500,000.00
11/16/2026	Coupon	912828X88	500,000.00	UNITED STATES TREASURY 2.375 05/15/2027		5,937.50	5,937.50
11/16/2026	Coupon	91282CLX7	500,000.00	UNITED STATES TREASURY 4.125 11/15/2027		10,312.50	10,312.50
11/16/2026	Coupon	91282CND9	1,100,000.00	UNITED STATES TREASURY 3.75 05/15/2028		20,625.00	20,625.00
11/16/2026	Coupon	92970QAE5	500,000.00	WFCIT 2024-2 A 4.29 10/15/2029		1,787.50	1,787.50
11/20/2026	Coupon	023135CS3	250,000.00	AMAZON.COM INC 3.9 11/20/2028		4,875.00	4,875.00
11/30/2026	Coupon	91282CJN2	1,000,000.00	UNITED STATES TREASURY 4.375 11/30/2028		21,875.00	21,875.00
November 2026 Total					**1,000,000.00**	**107,345.83**	**1,107,345.83**
Grand Total			**92,135,000.00**		**6,850,364.23**	**1,342,504.42**	**8,192,868.65**

Chandler Asset Management, Inc. ("Chandler") is an SEC registered investment adviser. For additional information about our firm, please see our current disclosures (Form ADV). To obtain a copy of our current disclosures, you may contact your client service representative by calling the number on the front of this statement or you may visit our website at www.chandlerasset.com.

Information contained in this monthly statement is confidential and is provided for informational purposes only and should not be construed as specific investment or legal advice. The information contained herein was obtained from sources believed to be reliable as of the date of this statement, but may become outdated or superseded at any time without notice.

Custody: Your qualified custodian bank maintains control of all assets reflected in this statement and we urge you to compare this statement to the one you receive from your qualified custodian. Chandler does not have any authority to withdraw or deposit funds from/to the custodian account.

Valuation: Prices are provided by IDC, an independent pricing source. In the event IDC does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance: Performance results are presented gross-of-advisory fees and represent the client's Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

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Ratings: Ratings information have been provided by Moody's, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest.

Benchmark	Disclosure
ICE BofA 1-3 Yr US Treasury & Agency Index	The ICE BofA 1-3 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody's, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than three years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of $1 billion for sovereigns and $250 million for agencies.

TAMARAC
The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE:	February 11, 2026
SUBMITTED BY:	Kimberly Dillon
ITEM TYPE:	Minutes
AGENDA SECTION:	**CONSENT AGENDA**
TITLE:	Approval of January 14, 2026, Regular Commission Meeting Minutes.

ATTACHMENTS:
011426 COT-CC Regular Meeting Draft Minutes .docx

CITY OF TAMARAC
REGULAR CITY COMMISSION MEETING

Commission Chambers
Wednesday, January 14, 2026
7:00 PM
1st Draft Minutes

CALL TO ORDER:
Mayor Michelle J. Gomez called the Wednesday, January 14, 2026, City Commission meeting, being held in Commission Chambers, to order at 7:00 PM.

ROLL CALL:
Present were Mayor Michelle J. Gomez, Vice Mayor Marlon D. Bolton, Commissioner Kicia Daniel, Commissioner Morey Wright Jr. and Commissioner Krystal Patterson.

Also present were City Manager Levent Sucuoglu, Deputy City Manager Maxine Calloway, City Attorney Hans Ottinot, and City Clerk Kimberly Dillon.

PLEDGE OF ALLEGIANCE:

Vice Mayor Bolton led the Pledge of Allegiance and moment of silence.

1. CITY ATTORNEY REPORT

City Attorney Hans Ottinot reported on two primary matters. First, City Attorney Ottinot addressed the statutory gift cap applicable to elected officials, explaining recent guidance and emphasizing compliance with state ethics requirements. City Attorney Ottinot outlined limitations on gifts, reporting obligations, and the importance of avoiding even the appearance of impropriety.

Second, City Attorney Ottinot provided a legal update regarding Tamarac Village and asked for a motion to retain legal counsel for the case.

Moved by Vice Mayor Bolton; seconded by Commissioner Daniel to authorize the retention of outside counsel as requested by the City Attorney.

Mayor Gomez opened public comment. No one came forth to speak. Mayor Gomez closed public comment.

No discussion by the City Commission.

Motion Approved: 5-0.

Voting For: Mayor Gomez, Commissioner Wright Jr., Commissioner Patterson, Vice Mayor Bolton, and Commissioner Daniel. Voting Against: None.

2. CITY MANAGER REPORT

2.a. Presentation on Adopted Property Tax and Proposed Legislation for 2026 *Presented by Marty Kiar, Broward County Property Appraiser*

Mr. Marty Kiar, Broward County Property Appraiser, provided a presentation regarding the adopted property tax framework and proposed legislation for 2026. Mr. Kiar reviewed assessment trends, property value increases, and the impact of homestead exemptions. Mr. Kiar explained proposed legislative changes under consideration at the state level and discussed potential implications for local revenues and taxpayer protections. Commissioners asked questions regarding valuation increases, exemptions for senior residents, and long-term revenue impacts.

2.b Broward County Property Appraiser's Team Proclamation *Requested by Michelle J. Gomez, Mayor*

Mayor Gomez presented a proclamation recognizing the Broward County Property Appraiser's Office for service and professionalism. Mayor Gomez thanked Mr. Kiar and his team for public outreach and responsiveness to residents.

2.c CRNA Week Proclamation *Requested by Michelle J. Gomez, Mayor*

Mayor Gomez presented a proclamation recognizing Certified Registered Nurse Anesthetists Week. Mayor Gomez acknowledged the essential role CRNAs play in healthcare delivery and patient safety.

2.d Human Trafficking Awareness Proclamation *Requested by Michelle J. Gomez, Mayor*

Mayor Gomez presented the Human Trafficking Awareness Proclamation and emphasized the City's commitment to awareness, prevention, and victim support initiatives.

2.e Arbor Day Proclamation *Requested by Mustafa Albassam, Public Services Director*

Public Services Director Mustafa Albassam requested the Arbor Day Proclamation. Mayor Gomez read the proclamation recognizing January 16, 2026, as Arbor Day in the City of Tamarac and highlighting Tamarac's designation as a Tree City USA community. Mr.

Albassam thanked the City Commission and discussed ongoing tree preservation, beautification, and sustainability efforts.

City Manager Sucuoglu then recognized Mr. Albassam's service.

2.f BSO Monthly Update

Captain Franks provided a monthly update regarding public safety operations, staffing, and response metrics. Commissioners asked questions regarding staffing levels, response times, and community policing initiatives. Captain Franks responded to questions and outlined efforts to address service demands.

2.g Investment Report - October 2025

2.h Investment Report - November 2025

City Manager Levent Sucuoglu recognized long-serving employees and announced recent City updates. Mr. Sucuoglu acknowledged the retirement of Brian London after 36 years of service with the City of Tamarac and announced the upcoming retirement of Tom Vreeland following nearly 29 years of service. He thanked both employees for their dedication and contributions to the City and its residents and wished them well in retirement.

City Manager Sucuoglu announced the results of the Tamarac Neighborhood Holiday Lights Contest. He reported that 17 homes participated and that the contest received thousands of community votes, reflecting strong resident engagement and holiday spirit. He announced the winners as Michael Applegate, Liz Smith, and Jason Johnson and thanked all residents who participated and voted. He stated the City anticipated expanded participation in future years.

City Manager Sucuoglu encouraged residents to review the City's events calendar, noting it is accessible via the City's website and QR code and provides information on upcoming events and Commissioner initiatives. He also promoted Tamarac TV as a resource for viewing past meetings and accessing City programming and public information.

City Manager Sucuoglu announced that all City facilities would be closed on Monday, January 19, 2026, in observance of Martin Luther King Jr. Day. He invited the public to attend the "Rhythm of a Dream" Martin Luther King Jr. Performing Arts Celebration scheduled for Friday, January 16, 2026, at the Tamarac Community Center.

City Manager Sucuoglu concluded by announcing the next Regular City Commission Meeting would be held on Thursday, January 29, 2026, at 9:30 AM., due to legislative meetings in Tallahassee.

3. PUBLIC PARTICIPATION

Mayor Gomez briefly reviewed the rules for public participation were posted and opened the floor to comments from the public.

1) Jeffrey Shapiro, Woodlands 8, addressed the Commission regarding development activity within the Woodlands community. Mr. Shapiro stated progress had been made by the 13th Floor developer, including proper permitting, clearly marked tree removals, efficient work, and timely site cleanup. He noted signage directing construction vehicles away from residential entrances and stated residents do not control the property but that required permits had been obtained.

2) Gwendolyn Dudley, Fort Lauderdale, addressed the Commission regarding pedestrian safety along Commercial Boulevard near 94th Avenue. Ms. Dudley expressed concern for children crossing the roadway without a crossing guard and stated she had contacted multiple agencies seeking assistance. Ms. Dudley requested support in securing a crossing guard. City staff advised efforts were underway and progress was being made.

3) Gary Gray, Isles of Tamarac, addressed the Commission and encouraged professional conduct during meetings. Mr. Gray expressed appreciation for the orderly nature of the current meeting and emphasized the importance of respectful behavior by elected officials.

4) Mark Goggin, Tamarac Lake South, addressed the Commission and encouraged kindness and civility in City proceedings. Mr. Goggin referenced past initiatives promoting respectful conduct and urged Commissioners to maintain professionalism during meetings.

5) Barbara Mack Yen, Woodlands, addressed the Commission regarding conditions along Rock Island Road. Ms. Mack Yen thanked the City for improvements made along Commercial Boulevard and inquired about potential enhancements on the south side of Rock Island Road. She raised concerns regarding tree removal, wildlife displacement, and development activity by 13th Floor. Commission members noted the developer would address the area and additional information would be provided.

6) Patty Lynn, Mainlands 8, addressed the Commission regarding City staff transitions and governance. Ms. Lynn congratulated staff assuming new roles and encouraged consideration of citywide elections with district residency requirements. Ms. Lynn emphasized unity and representation for all Tamarac residents.

4. COMMISSION REPORTS:

Vice Mayor Bolton and Commissioner Wright, Jr, had no report.

Commissioner Patterson provided remarks welcoming the new year, thanked the Broward County Property Appraiser for attending on short notice, and emphasized the importance of awareness regarding legislative activity in Tallahassee, particularly potential property tax reform. Commissioner Patterson announced the KIND Initiative, including the Ride for Miles

community bike ride and a stationary cycling event, recognized a toy drive partnership with Acts of Love serving approximately 30 to 40 children, announced a first-time homebuyer's workshop scheduled for January 31, and highlighted a college readiness program conducted with the Guidance Collaborative.

Commissioner Daniel wished everyone a Happy New Year and provided community updates, including completion of the Southgate wall with planned landscape improvements and new neighborhood signage in Woodmont, Pines of Woodmont, and Mainlands 10, encouraging HOAs to partner with the City on signage grants. Commissioner Daniel reported successful Holiday Assistance and toy distribution programs and announced upcoming "Chew and Chat" community pop-ups beginning January 18, 2026, along with wellness initiatives such as "Get in Step" line dancing and community biking events. Commissioner Daniel also announced the annual Women's Gala scheduled for March 2026 and a Youth Symposium for ages 8–18 planned for April 18, 2026.

Mayor Gomez welcomed the new year and provided remarks regarding recent and upcoming community events, including ribbon cuttings, cultural programming, and fitness initiatives. Mayor Gomez announced an anti-human trafficking summit scheduled for January 24 at the Tamarac Community Center, a Liberty Tree dedication ceremony at Veterans Park on January 31, and the Forever Friends Pet Expo scheduled for February 21.

5. CONSENT AGENDA

Moved by Mayor Gomez; seconded by Commissioner Wright Jr. to approve the Consent Agenda, as amended.

Motion Approved: 5-0.

Voting For: Commissioner Wright Jr., Vice Mayor Bolton, Mayor Gomez, Commissioner Daniel and Commissioner Patterson. Voting Against: None.

5.a Approval of the December 10, 2025, Regular Commission Meeting Minutes

5.b TR14352 - A Resolution of the City Commission of the City of Tamarac, Florida amending Resolution R-2025-127, by adding "URTBridge Foundation Inc.", "Acts of Love Corporation", "Broward County Black Chamber of Commerce Foundation," and " Gilliard Foundation" to the list of Charitable Entities with whom the City of Tamarac recognizes a formally approved relationship for the express purpose of compliance with Section 1-19(c)(5)(a)(4) of the Broward County Code of Ordinances; providing for conflicts; providing for severability; and providing for an effective date.

5.c TR14354 - A Resolution of the City Commission of the City of Tamarac, Florida, approving an Agreement with CUES, Inc., as a sole source vendor, for the purchase and installation of computer and video system components and equipment for the Wastewater Division's video van, in an amount not to

exceed $231,601.49; authorizing appropriate City Officials to execute the Agreement; authorizing expenditures from the appropriate accounts not to exceed the approved FY 2026 budget for said purpose; authorizing the City Manager to approve change orders up to $65,000.00 providing for conflicts; providing for scrivener errors; providing for severability; and providing for an effective date.

5.d TR14356 - A Resolution of the City Commission of the City of Tamarac, Florida, authorizing the appropriate City Officials to award Task Authorization No. 26-09D to Carnahan Proctor and Cross, Inc. to provide Electrical Engineering Design, Permitting, and Construction Administration Services for the City of Tamarac Holiday Lighting on Commercial Boulevard, in accordance with the City's Continuing Services Agreement as authorized by Resolution No. R-2022-138, for a contract amount of $82,275.00; providing for a contingency in the amount of $4,113.75 (5% of contract), for a total project budget of $86,388.75; including the preparation of detailed plans and specifications, bidding assistance, and engineering services during construction; providing for conflicts; providing for severability; and providing for an effective date.

Item 5.d was pulled for discussion.

City Attorney Ottinot read the title for the record.

Moved by Vice Mayor Bolton; seconded by Commissioner Wright Jr. to adopt Resolution TR14356.

Mayor Gomez opened public comment. No one came forth to speak. Mayor Gomez closed public comment.

Mayor Gomez explained the item had been discussed during strategic planning and involved installing electrical infrastructure along portions of Commercial Boulevard for holiday lighting. Mayor Gomez stated support for the concept but expressed concern with the proposed costs, noting approximately $90,000 for the initial phase and an estimated $450,000 for construction. Mayor Gomez stated concern about proceeding given uncertainty surrounding future property tax impacts and City revenues and questioned whether this was the best use of funds at this time.

Public Services Director Mustafa Albassam clarified the task authorization covered feasibility, design, and permitting, including coordination with FDOT and FPL, identification of feasible locations, safety and visibility analysis, and preparation of construction drawings. Mr. Albassam explained the work was task-based and would stop if FDOT did not approve the proposed locations.
Mayor Gomez questioned whether FDOT feasibility could be determined more cost-effectively before proceeding. Mr. Albassam responded FDOT required preliminary design information to evaluate locations and would not provide

approvals without that work, noting some locations could be approved while others denied.

Mayor Gomez reiterated concern with committing funds under the current structure and stated discomfort approving the item without a clearer reassessment point if only limited locations were approved.

Motion Approved: 4-1.

Voting For: Commissioner Wright Jr., Vice Mayor Bolton, Commissioner Daniel and Commissioner Patterson. Voting Against: Mayor Gomez

5.e TR14357 - A Resolution of the City Commission of the City of Tamarac, Florida, ratifying the previously submitted Florida House of Representatives and Florida Senate appropriations applications for the Tamarac Wastewater Lift Station Infrastructure Improvement Project; accepting an award of $375,000 in state appropriations funds administered by The Florida Department of Environmental Protection; authorizing the City Manager and/or appropriate city official to execute the Grant Agreement, attached hereto as Exhibit B, and any related documents necessary to receive the appropriated funds, subject to legal review; providing for conflicts; providing for severability; and providing for an effective date.

5.f TR14358 - A Resolution of the City Commission of the City of Tamarac, Florida, approving the purchase of one (1) new Vac-Con replacement heavy equipment truck from Southern Sewer Equipment, the sole authorized dealer for Vac-Con, Inc. products in Florida; utilizing Sourcewell Contract No. 101221-VAC, in an amount not to exceed $555,290.00; authorizing the appropriate City Officials to issue a purchase order; authorizing expenditures from the appropriate accounts not to exceed the approved FY 2026 budget for said purposes; authorizing the City Manager to approve change orders up to $65,000.00 providing for conflicts; providing for scrivener errors; providing for severability; and providing for an effective date.

5.g TR14361 - A Resolution of the City Commission of the City of Tamarac, Florida, approving PSI Roofing job No. 30183, utilizing TIPS Contract 211001; authorizing the appropriate City Officials to issue a purchase order to PSI roofing, to replace the flat deck roof at the Tamarac Community Center, in an amount not to exceed $465,000.00, a contingency in the amount of $35,000.00 will be added to the project account for a total project budget of $500,000.00; providing for conflicts; providing for severability; and providing for an effective date.

5.h TR14359 - A Resolution of the City Commission of the City of Tamarac, Florida, awarding RFP No. 25-15RB and approving an Agreement with Anzco, Inc., for the construction of a Citywide Precast Buffer Wall Project at Prestige

Commons, in accordance with RFP No. 25 -15RB for a contract amount of $616,750.00; a contingency in the amount of $61,675.00 (10%) will be added to the project account for a total project budget of $678,425.00; authorizing an expenditure from the appropriate accounts; providing for conflicts; providing for scrivener errors; providing for severability; and providing for an effective date.

5.i TR14362 - A Resolution of the City Commission of the City of Tamarac, Florida, approving the execution of an Agreement with Austin Tupler Trucking, Inc. For Lime Sludge Removal, Hauling, and Disposal Services, in accordance with the City of Sunrise Bid No. 25-62-05-HR; in amount not to exceed $1,047,900.00 for the initial two (2)-year contract term, through November 12, 2027; authorizing an expenditure of funds for an amount not to exceed the approved annual budget, or as may be amended by City Commission for said purpose; authorizing proper City Officials to execute contract renewals; providing for conflicts; providing for severability; and providing for an effective date.

6. REGULAR AGENDA

There were none.

7. ORDINANCE(S) - FIRST READING

7.a TO2620 - An Ordinance of the City Commission of the City of Tamarac, Florida, adopting a Small Scale Local Land Use Plan Amendment to the City of Tamarac's Comprehensive Plan Future Land Use Map in accordance with chapter 163, specifically Section 163.3187 of the Florida State Statutes, for said lands situated, lying, and being in Broward County, Florida, and located on The Common, north of W Commercial Boulevard shown in Exhibit "A" at Canterbury Lane, and more particularly described in the legal description shown in Exhibit "B" attached hereto, to change the future land use of approximately 2.64 gross acres of land from "Medium Residential" to "recreation" to facilitate the development of the proposed East Side Community Park and provide consistency with the Land Development Code in accordance with the intent of the Comprehensive Plan of the City of Tamarac; (Case No. 1-LUA-25) authorizing transmittal of the Small Scale Land Use Map Amendment to the Broward County Planning Council for recertification of the City of Tamarac Future Land Use Map; providing for amendment to the land use plan to reflect such change; providing for conflicts; providing for severability; and providing for an effective date.

City Attorney Ottinot read the title for the record, followed by the title of 8.a.

City Attorney Ottinot read the quasi-judicial ordinance title into the record and reviewed quasi-judicial procedures. He confirmed no witnesses would be sworn, as the application was a City-initiated project and no ex parte disclosures were required.

Community Development Director Kent Walia presented both the Small Scale Land Use Plan Amendment and the rezoning application for the East Side Community Park, formerly the Shaker Village Clubhouse site. Mr. Walia explained the proposal would change the land use designation from Medium Residential to Recreation and rezone the property from R-3 (Multi-Family Residential) to RC (Recreation) to facilitate park development. He stated the approximately 2.6-acre site was purchased in January 2025 using a Florida Community Trust grant, which required development of a public park.

Mr. Walia reviewed the site history, noting the former clubhouse had been damaged and demolished, and stated the property had been identified for park use in multiple City plans over the past 20 years, including the 2021 East Side Community Assessment. He outlined proposed park amenities, including recreational courts, walking trails, playground facilities, picnic areas, water features, ADA parking, and a community center component. Mr. Walia confirmed the amendment was consistent with the Comprehensive Plan, met small-scale amendment criteria, and would increase park level-of-service on the east side of the City. He reported the Planning and Zoning Board had unanimously recommended approval and stated the second reading would be scheduled for January 29, 2026.

Mayor Gomez opened public comment.

1) Mark Goggins, Tamarac Lake South, referenced a prior meeting held at the community center and stated that earlier discussions indicated the East Side site would include a community center. Mr. Goggin asked whether the community center component remained part of the project or if the site was now being developed solely as a park. He noted residents wanted clarification on what had changed, given previous planning efforts related to reuse of the former building and development of a community center on the property.

   Mr. Walia confirmed a community center remained part of the project, though final design details would be determined during site plan review.

2) Jeffrey Shapiro, Woodlands 8, expressed support for using the City-owned property as a park, noting its proximity to nearby housing would benefit families and children. He stated the project would improve a long-neglected site along West Commercial Boulevard and could have a positive impact on the surrounding area.

Mayor Gomez closed public comment.

Vice Mayor Bolton thanked Mr. Shapiro for the public comments and welcomed Mr. Walia. Vice Mayor Bolton expressed strong support for the East Side

Community Park project and asked whether a commercial kitchen would be included, and staff advised it would be evaluated during the site plan and design process. Mr. Walia explained the project includes both park space and a community center component, consistent with grant requirements and long-standing plans to expand recreational facilities on the east side. Vice Mayor Bolton stated the project would benefit residents citywide and thanked staff and Commissioners for their support.

Moved by Vice Mayor Bolton; seconded by Commissioner Wright Jr. to adopt Ordinance TO2620.

Motion Approved: 5-0.

Voting For: Commissioner Patterson, Vice Mayor Bolton, Commissioner Daniel, Mayor Gomez, and Commissioner Wright Jr. Voting Against: None.

8. QUASI-JUDICIAL HEARING ORDINANCE(S) - FIRST READING

8.a TO2621 - An Ordinance of the City Commission of the City of Tamarac, Florida, Amending the Official Zoning Map of the City of Tamarac referenced in Section 10-2.1(B) of Chapter 10 of the City of Tamarac Code of Ordinances for approximately 2.53 acres of land situated, lying, and being in Broward County, Florida, and legally described in Exhibit "A", from the current R-3 (Multi-Family Residential) zoning classification to the proposed RC (Recreation) zoning classification, for the subject property located on the common, north of W Commercial Boulevard shown in Exhibit "B" at Canterbury Lane to allow for the proposed East Side Community Park and provide consistency with the Land Development Code in accordance with the intent of the Comprehensive Plan of the City of Tamarac; (Case No. 7-Z-25); providing for amendment to the official zoning map to reflect such change; providing for conflicts; providing for severability; and providing for an effective date.

City Attorney Ottinot read the title for the record immediately following Item 7.a.

Moved by Vice Mayor Bolton; seconded by Commissioner Wright Jr. to adopt Ordinance TO2621.

The presentation was included during item 7.a.

Mayor Gomez opened public comment. No one came forth to speak. Mayor Gomez closed public comment.

Vice Mayor Bolton thanked Mayor Gomez for supporting the item and referenced prior public statements regarding support for the Shaker Village Community Center.

Mayor Gomez clarified for the record that funding for the project had been supported for several years but concerns had previously been raised regarding process and resident communication. Mayor Gomez stated there was no objection to the zoning change to recreation and noted Tamarac exceeded Comprehensive Plan requirements for park and green space acreage.

Vice Mayor Bolton responded by thanking City staff and the City Attorney for legal guidance and reiterated support for moving the project forward.

Motion Approved: 5-0.

Voting For: Mayor Gomez, Commissioner Daniel, Commissioner Wright Jr., Commissioner Patterson, and Vice Mayor Bolton. Voting Against: None.

The City Commission recessed at 9:08 PM

The City Commission reconvened at 9:20 PM.

8.b TO2622 - An Ordinance of the City Commission of the City of Tamarac, Florida, Amending the Official Zoning Map of the City of Tamarac referenced in Section 10-2.1(B) of Chapter 10 of the City of Tamarac Code of Ordinances for approximately 1.06 acres of land situated, lying, and being in Broward County, Florida, and legally described in Exhibit "A", from the current NC (Neighborhood Commercial) zoning classification to the proposed RC (Recreation) zoning classification, for the subject property located on the southwest corner of W Prospect Road (NW 53 Street) and W Prospect Road, shown in Exhibit "B", at 2400 NW 53 Street to allow for an overflow parking lot for the adjacent Caporella Park and provide consistency with the Land Development Code in accordance with the intent of the Comprehensive plan of the City of Tamarac; (Case No. 6-Z-25); providing for amendment to the Official Zoning Map to reflect such change; providing for conflicts; providing for severability; and providing for an effective date.

Mayor Gomez read the title for the record.

Moved by Vice Mayor Bolton; seconded by Commissioner Wright Jr. to adopt Ordinance TO2622.

Liberal Blank, project representative from Waypoint Construction presented the item and explained the rezoning request supported development of a new

parking lot to serve Caporella Park. Mr. Blank stated the project was consistent with the Comprehensive Plan, involved previously cleared land with no wetland impacts, and included construction of 69 parking spaces including ADA spaces, drainage improvements, landscaping, lighting, security features, and pedestrian connections. The parking area was described as open and accessible without gates.

Mayor Gomez opened public comment. No one came forth to speak. Mayor Gomez closed public comment.

Vice Mayor Bolton commented on the presentation and stated support for the project.

Mayor Gomez questioned whether the parking lot would be gated and how overnight parking and event use would be managed.

City Manager Sucuoglu responded the lot would remain open for community use at all times and was intended to function as both overflow park parking and general neighborhood parking. He acknowledged coordination would be needed during special events and stated procedures would be developed.

Motion Approved: 5-0.

Voting For: Commissioner Wright Jr., Mayor Gomez, Commissioner Patterson, Commissioner Daniel, and Vice Mayor Bolton. Voting Against: None.

9. ORDINANCE(S) - SECOND READING

9.a TO2618 - An Ordinance of the City Commission of the City of Tamarac, Florida, amending Chapter 5 “Buildings and Building Regulations” Article IV “Unsafe Structures” to create Section 5-79 of the Code of Ordinances to establish a milestone inspection process required by Section 553.899, Florida Statutes; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.

City Attorney Ottinot read the title for the record.

Moved by Vice Mayor Bolton; seconded by Commissioner Wright Jr. to adopt Ordinance TO2622.

Mayor Gomez stated Tony Palacios, Building Official and Director, was available for questions. It was noted the item had been previously discussed at the Staff Agenda Review meeting.

Mayor Gomez opened public comment. No one came forth to speak. Mayor Gomez closed public comment.

No discussion by the City Commission.

Motion Approved: 5-0.

Voting For: Commissioner Patterson, Vice Mayor Bolton, Commissioner Daniel, Mayor Gomez, and Commissioner Wright Jr. Voting Against: None.

9.b TO2619 - An Ordinance of the City Commission of the City of Tamarac, Florida, amending chapter 6 of the City's code of ordinances, entitled "Finance and Taxation" and article V entitled "Tamarac Procurement Code", by specifically amending section 6-148 entitled "Exclusions and Exceptions to Bid and Proposal Requirements" to expand the exemptions from competitive bidding process for purchase of film, video and audio services, purchase of goods, equipment and supplies for relief programs relating to natural disasters, and purchase of supplies and equipment made under a sales tax saving procedure constituting part of a construction project; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.

City Attorney Ottinot read the title for the record.

Moved by Vice Mayor Bolton; seconded by Commissioner Daniel to adopt Ordinance TO2619.

Mayor Gomez opened public comment.

1) Gary Gray, Isles of Tamarac, spoke in opposition to the proposed ordinance. Mr. Grey stated that sales tax is paid at the point of resale rather than purchase and said codifying the exemption was unnecessary and redundant. Mr. Grey also expressed concern about loosening bid requirements, stating it could reduce oversight and allow purchases without proper review by the Commission, Purchasing, or department leadership. Mr. Grey urged the Commission not to approve the ordinance and stated disappointment, noting expectations for more fiscally cautious decision-making.

Mayor Gomez closed public comment.

Vice Mayor Bolton explained the ordinance would allow the City to purchase construction materials directly, avoiding contractor markups and saving on sales tax. Vice Mayor Bolton also stated the ordinance provides flexibility for time-sensitive services such as video, audio, and emergency communications, which are not always suitable for lengthy bidding processes.

Commissioner Patterson asked whether the procurement exemptions were standard and whether staff could make unrestricted purchases. City Manager Sucuoglu and City Attorney Ottinot responded that procurement exemptions are common, purchases must serve a public purpose, and spending remains subject to established approval thresholds.

Mayor Gomez expressed concern about procurement flexibility without additional safeguards and stated reservations regarding codifying provisions already addressed in state statute.

Motion Approved: 3-2.

Voting For: Commissioner Patterson, Vice Mayor Bolton, and Commissioner Daniel. Voting Against: Commissioner Wright Jr., and Mayor Gomez.

10. PUBLIC HEARING(S)

There were none.

11. OTHER

11.a Discussion of the reinstatement of City Funding Contributions to the Area Agency on Aging of Broward County
Requested by Commissioner Morey Wright Jr.

Commissioner Wright Jr. requested discussion regarding reinstating City funding contributions to the Area Agency on Aging of Broward County, explaining that the City's prior contribution leveraged significant state and federal matching funds and directly supported Tamarac residents through services such as home-delivered meals, congregate meals, caregiver assistance, transportation coordination, case management, and technology access for seniors. Commissioner Wright Jr. stated that restoring funding would align with the City's commitment to supporting aging residents.

Representatives from the Area Agency on Aging of Broward County provided an overview of services, funding structure, and reporting requirements.

Commissioner Wright Jr. departed the dais at 10:39 pm and returned shortly thereafter.

Commissioners, staff, and agency representatives had a lengthy discussion regarding accountability, fiscal impact, and service access for Tamarac residents.

Moved by Vice Mayor Bolton; seconded by Commissioner Patterson to give $74,363 to the Area Agency on Aging of Broward County and Dare to Care, and bring forth an amendment at a later date.

Mayor Gomez sought clarification regarding funding requirements, stating that the Area Agency on Aging had been required to execute a contract and provide performance metrics for the requested $74,000 contribution. Mayor Gomez stated that the same expectations should apply to Dare to Care, including execution of a formal agreement and provision of metrics requested by the Commission. Mayor Gomez emphasized the importance of consistency and accountability when providing City funding to charitable organizations.

Vice Mayor Bolton responded that the Commission's prior discussions regarding charitable contributions had focused on organizations receiving amounts exceeding $250,000, referencing practices in place since 1998. Vice Mayor Bolton stated the record should clearly reflect the Commission's prior discussions and motions on this matter and emphasized the importance of accurately documenting what had been considered and agreed upon.

Commissioner Patterson provided direction and seconded the motion, offering a friendly amendment. Commissioner Patterson stated the amendment would require any charity that has received $250,000 over multiple years to provide performance measures as part of the funding process.

Vice Mayor Bolton accepted the friendly amendment.

City Attorney Ottinot clarified it would be converted into a resolution to allow the identified entities to receive funding in an expedited manner following the meeting.

Motion Approved: 5-0.

Voting For: Commissioner Patterson, Vice Mayor Bolton, Commissioner Daniel, Mayor Gomez, and Commissioner Wright Jr. Voting Against: None.

11.b Discussion and Consensus to Reschedule the November 11, 2026, Regular Commission Meeting
Presented by Kimberly Dillon, City Clerk

City Clerk Kimberly Dillon presented a request to reschedule the November 11, 2026, Regular City Commission Meeting due to the Veterans Day holiday.

Commissioners discussed alternative meeting dates, including Tuesday, November 10, 2026, and Thursday, November 12, 2026. Consideration was given to election certification timelines, statutory requirements, and Commissioner availability.

Commissioner Patterson supported rescheduling the meeting to November 10 to avoid conflicts with the holiday. Vice Mayor Bolton and Commissioner Wright agreed. There was consensus to reschedule the meeting to November 10, 2026.

12. ADJOURNMENT

There being nothing further to discuss, Mayor Gomez adjourned the meeting at 11:21 PM.

Minutes transcribed by Tasha Baclawski, Prototype, Inc. and submitted by Kimberly Dillon, City Clerk.

_____
Kimberly Dillon, City Clerk

_____
Michelle J. Gomez, Mayor

Note to the reader: The above signature is the City Clerk, of the City of Tamarac, Florida. If the minutes you have received are not signed, or completed as indicated above, they are not the official minutes of the Regular City Commission Meeting held Wednesday, January 14, 2026.

Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing, he may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based.

The City of Tamarac complies with the provisions of the Americans with Disabilities Act. If you are a disabled person requiring any accommodations or assistance, please notify the City Clerk's Office at (954) 597-3505 of such need at least 48 hours (2 days) in advance. Additionally, if you are hearing or speech impaired and need assistance, you may contact the Florida Relay Service by dialing 7-1-1.

TAMARAC
The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE: February 11, 2026

SUBMITTED BY: Tanya Williams

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: TR#14364

AGENDA SECTION: **REGULAR AGENDA**

TITLE: TR14364 - A Resolution of the City Commission of the City of Tamarac, Florida, Approving the City of Tamarac 2026 Federal Legislative Agenda; directing the City Clerk to transmit a copy of the City of Tamarac 2026 Federal Legislative Agenda to the National League of Cities, the U.S. Senators from Florida, the Florida Congressional Delegation, the Broward County Board of County Commissioners, and other appropriate entities; providing for conflicts; providing for severability; and providing for an effective date.

RECOMMENDATION: The Grants and Governmental Affairs Manager recommends that the City Commission adopt the attached Resolution approving the City of Tamarac's 2026 Federal Legislative Agenda (Exhibit A) and authorize the distribution of the agenda to the City's federal legislative delegation, congressional offices, and other relevant stakeholders.

BACKGROUND: Each year, the City of Tamarac adopts a Federal Legislative Agenda to identify and communicate its priorities to Congress, federal agencies, and other national stakeholders. The agenda serves as a policy framework to guide the City's federal advocacy efforts on issues that impact municipal operations, funding opportunities, and the overall quality of life for Tamarac residents and businesses.

The proposed 2026 Federal Legislative Agenda builds upon the priorities adopted in the City's 2025 Federal Legislative Agenda and maintains continuity across subject areas and policy positions. Targeted revisions were made to improve clarity, readability, and consistency, and to ensure the agenda reflects policy support rather than commitments to specific actions, projects, or funding pursuits.
These revisions were developed with the guidance, support,

and collaboration of the City's federal legislative consultant. References to federal programs and initiatives were generally retained as illustrative examples to maintain federal relevance, while preserving flexibility as federal priorities and funding opportunities evolve.

The proposed 2026 Federal Legislative Agenda builds upon the City's 2025 agenda and maintains continuity across subject areas and policy positions. Most changes from the prior year are minor and were made to improve clarity, readability, and consistency, and to ensure the agenda reflects policy support rather than commitments to specific actions or funding pursuits. An introductory section was also added to the 2026 agenda to provide clearer context regarding the purpose and use of the legislative agenda and to improve overall readability for the Commission and external audiences. These revisions were developed with the guidance, support, and collaboration of the City's federal legislative consultant.

Two notable updates were made for clarity and alignment with federal advocacy objectives. First, the ZIP Code agenda item was retitled and revised to clearly reflect the City's intent to support the ability to pursue a single, unified ZIP Code for Tamarac, subject to Commission approval, as the prior language focused more generally on ZIP Code misalignment without clearly articulating this objective. Second, the standalone Green Initiatives section included in the 2025 agenda was removed based on current federal priorities and consultant recommendations, with relevant concepts integrated into other sections of the agenda where they align with economic development, infrastructure, efficiency, and resiliency goals.

SUMMARY OF 2026 LEGISLATIVE PRIORITIES:

The following section provides a summary of the City of Tamarac's proposed 2026 Federal Legislative priorities. A detailed explanation of each item is included in the attached proposed Federal Legislative Agenda, which is attached to the accompanying resolution.

1. Infrastructure: This priority focuses on improving the safety, accessibility, and efficiency of the City's infrastructure and transportation systems. The City seeks federal support for safer roads and sidewalks, improved transit options, enhanced pedestrian and bicycle infrastructure, and coordination with regional partners to advance infrastructure investments that benefit residents and visitors.

2. Economic Development: This priority supports efforts to strengthen the local economy by encouraging job creation, workforce training, and reinvestment in existing commercial areas. The City's federal priorities include support for education and job training opportunities, revitalization of underperforming retail plazas and commercial corridors, beautification and public art initiatives, and federal tools that help attract private investment and support long-term economic competitiveness.

3. Affordable Housing Preservation and Stability: This priority focuses on preserving existing affordable housing and supporting housing stability for residents. The City supports federal programs that provide rental assistance, assist veterans and low- and moderate-income households, and give local governments flexibility to address housing affordability and housing supply challenges.

4. Public Safety and Emergency Response: This priority emphasizes protecting residents through support for federal policies and funding that enhance law enforcement, traffic safety, and emergency response capabilities. The City supports tools and resources that help prevent crime, improve response times, and strengthen fire rescue and emergency operations.

5. Disaster Preparedness and Recovery: This priority addresses the City's need to prepare for, respond to, and recover from natural and man-made disasters. The City supports federal funding and coordination efforts that help local governments plan for emergencies, mitigate risks, and receive timely reimbursement for disaster-related response and recovery costs.

6. National Flood Insurance Program: This priority focuses on ensuring residents have access to affordable flood insurance while supporting the long-term stability of the National Flood Insurance Program. The City supports federal policies that balance affordability for property owners with responsible program management.

7. Parks and Open Space: This priority supports access to parks, recreation, and open space that enhance quality of life. The City seeks federal support for the acquisition, development, rehabilitation, and enhancement of parks and community spaces that promote health, wellness, and community pride.

8. Behavioral Health Access Program (BHAP) and

Workplace Mental Health:
This priority focuses on improving access to mental health and substance abuse services for residents and supporting workplace mental health. The City supports federal efforts that help reduce stress, improve quality of life, and assist individuals in returning to healthy and productive lives.

9. Tamarac Unified ZIP Code: This priority addresses challenges created by Tamarac being served by multiple ZIP Codes despite being a single municipality. The City supports federal legislative or administrative action that would allow municipalities to pursue consolidation into one unified ZIP Code, which can reduce confusion for residents and businesses and improve the accuracy of data used by public and private entities.

ISSUE:

In order to formally establish the City's policy priorities and provide direction for ongoing advocacy on issues of importance to Tamarac, the City Commission must adopt a resolution approving the City of Tamarac's 2026 Federal Legislative Agenda.

ATTACHMENTS:

Memo - Leg Agenda.pdf
Temp Reso # 14364.docx
Ex. A - Fed Legislative Agenda

CITY OF TAMARAC
INTEROFFICE MEMORANDUM

TO: Levent Sucuoglu
City Manager

THRU: Maxine Calloway
Deputy City Manager

FROM: Tanya Williams
Grants and Governmental Affairs Manager

DATE: January 20, 2026

RE: TR#14364: Adoption of the City of Tamarac's 2026 Federal Legislative Agenda

RECOMMENDATION:

The Grants and Governmental Affairs Manager recommends that the City Commission adopt the attached Resolution approving the City of Tamarac's 2026 Federal Legislative Agenda (Exhibit A) and authorize the distribution of the agenda to the City's federal legislative delegation, congressional offices, and other relevant stakeholders.

ISSUE:

In order to formally establish the City's policy priorities and provide direction for ongoing advocacy on issues of importance to Tamarac, the City Commission must adopt a resolution approving the City of Tamarac's 2026 Federal Legislative Agenda.

BACKGROUND:

Each year, the City of Tamarac adopts a Federal Legislative Agenda to identify and communicate its priorities to Congress, federal agencies, and other national stakeholders. The agenda serves as a policy framework to guide the City's federal advocacy efforts on issues that impact municipal operations, funding opportunities, and the overall quality of life for Tamarac residents and businesses.

The proposed 2026 Federal Legislative Agenda builds upon the priorities adopted in the City's 2025 Federal Legislative Agenda and maintains continuity across subject areas and policy positions. Targeted revisions were made to improve clarity, readability, and consistency, and to ensure the agenda reflects policy support rather than commitments to specific actions, projects, or funding pursuits.

These revisions were developed with the guidance, support, and collaboration of the City's federal legislative consultant. References to federal programs and initiatives were generally retained as illustrative examples to maintain federal relevance, while preserving flexibility as federal priorities and funding opportunities evolve.

The proposed 2026 Federal Legislative Agenda builds upon the City's 2025 agenda and maintains continuity across subject areas and policy positions. Most changes from the prior year are minor and were made to improve clarity, readability, and consistency, and to ensure the

agenda reflects policy support rather than commitments to specific actions or funding pursuits. An introductory section was also added to the 2026 agenda to provide clearer context regarding the purpose and use of the legislative agenda and to improve overall readability for the Commission and external audiences. These revisions were developed with the guidance, support, and collaboration of the City's federal legislative consultant.

Two notable updates were made for clarity and alignment with federal advocacy objectives. First, the ZIP Code agenda item was retitled and revised to clearly reflect the City's intent to support the ability to pursue a single, unified ZIP Code for Tamarac, subject to Commission approval, as the prior language focused more generally on ZIP Code misalignment without clearly articulating this objective. Second, the standalone Green Initiatives section included in the 2025 agenda was removed based on current federal priorities and consultant recommendations, with relevant concepts integrated into other sections of the agenda where they align with economic development, infrastructure, efficiency, and resiliency goals.

SUMMARY OF 2026 LEGISLATIVE PRIORITIES:

The following section provides a summary of the City of Tamarac's proposed 2026 Federal Legislative priorities. A detailed explanation of each item is included in the attached proposed Federal Legislative Agenda, which is attached to the accompanying resolution.

1. **Infrastructure:** This priority focuses on improving the safety, accessibility, and efficiency of the City's infrastructure and transportation systems. The City seeks federal support for safer roads and sidewalks, improved transit options, enhanced pedestrian and bicycle infrastructure, and coordination with regional partners to advance infrastructure investments that benefit residents and visitors.

2. **Economic Development:** This priority supports efforts to strengthen the local economy by encouraging job creation, workforce training, and reinvestment in existing commercial areas. The City's federal priorities include support for education and job training opportunities, revitalization of underperforming retail plazas and commercial corridors, beautification and public art initiatives, and federal tools that help attract private investment and support long-term economic competitiveness.

3. **Affordable Housing Preservation and Stability:** This priority focuses on preserving existing affordable housing and supporting housing stability for residents. The City supports federal programs that provide rental assistance, assist veterans and low- and moderate-income households, and give local governments flexibility to address housing affordability and housing supply challenges.

4. **Public Safety and Emergency Response:** This priority emphasizes protecting residents through support for federal policies and funding that enhance law enforcement, traffic safety, and emergency response capabilities. The City supports tools and resources that help prevent crime, improve response times, and strengthen fire rescue and emergency operations.

5. **Disaster Preparedness and Recovery:** This priority addresses the City's need to prepare for, respond to, and recover from natural and man-made disasters. The City supports federal funding and coordination efforts that help local governments plan for emergencies, mitigate risks, and receive timely reimbursement for disaster-related

response and recovery costs.

6. **National Flood Insurance Program:** This priority focuses on ensuring residents have access to affordable flood insurance while supporting the long-term stability of the National Flood Insurance Program. The City supports federal policies that balance affordability for property owners with responsible program management.

7. **Parks and Open Space:** This priority supports access to parks, recreation, and open space that enhance quality of life. The City seeks federal support for the acquisition, development, rehabilitation, and enhancement of parks and community spaces that promote health, wellness, and community pride.

8. **Behavioral Health Access Program (BHAP) and Workplace Mental Health:** This priority focuses on improving access to mental health and substance abuse services for residents and supporting workplace mental health. The City supports federal efforts that help reduce stress, improve quality of life, and assist individuals in returning to healthy and productive lives.

9. **Tamarac Unified ZIP Code:** This priority addresses challenges created by Tamarac being served by multiple ZIP Codes despite being a single municipality. The City supports federal legislative or administrative action that would allow municipalities to pursue consolidation into one unified ZIP Code, which can reduce confusion for residents and businesses and improve the accuracy of data used by public and private entities.

FISCAL IMPACT:

There is no direct fiscal impact associated with adoption of the City of Tamarac's 2026 Federal Legislative Agenda. The agenda serves as a policy framework to guide federal advocacy efforts and does not obligate the City to expend funds or pursue specific funding opportunities.

Attachment(s):

1) Temporary Resolution No. 14364
    - Exhibit A: 2026 State Legislative Agenda (Proposed Draft)

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2026 - ____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, APPROVING THE CITY OF TAMARAC 2026 FEDERAL LEGISLATIVE AGENDA, ATTACHED HERETO AS EXHIBIT "A"; DIRECTING THE CITY CLERK TO TRANSMIT A COPY OF THE CITY OF TAMARAC 2026 FEDERAL LEGISLATIVE AGENDA TO THE NATIONAL LEAGUE OF CITIES, THE U.S. SENATORS FROM FLORIDA, THE FLORIDA CONGRESSIONAL DELEGATION, THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS, AND OTHER APPROPRIATE ENTITIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tamarac actively monitors and comments on Federal, State and local legislation that may impact the City and its residential and business communities; and

WHEREAS, the City of Tamarac has developed a 2026 Federal Legislative Agenda, attached hereto as Exhibit "A", outlining the City's position on particular national legislative issues; and

WHEREAS, the City Manager and the Grants and Governmental Affairs Manager recommend approval and distribution of the City of Tamarac's 2026 Federal Legislative Agenda; and

WHEREAS, the City Commission of the City of Tamarac deems it to be in the best interest of the residents of the City of Tamarac to approve the City of Tamarac 2026 Federal Legislative Agenda and direct the City Clerk to transmit a copy of said Agenda

for distribution to the National League of Cities, the U.S. Senators from Florida, the Florida Congressional Delegation, the Broward County Board of County Commissioners, and other appropriate entities.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA THAT:

SECTION 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as true and correct and incorporated herein as a specific part of this Resolution. All exhibits attached hereto are incorporated herein and made a specific part of this Resolution.

SECTION 2: The City of Tamarac 2026 Federal Legislative Agenda, attached hereto as Exhibit "A," is hereby approved and adopted.

SECTION 3: The City Clerk is HEREBY directed to transmit the City of Tamarac's 2026 Federal Legislative Agenda for distribution to the City's federal legislative delegation, the Florida League of Cities, the Broward League of Cities and other appropriate entities.

SECTION 4: All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: If any clause, section, other part, or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 6: This Resolution shall become effective immediately upon adoption.

PASSED, ADOPTED AND APPROVED this _____ day of _____, 2026.

MICHELLE J. GOMEZ
MAYOR

ATTEST:

KIMBERLY DILLON, CMC
CITY CLERK

RECORD OF COMMISSION VOTE:

MAYOR GOMEZ	_____
DIST 1: V/M BOLTON	_____
DIST 2: COMM.WRIGHT JR	_____
DIST 3: COMM. PATTERSON	_____
DIST 4: COMM. DANIEL	_____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF TAMARAC ONLY.

HANS OTTINOT
CITY ATTORNEY

CITY OF TAMARAC, FLORIDA

2026 STATE LEGISLATIVE AGENDA



Michelle J. Gomez, Mayor

Marlon D. Bolton, Vice Mayor/District 1 Commissioner

Morey Wright, Jr., District 2 Commissioner

Krystal Patterson, District 3 Commissioner

Kicia Daniel, District 4 Commissioner

Levent Sucuoglu, City Manager

Hans Ottinot, City Attorney



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INTRODUCTION

The City of Tamarac, located in Broward County, Florida, is a municipal government serving a diverse and growing community in South Florida. The City's 2026 Federal Legislative Agenda outlines Tamarac's federal priorities and policy positions on matters that affect the City's ability to serve its residents, support economic vitality, and maintain essential public services.

This agenda addresses federal programs, funding frameworks, and regulatory policies related to infrastructure investment, economic development, affordable housing, public safety, disaster preparedness and recovery, flood insurance, parks and open space, behavioral and workplace mental health, and postal code consolidation. Together, these issues reflect the City's focus on maintaining quality of life, promoting community stability, and ensuring access to federal tools that support local needs.

1. INFRASTRUCTURE

The City of Tamarac strongly supports federal infrastructure funding that reflects local priorities, whether pursued independently or in coordination with Broward County and the Broward Metropolitan Planning Organization (MPO), and that reinforces the region's prioritization of transportation and infrastructure projects.

The City supports federal infrastructure programs and funding opportunities that address the community's desire for safer roads and sidewalks, improved transit options, and enhanced mobility and accessibility for residents of all ages and abilities. This includes U.S. Department of Transportation Programs, such as Safe Streets and Roads for All (SS4A) Program, the Active Transportation Infrastructure and Planning (ATIP) Program, the Transit-Oriented Development (TOD) Program, the Low or No Emissions Program, and the Bus & Bus Facilities Program. The City also supports U.S. Department of Transportation programs that promote the use of intelligent transportation and SMART City technologies, such as electronic/digital signage, to improve traffic management and reduce traffic-related injuries fatalities.

The City also supports the continued availability of Community Project Funding (CPF), also known as "earmarks", as a mechanism to advance local infrastructure projects.

2. ECONOMIC DEVELOPMENT

- The City of Tamarac supports federal programs in education and workforce development that create employment opportunities in industries that provide living wages and meet the workforce needs of the business community.

- The City supports federal tax policies and implementing regulatory actions that encourage high-quality investment in low-income and underserved neighborhoods, including incentives such as the

New Markets Tax Credit and Opportunity Zone programs. The City also supports the Continued preservation off the federal tax-exempt status of municipal bonds, which serve as a primary financing mechanism for state and local infrastructure and economic development projects.

- The City supports federal funding, financing tools, and tax incentives that assist property owners and local governments in revitalizing underperforming and aging retail plazas and commercial corridors. This includes programs that address site remediation, redevelopment readiness, and reinvestment in existing commercial areas by pursuing federal initiatives that support community revitalization.

- The City supports the promotion of public art programs as a driver of economic growth and job creation, including placemaking initiatives that enhance community identity and support commercial and mixed-use areas. The City supports federal arts and cultural funding programs administered by the National Endowment for the Arts, including programs that provide opportunities to showcase local artists and strengthen local economies.

- The City supports federal funding opportunities that advance landscape beautification, facade improvements and corridor enhancements that improve livability, strengthen neighborhood identity, and support economic competitiveness. Such investments can play an important role in attracting new businesses, supporting existing commercial areas, and encouraging private sector reinvestment.

- The City of Tamarac supports partnerships between local governments and educational institutions that expand access to educational opportunities and promote career advancement for residents living in ZIP codes with higher unemployment rates. The Prosperity Broward & Broward College Partnership initiative is an example of this type of collaboration, through which the City supports the promotion of free educational and workforce training opportunities in designated prosperity ZIP codes and shares information from Broward College regarding available programs, classes, and resources with residents and businesses. The City also supports federal workforce and higher-education programs administered through the U.S. Department of Labor, that align education and training with regional labor market needs, including jobs-focused grant programs such as the Strengthening Community Colleges Training Grant Program and the Critical Sectors Job Quality Grant Program.

- The City supports federal programs and incentives that help local governments, businesses and residents reduce costs, modernize facilities, and improve efficiency. This includes investments in digital and electronic signage, energy- and water-efficient technologies, and infrastructure improvements that support long-term cost savings and reinvestment in economic development priorities.

3. AFFORDABLE HOUSING PRESERVATION AND STABILITY

The City of Tamarac supports federal housing and rental assistance programs administered by the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Veterans Affairs that assist local governments in providing affordable housing options and housing stability for residents. This includes support for programs such as HUD Section 8 and the Veterans Affairs Supportive Housing (VASH) program, which help communities serve low-income households and veterans.

The City also supports sustained and increased federal funding for the Community Development Block Grant (CDBG) and HOME Investment Partnerships programs, which provide municipalities with flexible resources to preserve, rehabilitate, and maintain existing housing stock and support affordable housing for low to moderate-income households.

The City also supports federal policies and legislative proposals that encourage the expansion of housing supply, promote affordability, and provide local governments with tools and to address housing needs, including proposals that advance these objectives at the national level.

4. PUBLIC SAFETY AND EMERGENCY RESPONSE

The City of Tamarac supports federal funding and policy initiatives that strengthen community-oriented policing, enhance public safety technology, and improve emergency response capabilities. This includes support for federal resources that assist local law enforcement with tools such as Real-Time Crime Center (RTCC), emergency response drones, license plate reader technology, traffic control and speed management devices, and residential safety technologies that support crime prevention.

The City supports federal law enforcement and homeland security programs administered through the U.S. Department of Justice and the U.S. Department of Homeland Security that advance smart policing initiatives, counter-UAV (unmanned aerial vehicles), and other crime prevention and enforcement initiatives.

The City further supports federal funding and policy initiatives that improve fire rescue response times and strengthen emergency operations, including investments in modern equipment, technology, and data driven tools to support emergency preparedness and response.

In addition, the City supports federal emergency management and fire service programs administered by the Federal Emergency Management Agency (FEMA) that enhance local firefighting capacity and emergency response staffing, including programs that provide resources for equipment, training, and personnel, such as the Assistance to Firefighter Grant Program and Staffing for Adequate Fire and Emergency Response (SAFER) Program.

5. DISASTER PREPAREDNESS AND RECOVERY

The City of Tamarac conducted a Vulnerability Assessment to help identify and plan for potential natural and man-made disasters and threats. The City supports sustained and increased federal funding for the Federal Emergency Management Agency (FEMA) to ensure the full and timely reimbursement of eligible local government expenditures incurred in response to emergencies and supports FEMA's ongoing efforts to assist state and local emergency preparedness activities. The City also supports federal policies and programs that encourage coordination among local governments, the Florida Department of Emergency Management, and local utilities to mitigate the impacts of man-made and weather-related disasters, including federal grant and technical assistance programs that support mitigation and preparedness efforts.

6. NATIONAL FLOOD INSURANCE PROGRAM

The City of Tamarac supports federal policies that promote access to affordable flood insurance for property owners while strengthening the long-term financial stability of the National Flood Insurance Program (NFIP).

The City of Tamarac supports policies that fund programs, grants, and initiatives that promote environmental protection and sustainable practices, and resilience to extreme weather events.

7. PARKS AND OPEN SPACE

The City of Tamarac supports federal funding and policies that assist local governments with the acquisition, development, rehabilitation, and enhancement of new and existing parks and open space, to improve quality of life, public health, and community well-being. Priority projects include but are not limited to East Side Community Park (formerly known as Shaker Village Clubhouse property).

8. BEHAVIORAL HEALTH ACCESS PROGRAM (BHAP) AND WORKPLACE MENTAL HEALTH

The City of Tamarac supports federal policies and funding for behavioral health access and workplace mental health programs. These programs help assess and educate individuals, reduce the impacts of stress, improve quality of life, and support a return to healthy and productive lives.

The City also supports federal efforts, including those led by the U.S. Department of Health and Human Services and its Substance Abuse and Mental Health Administration (SAMHSA), to improve quality of life and address substance abuse and mental health challenges.

9. TAMARAC UNIFIED ZIP CODE

The City of Tamarac is currently served by multiple ZIP Codes despite being a single incorporated municipality. This condition does not reflect municipal boundaries and results in the City being represented inconsistently across public and private systems.

The use of multiple ZIP Codes within a single municipality is known to contribute to several challenges that may affect residents, businesses, and local governments, including:

- Confusion for residents and businesses when mailing addresses appear to be associated with neighboring jurisdictions rather than their actual place of residence or operation
- Inconsistent or incomplete demographic and economic data that does not accurately reflect the community as a whole
- Complications for businesses, insurers, and lenders that rely on ZIP Code-based data to make decisions about rates, coverage, or investment
- Inaccurate or fragmented data used for property valuation, market analysis, and community planning
- Administrative inefficiencies when coordinating services or programs that rely on ZIP Code-based information

Municipal ZIP Code unification can provide benefits beyond postal administration, including:

- More accurate community demographic and economic data used by federal agencies, researchers, and private-sector decision-makers
- Improved community identity and consistency in how the City is represented to businesses, investors, and regional partners
- More accurate insurance rating, underwriting, and risk assessment based on correct jurisdictional data
- Improved alignment of property valuation, market analysis, and commercial site selection data
- Reduced confusion for residents and businesses whose mailing addresses reference neighboring jurisdictions
- Improved coordination across government systems that rely on ZIP Code-based data for planning, analysis, and service delivery

The City of Tamarac supports federal legislative or administrative action that establishes a clear, predictable, and achievable process for municipalities to consolidate into a single, unified ZIP Code when such action is approved by the local governing body.

TAMARAC
The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE: February 11, 2026

SUBMITTED BY: Roslynne Paul

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER:

AGENDA SECTION: **REGULAR AGENDA**

TITLE: TR14373 - A Resolution of the City Commission of the City of Tamarac, Florida, Rescinding Resolution No. R-2026-010; and Approving and Authorizing the deviation from Section 2-76 of the City of Tamarac Code of Ordinances, entitled "Lien Reduction and Abatement Procedures," specifically Section 2-76(4)(e), to review for consideration relief to reduce the lien accrual amounts on the property located at 3100–3224 West Commercial Boulevard and 3102 NW 50 Street, owned by YDB Three Lakes; providing for conflicts; providing for severability; and providing an effective date.

RECOMMENDATION: The Directors of the Building and Community Development recommend that the Mayor and City Commission review the request from the property owner, YDB Three Lakes, who is seeking relief of the liens on the property.

BACKGROUND:

On May 27, 2015, the City Commission adopted Ordinance #0-2015-08, entitled Lien Reduction and Abatement Procedures (Exhibit I), which outlines procedures by which property owners or respondents who have incurred financial penalties due to violations to the City Code of Ordinances may request abatement or lien settlement of the fines imposed. The provision further provides for an administrative lien settlement process and prescribes certain limitations on staff's ability to settle a lien unless certain conditions are met. Specifically, Section 2-76(4)(e) states in part that "A lien that the special magistrate has authorized the city to initiate foreclosure proceedings to enforce, or lien that is the subject of pending litigation between the city and property owner/violator shall not be reduced or abated."

As of November 15, 2023, the property located at 3100–3224 West Commercial Blvd and 3102 NW 50 Street, currently owned by YDB Three Lakes since April 1998, violated numerous City Ordinances. There have been numerous cases from both the Building Department and Code Enforcement Division of Community Development generated throughout the years with liens that are still outstanding with the City.

In 2018, Adam Anderson, property manager, requested an administrative settlement and a letter from the City was provided (attached as Exhibit A). The letter dated November 2, 2018, indicated that the accrued fines at that time totaled $4,145,700 and the City's settlement offer was $570,000 provided that the Owner entered into a Stipulated Agreement for the outstanding non-compliant violations and open permits on the property. Including the settlement amount, release fees, and the fee for the stipulated agreement, the total amount due was $585,744.00.

A response letter dated November 8, 2018, was submitted by Frank Gonzalez, Property Manager, with a counteroffer of $500 individually as merited. On May 16, 2019 (Exhibit D), the City Attorney's Office sent a letter to the respondent providing a deadline of July 15, 2019 (Exhibit E), to address the outstanding violations or the City would pursue foreclosure.

City staff worked with Mr. Anderson, contractors, and the shopping center's tenants on permitting and compliance re-inspections. This process has been ongoing and required many meetings and hearings.

On September 16, 2020, City staff presented to the Special Magistrate a request to foreclose. Two final orders were issued identifying thirty (30) lien cases (attached as Exhibit F and G).

On July 7, 2023, Avi Dishi, Manager per the Florida Division

of Corporations sunbiz.org website (Exhibit C), submitted an offer letter (attached as Exhibit B) to settle the outstanding liens in the amount of $100,000, $15,252.00 release fees, a $492.00 stipulated agreement fee, and an investment of about $100,000 of additional beautification of the property.

As of November 15, 2023, the property at 3100-3224 W Commercial Blvd had a total of (33) liens [21 building and 12 code] and (6) open/active permits. Four lien cases 17-10200179, 19-0200252, 19-10200253, and 21-10200158 were not included in the foreclosure action as they occurred after that request. Those four violations are now in compliance. YDB Three Lakes also owns the property located at 3102 NW 50th St / W Commercial Blvd ad the parcel had (2) open permits #01-2606, 18-5704, and one (1) code enforcement violation 23-10104074. All open items for folio numbers 4942 1819 0010 and 4942 1819 0020 were requested to be included in the stipulated agreement.

Currently, the property at 3100–3224 W Commercial Blvd had a total of thirty-three (33) liens [21 building and 12 code]. All 33 liens are now in compliance, pending fines. There are three (3) active/open liens: 24-3184, 25-2317, 24-0081 and one (1) Special Magistrate Case, 25-0264. And five (5) active/open permits: 22-0597, 24-1628, 24-2001, 25-2608, and 26-0059. YDB Three Lakes also owns the property located at 3102 NW 50 Street / West Commercial Blvd, and that parcel has five (5) open permits: 25-0118, 25-0119, 25-0122, 25-0123, 25-1223 and one (1) Special Magistrate Case, 25-0325. All open items should be included in the stipulated agreement.

Conclusion:

The current fine accruals total $3,777,925.00, for both the Building Department ($2,795,875.00) and Code Enforcement ($982,050.00) cases, as shown on Exhibit H (Revised).

Based on updated information and current conditions, it is the Building and Community Development Departments' recommendation that the City Commission support a

settlement amount of $100,000.00, plus the required release fees of $492.00 per lien ($16,236.00) and the $492.00 fee for the stipulated agreement dated January 29, 2026, inclusive of all considerations. Staff recommends City Commission support of the settlement offered in the amount of $100,000.00.

Fiscal Impact:

The collection of funds to settle all liens would be allocated appropriately (per case) and deposited into the Building Department Fund and into the General Fund (for code cases) for costs associated with the management of the case files for the subject property.

ISSUE: City Commission approval and authorization is needed in order to deviate from Section 2-76(4)(e) of the City's Code of Ordinances.

STRATEGIC GOALS: Goal #4: Tamarac is Vibrant

ATTACHMENTS:

Memo_YDB_Three_Lakes_02.04.26 (1).docx
TR14373_-_Resolution_Lien_Settlement_for_Shopping_Center-_Three_Lakes_Plaza (2).docx
TR14373_Exh A_Settlement Ltr 3100-3224 W. Comm Blvd_11.02.18.pdf
TR14373_Exh B_YDB Three Lakes Plaza Offer Ltr_10.01.23.pdf
TR14373_Exh C_FL Div of Corp_YDB Three Lakes Plaza_10.02.23.pdf
TR14373_Exh D_Ltr from CA to YDB Three Lakes Plaza_5.16.19.pdf
TR14373_Exh E_Ltr from F. Gonzalez re YDB Three Lakes Plaza_11.08.18.pdf
TR14373_Exh F_FO Auth Foreclosure_Bldg 3100 3224 W. Comm Blvd_9.18.2020.pdf
TR14373_Exh G_FO Auth Foreclosure_CODE 3100 3224 W. Comm Blvd 9.24.2020.pdf
TR14373_Exh H_City Tracking_3100 3224 W. Comm Blvd_Rev_11.15.23.pdf
TR14373_Exh I_Sec. 2-76 Lien Reduction and Abatement Procedures.pdf
TR14373_Exh H_City Tracking 3100-3224 W Comm Blvd REV 02.05.26.pdf

City of Tamarac
Memorandum
Building Department

To: Levent Sucuoglu, City Manager

Thru: Maxine Calloway, Deputy City Manager

From: Tony Palacios, Chief Building Official / Director

Date: February 4, 2026

Re: **TR #14373 –YDB Three Lakes located at 3100–3224 W Commercial Blvd and 3102 NW 50 Street, Tamarac, Florida**

Recommendation:

The Directors of the Building and Community Development Departments recommend that the Mayor and City Commission review the request from the property owner, YDB Three Lakes, who is seeking relief of the liens on the property.

Issue:

City Commission approval and authorization is needed in order to deviate from Section 2-76(4)(e) of the City's Code of Ordinances.

Background:

On May 27, 2015, the City Commission adopted Ordinance #0-2015-08, entitled Lien Reduction and Abatement Procedures (Exhibit I), which outlines procedures by which property owners or respondents who have incurred financial penalties due to violations to the City Code of Ordinances may request abatement or lien settlement of the fines imposed. The provision further provides for an administrative lien settlement process and prescribes certain limitations on staff's ability to settle a lien unless certain conditions are met. Specifically, Section 2-76(4)(e) states in part that "A lien that the special magistrate has authorized the city to initiate foreclosure proceedings to enforce, or lien that is the subject of pending litigation between the city and property owner/violator shall not be reduced or abated."

As of November 15, 2023, the property located at 3100–3224 West Commercial Blvd and 3102 NW 50 Street, currently owned by YDB Three Lakes since April 1998, violated numerous City Ordinances. There have been numerous cases from both the Building Department and Code Enforcement Division of Community Development generated throughout the years with liens that are still outstanding with the City.

In 2018, Adam Anderson, property manager, requested an administrative settlement and a letter from the City was provided (attached as Exhibit A). The letter dated November 2, 2018, indicated that the accrued fines at that time totaled $4,145,700 and +

A response letter dated November 8, 2018, was submitted by Frank Gonzalez, Property Manager, with a counteroffer of $500 individually as merited. On May 16, 2019 (Exhibit D), the City Attorney's Office sent a letter to the respondent providing a deadline of July 15, 2019 (Exhibit E), to address the outstanding violations or the City would pursue foreclosure.

City staff worked with Mr. Anderson, contractors, and the shopping center's tenants on permitting and compliance re-inspections. This process has been ongoing and required many meetings and hearings.

On September 16, 2020, City staff presented to the Special Magistrate a request to foreclose. Two final orders were issued identifying thirty (30) lien cases (attached as Exhibit F and G).

On July 7, 2023, Avi Dishi, Manager per the Florida Division of Corporations sunbiz.org website (Exhibit C), submitted an offer letter (attached as Exhibit B) to settle the outstanding liens in the amount of $100,000, $15,252.00 release fees, a $492.00 stipulated agreement fee, and an investment of about $100,000 of additional beautification of the property.

As of November 15, 2023, the property at 3100-3224 W Commercial Blvd had a total of thirty-three (33) liens [21 building and 12 code] and six (6) open/active permits. Four lien cases (17-10200179, 19-0200252, 19-10200253, and 21-10200158) were not included in the foreclosure action as they occurred after that request. Those four violations are now in compliance. YDB Three Lakes also owns the property located at 3102 NW 50th St / W Commercial Blvd ad the parcel had two (2) open permits #01-2606, 18-5704, and one (1) code enforcement violation (23-10104074). All open items for folio numbers 4942 1819 0010 and 4942 1819 0020 were requested to be included in the stipulated agreement.

As of January 29, 2026, this agenda item was presented to the City Commission for consideration and discussion regarding the property located at 3100–3224 W. Commercial Boulevard. At that time, the property had a total of thirty-three (33) liens, consisting of twenty-one (21) Building Department cases and twelve (12) Code Enforcement cases. All thirty-three (33) lien cases were in compliance, with fines remaining outstanding.

Currently, there were four (4) active/open violation/lien cases (24-10103184, 25-10102317, 24-1020081, and 25-10200264), and four (4) open building permits, (22-0597, 24-1628, 25-2001, 25-2608, and 26-0059) associated with the property.

In addition, YDB Three Lakes owns the property located at 3102 NW 50 Street / West Commercial Boulevard, which had five (5) open building permits (25-0118, 25-0119, 25-0122, 25-0123, and 25-1223) and one (1) Special Magistrate case (25-10200325). All open items for both properties shall be included in the stipulated agreement.

Conclusion:

The current fine accruals total $3,777,925.00, consisting of $2,795,875.00 in Building Department fines and $982,050.00 in Code Enforcement fines, as reflected in Exhibit H (Revised).

Based on the City Manager's recommendation, and in coordination with the Building Department and Code Enforcement Division, it is recommended that the City Commission deviate from Section 2-76(4)(e) of the City Code and authorize a settlement in the amount of $100,000, plus release fees totaling $16,236.00 ($492.00 per lien release for 33 liens), a community benefits contribution of $80,000, and a stipulated agreement fee of $492.00, for the properties located at 3100–3224 W. Commercial Boulevard, Folio No. 494218190020 and 3102 NW 50 Street, Folio No. 494218190010, Tamarac, Florida.

The community benefits contribution of $80,000 shall be distributed by the City Manager as follows:

(a) $10,000 to each City Commissioner's initiative fund,

(b) $10,000 to the Tamarac Lakes South Homeowners Association, and

(c) $30,000 for City-sponsored events, including but not limited to the Tamarac Food and Wine Festival.

Staff recommends City Commission approval of the settlement as outlined above.

Fiscal Impact:

Funds collected pursuant to the approved settlement, including lien settlement payments, release fees, community benefits contributions, and the stipulated agreement fee, shall be received by the City and allocated in accordance with applicable accounting practices. Building Department and Code Enforcement lien payments will be deposited into the Building Department Fund and the General Fund, respectively. Community benefits contributions shall be distributed by the City Manager as authorized by the City Commission. No additional fiscal impact to the City is anticipated beyond normal administrative processing.

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2026-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, RESCINDING RESOLUTION NO. R-2026-010; AND APPROVING AND AUTHORIZING THE DEVIATION FROM SECTION 2-76 OF THE CITY OF TAMARAC CODE OF ORDINANCES ENTITLED "LIEN REDUCTION AND ABATEMENT PROCEDURES", SPECIFICALLY SECTION 2-76 (4) (e), TO REVIEW FOR CONSIDERATION RELIEF TO REDUCE THE LIEN ACCRUAL AMOUNTS ON THE PROPERTY LOCATED AT 3100-3224 WEST COMMERCIAL BLVD AND 3102 NW 50 STREET, OWNED BY YDB THREE LAKES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, On May 27, 2015, the City Commission adopted Ordinance No. O-2015-08, entitled Lien Reduction and Abatement Procedures, which outlines procedures by which property owners or respondents who has incurred financial penalties due to the Article as a result of violations to the City Code of Ordinances, may request abatement or lien settlement of the fines imposed; and

WHEREAS, the provision further provides for an administrative lien settlement process, and prescribes certain limitations on staff's ability to settle a lien unless certain conditions are met; and;

WHEREAS, Section 2-76(4)(e) states in part that "A lien that the special magistrate has authorized the city to initiate foreclosure proceedings to enforce, or a lien that is the subject of pending litigation between the city and property owner/violator shall not be reduced or abated"; and

WHEREAS, the YDB Three Lakes property located at 3100-3224 West Commercial Boulevard and 3102 NW 50 St ("The Property") falls within this restriction, as the Special Magistrate has authorized the City to initiate foreclosure proceedings to enforce; and

WHEREAS, City Commission is requested to review for consideration, relief to reduce the lien accrual amounts for the thirty-three (33) liens on the property located at 3100-3224 West Commercial Blvd and 3102 NW 50 St; and

WHEREAS, the Directors of the Building and Community Development Departments recommend the City Commission review for consideration relief to reduce the lien accrual amount for the (33) liens on the property located at 3100-3224 West Commercial Blvd and 3102 NW 50 St; per Section 2-76(4)(e) ; and

WHEREAS, the City Commission of the City of Tamarac, Florida rescinds Resolution No. R-2026-2010, and deems it to be in the best interests of the citizens and residents of the City of Tamarac to deviate from Section 2-76 (4) (e) and authorize a settlement based on the City Manager's recommendation for $100,000.00 plus release fees $16,236.00 ($492.00 per lien release x 33 liens), plus a community benefits contribution of $80,000 where said amount shall be distributed by the City Manager as follows: (a) $10,000 to each commissioner's initiative funds, (b) $10,000 to Tamarac Lakes South HOA; and (c) $30,000 for events sponsorships including but not limited to the Tamarac Food and Wine Festival, and a stipulated agreement fee of $492.00 for the YDB Three Lakes Property located at 3100-3224 West Commercial Blvd and 3102 NW

50 St, Tamarac, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA:

SECTION 1: That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true a correct and are hereby made a specific part of this Resolution. All Exhibits attached hereto are incorporated herein and made a specific part of this Resolution.

SECTION 2: That the City Commission hereby rescinds Resolution No. R-2026-010. The City Commission also hereby accepts the City Manager's recommendation to settle the liens on the Property located at 3100-3224 West Commercial Blvd and 3102 NW 50 St, Tamarac as follows: (i) $100,000.00 plus required release fees $16,236.00 ($492.00 per lien x 33 liens), (ii) plus a community benefits contribution in the amount of $80,000 where said amount shall be distributed by the City Manager: (a) $10,000 to each commissioner's initiative funds; (b) $10,000 to Tamarac Lakes South HOA; and (c) $30,000 for events sponsorships including but not limited to the Tamarac Food and Wine Festival, and (iii) a stipulated agreement fee of $492.00.

SECTION 3: All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 5: This Resolution shall become effective immediately upon its passage and adoption.

PASSED, ADOPTED AND APPROVED this day of , 2026

_____
MICHELLE J. GOMEZ, MAYOR

ATTEST:

_____
KIMBERLY DILLON, CMC
CITY CLERK

RECORD OF COMMISSION VOTE:
MAYOR GOMEZ _____
DIST 1: V/M. BOLTON _____
DIST 2: COMM. WRIGHT _____
DIST 3: COMM. PATTERSON _____
DIST 4: COMM. DANIEL _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF TAMARAC ONLY.

_____
HANS OTTINOT
CITY ATTORNEY

BUILDING DEPARTMENT

TAMARAC
The City For Your Life

Claudio Grande
Chief Building Official / Director

November 2, 2018

Adam Anderson
3585 NE 207 Street, #C77
Aventura, FL 33180

Property Address: 3100-3224 West Commercial Boulevard and
4621-4661 NW 31 Avenue, Tamarac, FL ("Property")

Current Owner: YDB Three Lakes

Mr. Anderson:

In response to your inquiry on the status of building code violations and building code enforcement liens affecting the above referenced Property, the building/code records of the City of Tamarac (hereinafter "City") show that the Property is **not** in compliance. The City has recorded thirty one (31) liens on the Property, many dating back several years, with cumulative fines and fees of $4,145,700.00 as of August 30, 2018. Several of these violations remain in non-compliance and the fines are continuing and will continue to accrue on those violations until compliance. Many of the violations relate to open or expired building permits. In addition, as noted in the attached spreadsheet there is a pending code case relating to Business Tax Receipts for the portion of the Property with a street address of 3104 West Commercial Boulevard (Code Case No. 18-10103367), which is scheduled for a penalty hearing for November 7, 2018.

Enclosed with this letter is a spreadsheet showing the City's liens and accompanying fines, as well as the list of open and expired permits for the Property.

The City is willing to reduce the total fines for the Property to $570,000.00; provided that the Owner enters into a Stipulated Agreement to bring the Property into compliance with all open code and building violations, including Case No. 18-10103367. There is a fee of $492.00 for each Release of Lien as well as for the Stipulated Agreement. Upon payment of the reduced fine amount, fees for the Releases of Lien and Stipulated Agreement, as well as receipt of the signed Stipulated Agreement, the City will provide Releases of Liens

The following table sets forth the fees and costs associated with obtaining the Release:

Lien Settlement for all recorded liens	$	570,000.00
Stipulated Agreement	$	492.00
Release of Lien Fee ($492.00 x 31)	$	15,252.00
Total	$	585,744.00

Please send a cashier's check or money order in the total amount of **$585,744.00** payable to the City of Tamarac within thirty (30) days from the date of this letter to the City's Building Department. Please be advised that partial payments will not be accepted by the City. The signed Stipulated Agreement must also be sent to the City's Building Department.

Should you have any questions, please contact Rosemary Fisher, Administrative Coordinator, at (954) 597-3421.

Sincerely,

Claudio Grande
Building Director

YDB Three Lake, LLC. – Tamarac
3100-3224 W. Commercial Blvd and
4621-4661 NW 31st Ave. Tamarac, Fl.

October 1, 2023

City of Tamarac

Subject: Request for Forgiveness or Reduction in Fine Fees.

Dear City Officials:

I am writing to propose a settlement for the outstanding lien fees that have been imposed against YDB Three Lake, LLC. Prior to COVID 19, the City was willing to reduce the amount of fines to $575,000.00 to settle the outstanding Claims of Lien, however the Pandemic impacted us greatly with many tenants failing to pay their rent and either abandoning their units or negotiating a rent forbearance from us to stay, drastically limiting our revenues for the 2020-2021 period and resulting in a negative financial impact to YDB Three Lake, LLC.

During the same period of time, we were also impacted by the massive fire that started on the Family Dollars and affected 10 other units completely destroying the units and which damages resulted in over $400,000.00 to rebuild all the units, including hallway, new roof and three new AC units. During this time, we took all the proper steps to assess the damages and to rebuild all the units in a timely manner, following and adhering to City requirement and ensuring full compliance with the Building Department.

While a year and a half has passed, we are still affected by the aforementioned circumstances. We fully acknowledge the significance of adhering to local regulations and our financial responsibilities, including the property lien imposed by the City. However, it is important to note that the cumulative fines, fees, and interests accrued over time have reached an unreasonable financial amount. It is worth mentioning that these charges primarily stem from violations caused by our tenant's actions and their negligence in closing the permits after completing the required work in compliance with building codes. None of these violations are considered life-threatening issues.

Furthermore, apart from the fire remediation, YDB Three Lake, LLC, has already disbursed over $150,000.00 to supplementary repairs and enhancements. We are now offering an additional investment of $100,000.00 for further improvements, including the installation of energy-efficient or LED lighting for the parking area, re-striping the parking lot, updating the parking lot signs, erecting a new shopping plaza monument, and enhancing the landscaping by trimming, replacing, and/or adding trees and hedges to improve the curb appeal of the property. We value the city's recommendations and guidance to ensure complete compliance during this process and will greatly appreciate any assistance provided.

I kindly request for your careful review of the following information taking into account the stated factors and our financial circumstances and burden. It is essential to acknowledge that we have
diligently addressed and resolved all associated violations, while also initiating significant property improvements. These enhancements not only benefit us but also contribute to the City of Tamarac, as our property serves as a prominent entry point for numerous vehicles. In lieu of facing financial strain from an inequitable settlement amount, our preference is to allocate resources towards enhancing the property's aesthetics, a course of action that has been endorsed by City officials. By opting for this approach, we aim to prioritize the improvement of the property's visual appeal, aligning with the recommendations provided by the City.

Considering the information provided, we would like to present the following offer to promptly settle the outstanding liens and violations as follows:

1. A $100,000.00 Lump Sum Payment to the City.
2. $15,252.00 in Release of Lien.
3. $492.00 for drafting the Stipulated Agreement.
4. An investment of about $100,000.00 of additional beautification of the property.

I believe that a settlement agreement based on those terms would be a mutually beneficial solution that allows us to address the pending issues and satisfy our obligations while providing the City of Tamarac with a reasonable resolution which will enhance the city and community appearance.

Thank you for your attention to this matter. I eagerly await for your response and hope for a favorable outcome. Should you require any further information regarding the improvement plan or need to discuss any aspect of this settlement offer, please do not hesitate to contact me, Adam, or Nais using the contact information below my signature.

Yours sincerely,

Avi Dishi



DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company
YDB THREE LAKES, L.C.

Filing Information

Document Number	L98000000289
FEI/EIN Number	65-0827864
Date Filed	03/10/1998
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/09/2018
Event Effective Date	NONE

Principal Address

3100 W. COMMERCIAL BLVD
FORT LAUDERDALE, FL 33309

Changed: 04/09/2009

Mailing Address

571 West 183rd Street
New York, NY 10033

Changed: 01/14/2021

Registered Agent Name & Address

PIOTRKOWSKI, JOEL S
317-71ST STREET
MIAMI BEACH, FL 33141

Name Changed: 06/01/2006

Address Changed: 06/01/2006

Authorized Person(s) Detail

Name & Address

Title MGR

DISHI, AVI
571 W 183RD STREET
NEW YORK, NY 10033

Title MGR

YEHEZKEL, HAIM
210-71ST STREET, SUITE #309
MIAMI BEACH, FL 33141

Annual Reports

Report Year	Filed Date
2021	01/14/2021
2022	01/20/2022
2023	01/18/2023

Document Images

01/18/2023 -- ANNUAL REPORT	View image in PDF format
01/20/2022 -- ANNUAL REPORT	View image in PDF format
01/14/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
08/09/2018 -- LC Amendment	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
04/07/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
03/17/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
04/22/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
04/06/2011 -- ANNUAL REPORT	View image in PDF format
04/12/2010 -- ANNUAL REPORT	View image in PDF format
04/09/2009 -- ANNUAL REPORT	View image in PDF format
02/11/2008 -- ANNUAL REPORT	View image in PDF format
01/22/2007 -- ANNUAL REPORT	View image in PDF format
06/01/2006 -- LC Amendment	View image in PDF format
02/13/2006 -- ANNUAL REPORT	View image in PDF format
03/17/2005 -- ANNUAL REPORT	View image in PDF format
08/24/2004 -- ANNUAL REPORT	View image in PDF format
01/29/2003 -- LIMITED LIABILITY CORPORATION	View image in PDF format
03/12/2002 -- ANNUAL REPORT	View image in PDF format
04/05/2001 -- ANNUAL REPORT	View image in PDF format
01/28/2000 -- ANNUAL REPORT	View image in PDF format
03/17/1999 -- ANNUAL REPORT	View image in PDF format
03/10/1998 -- Florida Limited Liabilites	View image in PDF format

Michael D. Cirullo, Jr.
MCirullo@GorenCherof.com

GOREN CHEROF DOODY & EZROL P.A.
ATTORNEYS AT LAW

May 16, 2019

Via e-mail adam.elyseeinc@gmail.com and U.S. Mail
Adam Anderson
3585 NE 207 Street, #C77
Aventura, FL 33180

RE: Property Address: 3100-3244 West Commercial Boulevard and 4621-4661 NW 31 Avenue, Tamarac, FL ("Property")

Current Owner: YDB Three Lakes

Dear Mr. Anderson:

On November 1, 2018, the City sent you a proposed lien reduction and Settlement Agreement to resolve all then-outstanding code matters. However, those terms were not accepted by the Property Owner. We are now over six (6) months removed from that offer and a significant number of the issues remain unresolved, as shown on the enclosed spreadsheet.

This letter serves as formal notice that the City is expecting all outstanding code violations to be remedied **on or before July 15, 2019**. If this does not occur, the City will pursue foreclosure of this liens.

Sincerely,

Michael D. Cirullo, Jr.
Assistant City Attorney

MDC
Enclosure
cc without enclosures:
Claudio Grande, Chief Building Official
Samuel S. Goren, Esq., City Attorney

{00300356.1 2704-1100450}

Please reply to Fort Lauderdale Office

Three Lakes Plaza Lien Cases Open/Expired Permits

Updated 05/15/2019

Date	Address	Case and/or Permit No.	Violation and/or Permit Detail	Status / Permit Desc	Affid of Comp in file	Fine Start Date	Fine Stop Date/Fine Accrual through	Admin Fee Pd	Amt Due or Accural Amt	Admin Fee Due	Total Accrual Amount	Comments as of 01/08/2019 & 5/15/19 (red/City) (blue/TLP)
10/25/01	3100 W Commercial Blvd	01-00002585	PARKING LOT PAV/STRIP	Complied	Yes	3/21/02	10/2/03		$84,000.00	$ 50.00	$ 84,050.00	
8/23/18	3178 W Commercial Blvd	04-10200319	awning w/o	Complied shutter removed (05-549 never issued)	No	5/21/05	8/30/18	No	$484,900.00	$ 75.00	$ 484,975.00	
7/19/06	3100 W Commercial Blvd	06-10101909	SIGN VIOLATION	Complied	Yes	11/11/06	1/25/08		$66,000.00	$ 75.00	$ 66,075.00	
7/19/06	3100 W Commercial Blvd	06-10101911	BUILDING MAINTENANCE	Complied	Yes	12/16/06	8/18/11		$170,600.00	$ 75.00	$ 170,675.00	
7/19/06	3100 W Commercial Blvd	06-10101912	DUMPSTER VIOLATION	Complied	Yes	11/11/06	1/10/07		$9,000.00	$ 75.00	$9,075.00	
7/19/06	3100 W Commercial Blvd	06-10101913	JUNK,TRASH & DEBRIS	Complied	Yes	10/21/06	1/10/07		$8,100.00	$ 75.00	$8,175.00	
8/23/18	3224 W Commercial Blvd	07-10200129	A/C Change out w/o p	Complied see #18-5209	No	10/9/09	12/5/18	No	$334,300.00	$ 75.00	$ 334,375.00	
8/23/18	3130 W Commercial Blvd	08-10200201	07-1398, bathroom opermit never finished	complied, 17-1274, alt and demo, last insp 6/19/17	Yes	4/2/09	6/18/17	Yes	$299,900.00	$ -	$ 299,900.00	
8/23/18	4661 NW 31 Avenue	08-10200394	07-4876 so, 7-4875 no canopy sign expired	Complied, canopy Signs removed	Yes	2/6/09	8/30/18		$312,700.00	$ 75.00	$ 312,775.00	08-10200394 correct. Detail only shows 07-4876 canopy sign
8/23/18	3100 W Commercial Blvd #2	10-10200232	alt w/o p, no safety	Complied, alt & safety 11-1826, last insp 8/15/12	Yes	8/28/10	8/14/12	No	$71,700.00	$ 75.00	$ 71,775.00	
5/21/12	3100 W Commercial Blvd	12-10104357	PARKING LOT PAV/STRIP	not complied		11/20/12		No	$236,100.00	$ 75.00	$236,175.00	18-5236. Failed inspection 5/7/19
5/21/12	3100 W Commercial Blvd	12-10104361	LANDSCAPE MAINTENANCE	Complied	Yes	11/20/12	1/16/14		$42,200.00	$ 75.00	$42,275.00	
5/21/12	3100 W Commercial Blvd	12-10104366	SIGN VIOLATION	Complied	Yes	11/20/12	**1/17/14**		$42,300.00	$ 75.00	$ 42,375.00	
8/6/14	3100 W Commercial Blvd	14-10103509	JUNK,TRASH & DEBRIS	Complied	Yes	12/5/14	2/21/15		$7,800.00	$ 75.00	$7,875.00	
8/20/14	3100 W Commercial Blvd	14-10103804	BUILDING MAINTENANCE	complied		12/5/14	11/1/18		$142,700.00	$ 75.00	$ 142,775.00	

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Three Lakes Plaza Lien Cases Open/Expired Permits

Updated 05/15/2019

Date	Address	Case and/or Permit No.	Violation and/or Permit Detail	Status / Permit Desc	Affid of Comp in file	Fine Start Date	Fine Stop Date/Fine Accrual through	Admin Fee Pd	Amt Due or Accural Amt	Admin Fee Due	Total Accrual Amount	Comments as of 01/08/2019 & 5/15/19 (red/City) (blue/TLP)
8/20/14	3100 W Commercial Blvd	14-10103805	NB-WALKWAY MAINT	Complied	Yes	12/5/14	1/27/15		$5,300.00	$ 75.00	$5,375.00	
9/26/16	3100 W Commercial Blvd	16-10200244	Expired 12-1721 ADA Upgrades in the parking lot	non- complied, no subsequent permits	No	11/6/17	4/16/19	No	$52,600.00	$ 75.00	$ 52,675.00	18-5803 /final bldg insp 4/17/19 - pmt closed
8/23/18	3100 W Commercial Blvd	13-10200231	Unsafe Dumpster enclosure	complied	No	8/4/14	1/29/19	No	$163,900.00	$ 75.00	$ 163,975.00	18-5973 Demo encl/ final insp 1/30/19 / permit closed
8/23/18	3100 W Commercial Blvd 1& 2	16-10200249	Re-roof Flat (stands?)	not complied permit 17-3919 (permit against main address 3100 W Comm. Blvd. when complied may comply case?	No	11/6/17	5/3/19 - continues to accure (non-compliant)	No	$54,300.00	$ 75.00	$ 54,375.00	Pmt 17-3919 **still open** & needs inspections
8/23/18	4661 NW 31 Ave	17-10100772	Banner	Complied	Yes	4/21/17	4/17/18		$90,250.00	$ 75.00	$ 90,325.00	
4/14/11	3142 W Commercial Blvd	11-10200383	Expired BA permit 06-4768	Complied - work removed	No	5/3/13	12/9/18	No	$204,600.00	$ 75.00	$ 204,675.00	
8/20/18	3116 W Commercial Blvd	14-10200066	Re-Roofing with out a permit	Complied / see 16-4586	No	7/7/14	1/22/17	No	$93,000.00	$ 75.00	**$ 93,075.00**	
8/23/18	3190 W Commercial Blvd	16-10200230	Safety & Occ license	Complied	Yes	11/3/17	6/27/18	No	$23,600.00	$ 75.00	$ 23,675.00	
8/23/18	3202 W Commercial Blvd	16-10200245	Interior alteration w/o	complied	No	11/6/17	4/9/19	No	$51,900.00	$ 75.00	$ 51,975.00	Per C.Grande/G.Smilen - alt pmt 03-3464 covered most work; not ductwork. PMT 19-381 shows ductwork/ pmts closed
8/23/18	3104-3108 W Commercial Blvd	16-10200248	Re-roof w/o	non complied, maybe covered by 17-3919	No	11/6/17	5/3/19 - continues to accure (non-compliant)	No	$54,300.00	$ 75.00	$ 54,375.00	17-3919 open as of 5/3/19

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Three Lakes Plaza Lien Cases Open/Expired Permits

Updated 05/15/2019

Date	Address	Case and/or Permit No.	Violation and/or Permit Detail	Status / Permit Desc	Affid of Comp in file	Fine Start Date	Fine Stop Date/Fine Accrual through	Admin Fee Pd	Amt Due or Accural Amt	Admin Fee Due	Total Accrual Amount	Comments as of 01/08/2019 & 5/15/19 (red/City) (blue/TLP)
8/23/18	3182 - 3190 W Commercial Blv	16-10200250	Re-roof (stands?)	non- complied, no permits	No	11/6/17	5/3/19 - continues to accure (non-compliant)	No	$54,300.00	$ 75.00	$ 54,375.00	no activity ??
8/23/18	3198 - 3224 W Commercial Blv	16-10200251	Re-roof Flat (stands?)	non complied, 17-3918	No	11/6/17	5/3/19 - continues to accure (non-compliant)	No	$54,300.00	$ 75.00	$ 54,375.00	Pmt 17-3918 Open / Pending Eng Letter
8/23/18	4601 - 4661 NW 31 Avenue	16-10200252	Re-roof (stands?)	non complied, 17-3917	No	11/6/17	5/3/19 - continues to accure (non-compliant)	No	$54,300.00	$ 75.00	$ 54,375.00	Pmt 17-3917 Open /Pending Eng Letter
8/23/18	3130 - 3178 W Commercial Blv	16-10200253	Re-roof (stands?)	non comply 17-3916 maybe for roof	No	11/6/17	5/3/19 - continues to accure (non-compliant)	No	$54,300.00	$ 75.00	$ 54,375.00	no activity ??
8/23/18	3186-3190 W Commercial Blvd	17-10200056	Safety & Occ license	Complied	Yes	4/7/18	6/26/18	No	$8,000.00	$ 75.00	$ 8,075.00	
6/27/18	4611 NW 31 Ave	17-10200179	terminal block conductors exceed listing capacity	Compled	No	10/6/18	12/18/18	No	$7,300.00	$75.00	$ 7,375.00	Pmt 18-5472 approved & closed.
2/5/19	3100 W Commercial Blvd	19-10100607	NESC SIGNAGE	**Compliance date of 5/31/19**						$75.00		**Penalty Hearing on 6/5/19**
8/23/18	3104 W Commercial Blvd	18-10103367	Business Revenue License	Compied and paid 12/6/18 per email from S.Krajewski 12/12/18	At 9/5/18 Penalty hearing, magistrate ordered compliance by 9/20/18 or attend Penalty hearing on 11/7/18				$0.00	$ 75.00	$ 75.00	
							Sub-total		**$3,338,550.00**			

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Three Lakes Plaza Lien Cases Open/Expired Permits

Updated 05/15/2019

Date	Address	Case and/or Permit No.	Violation and/or Permit Detail	Status / Permit Desc	Affid of Comp in file	Fine Start Date	Fine Stop Date/Fine Accrual through	Admin Fee Pd	Amt Due or Accural Amt	Admin Fee Due	Total Accrual Amount	Comments as of 01/08/2019 & 5/15/19 (red/City) (blue/TLP)
Open / Expired Permits												
Date	**Address**	**Permit #**	**Permit Description**	**Comments**								
10/31/18	3198 W Commercial Blvd	00-1604	sign	Cancel pmt - sign removed (Cash Plus Financial)								
	3216 W Commercial Blvd	**04-3988**	plumbing permit - issued / inspection failed	04-3988 Cancelled/See new #18-5927 - permit denied, contractor notified on 12/10/18 (will update gray once new permit has been closed.								5/3/19 still in Plan Check Status
10/31/18	3138 W Commercial Blvd	05-4255	hurricane shutters - issued / no inspections	Cancel pmt - rolldown shutter removed								
	3224 W Commercial Blvd	07-485	mechanical, a/c replacement, issued /	Pmt Cancelled/ SM 07-10200129 / File to Johnny 12/11/18 for affid/ Permit 18-5209								
	3204 W Commercial Blvd	**07-1987**	burglar alarm, issued/no inspections	Open - no activity; same space has 17-4005 for NYC Drycleaners, LLC (See 18-4640) Uniform Letter submitted 12/11/18 (07-1987 will be cancelled once 18-4640 is closed.								5/3/19 permit not paid as of today
	4661 NW 31 Avenue	07-4875	sign / canopy sign - America's Pharmacy - not	SM (Same for 08-10200384) new tenant sign 17-1816 (Daddy O's Liquors)								
	4661 NW 31 Avenue	07-4876	sign / canopy sign - America's Pharmacy - not	SM 08-10200394 / new tenant sign 17-1816 (Daddy O's Liquors)								
10/31/18	3100 W Commercial Blvd #2	10-1010	safety / interior renovation - additional bay to Classy	Cancelled - see 11-1826 for CO/Classy Girl Beauty Supply								
	3134 W Commercial Blvd	11-4153	Island Vibes / Safety & new hood fire suppression	Cancelled - see SMC 13-1200193 now closed / Permit 14-36 for CO & Fire suppression								
	3100 W Commercial Blvd	12-1721	ADA upgrades parking lot, issued - not all inspections	SM 16-10200244 (permit 18-5803 submitted for upgrades to parking) new permit approved, contractor notified. As of 12/18/18 not paid. This permit will be cancelled once permit 18-5803 is closed.								BLDG Final appr 4/17/19 Permit is closed.
	~~3126~~ 3216 W Commercial Blvd	13-1653	burglar alarm, issued/no inspections	Pat R. confirmed ok to cancel this permit/ see permit 14-2911								
10/31/18	3190 W Commercial Blvd	13-3028	interior alteration - bath reno/counciling room -	Cancelled - no work done/SMC 16-10200230 - pending case has affidavit of compliance in file								
	3150 W Commercial Blvd	**13-3260**	install 3 windows in 1 opening	NV status - need to verify if work was done? On 11/19/18 copy of permit plans picked up by Frank G (?) Permit 18-5932 submitted 12/7/18 in review.								5/3/19 still in Plan Check Status
	3134 W Commercial Blvd	14-463	fire suppression system - permit not issued	Duplicate - see 14-36 for fire suppression system								
	3116 W Commercial Blvd	14-2259	reroof flat - permit issued, not all inspections	mark permit CM - complied magistrate/SMC 14-10200066 / new permit 16-4562								
	3134 W Commercial Blvd	14-3352	irrigation system	Cancell per C.Bauer								
12/19/18	3138 W Commercial Blvd	14-4215	safety for Aetna Life Insurance	Permit status - AP (approved) inspector to confirm ok to cancel as safety permit & CO 15-1742 for Selenas Shoe on range 3138-3142 W Comm Blvd. Cancel permit space vacant.								
	4621 NW 31 Ave	**16-3910**	demo / wall - toilet - permit not issued	Permit status - PC (plan check) Permit 18-5925 submitted for demo only /wall-toilet. 2016 permit to be cancelled when new permit closed.								5/3/19 still in Plan Check Status

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Three Lakes Plaza Lien Cases Open/Expired Permits

Updated 05/15/2019

Date	Address	Case and/or Permit No.	Violation and/or Permit Detail	Status / Permit Desc	Affid of Comp in file	Fine Start Date	Fine Stop Date/Fine Accrual through	Admin Fee Pd	Amt Due or Accural Amt	Admin Fee Due	Total Accrual Amount	Comments as of 01/08/2019 & 5/15/19 (red/City) (blue/TLP)
12/19/18	3198 W Commercial Blvd	16-4310	safety for check cashing store	Permit status - PC (plan check) - inspector to confirm space vacant. Cancel permit, space vacant.								
	3190 W Commercial Blvd	16-4245	safety for Christian Restoration Outreach	SM 16-10200230 / complied								
	3150 W Commercial Blvd	**17-3916**	reroof flat & tile - permit paid no inspections	Permit status - AP (approved) -pending engineers letter								Still open
	4601 NW 31 Ave	**17-3917**	reroof flat and tile - no inspections	Permit status - AP (approved) - pending engineers letter								Still open
	3224 W Commercial Blvd	**17-3918**	reroof flat and tile - permit paid no inspections	Permit status - AP (approved) - pending engineers letter								Still open
	3100 W Commercial Blvd	**17-3919**	roof repair & reroof flat and tile - permit paid, no	Permit status - AP (approved) - pending engineers letter								Still open
	3204 W Commercial Blvd	17-4005	safety for NYC Drycleaners LLC	Permit status - CA (cancelled); same space has 07-1987 for burglar alarm								
	4641 NW 31 Ave	18-647	sign - wall with electric - LOGO Angel Leal-	Permit closed - final inspection approved 11/15/18								
	3150 W Commercial Blvd	**18-4123**	signs - elec wall sign for family dollar	Permit status - PC (plan check) - inspector to confirm space vacant								5/3/19 still in Plan Check Status
	3178 W Commercial Blvd	18-4240	Illum CH Ltr sign/MetroPCS	new as of 8/17/18 - Permit Status AP; contractor notified 10/4/18. Needs payment & inspections								BLDG Final appr 2/19/19 Permit is closed.
	3100 W Commercial Blvd	**18-5236**	sealcoat and restripe	new as of 10/19/18 - Permit Status PC (plan check); for SMC 12-10104357 ?								open
	3100 W Commercial Blvd	18-5363	trash enclosure	new as of 10/26/18 - Permit Status PC (plan check) 18-5363 CA see demo trash enclosure permit 18-5973								Permit 18-5973 (CL) to demo trash enclosure
	3224 W Commercial Blvd	18-5209	a/c change out	repurchase 07-485 / #1805209 paid on 10/30/18, inspection DA 11/20/18 [SMC 07-10200129} File to Johny Cruz 12/11/18. J.Cruz gave affid of compliance.								
	4631 NW 31 Ave	**18-5434**	wall sign Vapes&Tabacco	submitted 11/14/18; permit approved contractor notified 11/14/18. Ready for payment/inspections.								Still open /paid 1/23/19 - no inspections scheduled
12/19/18	4611 NW 31 Ave	18-5472	ATF Wiring in service	permit paid 11/19/18 / SMC 17-10200179								Pmt closed
		16										

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YDB THREE LAKES, LC

500 W. CYPRESS CREEK ROAD SUITE 350
FT. LAUDERDALE, FL 33309
Office (305) 682-8577 Fax (305) 682-8570

November 8, 2018

Ms. Rosemary Fisher
Administrative Coordinator
City of Tamarac -- Building Dept.
6011 Nob Hill Road 1st
Tamarac, FL 33321

FOLIO # 494218190020: 3100-- 3224 W. Commercial Blvd.
4621—4661 N.W. 31st Avenue

First of all, we would like to express our tremendous appreciation to you and all personnel involved, from the City of Tamarac, concerning the past few months of in depth fact gathering of our account. We understand that the process has been long and arduous aggregating all the input from your concern, and we are very thankful for same.

Upon our review of the pending lien sums, open permits and miscellaneous items penalized against our concern with running fines that have had no reasonable limits, we believe that the never-ceasing fines have unjustly reached a summit that surpasses millions of dollars, as they are fed on by the limitless accumulations of fines from simple matters, such as almost half a million dollars due to an awning installation 04-10200319, over three hundred thousand dollars for an expired canopy sign 07-4876, over three hundred thousand dollars for an air conditioner 07-10200129 etc...; and additional fines which may be characterized as grossly unfair and morally wrong.

We understand that we are at fault with certain violations, and have a responsibility to pay fines which the City of Tamarac has placed liens for compensation to remedy..., but we humbly implore you to abate to a reasonable, morally right and fair penalty. We henceforth, attach a ledger and we ask you to close the listed liens with a $500.00 penalty, as individually merited.

We kindly ask that you please review our stance, and concur with our perspective of being subjugated by excessive charges, which are beyond our reach.

Sincerely yours,

Frank Gonzalez
Property Manager

TAMARAC
The City For Your Life

George Folles
Chief Building Official / Building Director

SPECIAL MAGISTRATE
FINAL ORDER AUTHORIZING FORECLOSURE

September 18, 2020

YDB THREE LAKES
C/O FLAGLER REAL EST SERVICES LLC
500 WEST CYPRESS CREEK RD # 350
FORT LAUDERDALE, FL 33309-6155

MAIL NO: 7019-2970-0000-8541-6025
LOCATION: 3100-3224 W COMMERCIAL BLVD

04-10200319	CLAIM OF LIEN - Roll down metal awning
07-10200129	CLAIM OF LIEN - Air condition change out
08-10200201	CLAIM OF LIEN - 07-1398, Bathroom permit never finished
08-10200394	CLAIM OF LIEN - Canopy signs permits expired
10-10200232	CLAIM OF LIEN - Alteration without permit, no safety inspection for occupancy
11-10200383	CLAIM OF LIEN - Expired burglar alarm permit 06-4768
13-10200231	CLAIM OF LIEN - Unsafe dumpster enclosure
14-10200066	CLAIM OF LIEN - Re-roof without a permit
16-10200230	CLAIM OF LIEN - Safety and occupational license
16-10200244	CLAIM OF LIEN - Permit 12-1721 has expired for ADA upgrades in the parking lot
16-10200245	CLAIM OF LIEN - Interior alterations without a permit
16-10200248	CLAIM OF LIEN - Re-roof without a permit
16-10200249	CLAIM OF LIEN - Re-roof without a permit
16-10200250	CLAIM OF LIEN - Re-roof without a permit
16-10200251	CLAIM OF LIEN - Re-roof without a permit
16-10200252	CLAIM OF LIEN - Re-roof without a permit
16-10200253	CLAIM OF LIEN - Re-roof without a permit
17-10200056	CLAIM OF LIEN - Safety and occupational license
17-10200179	CLAIM OF LIEN -Terminal block conductors exceed listing capacity

This matter came before the Special Magistrate for the City of Tamarac, Florida on this date, 9-16-2020, after due notice to the violator, and based upon the testimony given and the evidence received, the Special Magistrate enters the following: Nature of Violation, Corrective Action and Final Order:

FINDINGS OF FACT

1. The City presented evidence and testimony to support that there are recorded liens against subject property.
2. The City presented evidence and testimony to support that the subject liens have not been paid and remain due and owing to the City.

CONCLUSIONS OF LAW

The liens identified in this notice were duly recorded in the public records, remain unpaid, and more than three months have elapsed since the City recorded its liens in the public records. The subject property is not real property which is a homestead under s. 4, Art. X of the State Constitution. Therefore, the statutory and code requirements to authorize foreclosure proceedings have been met.

ORDER – FORECLOSURE AUTHORIZATION

It is the Order of the Code Compliance Special Magistrate that the City of Tamarac is hereby authorized to foreclose on the liens identified in this notice and seek a monetary judgement from the violator.

Regarding the liens recorded against the property described below:

LOCATION OF VIOLATION: - 3100 – 3224 W COMMERCIAL BLVD
LEGAL DESCRIPTION: SARTONI PLAT 113-43 B TRACT B
PARCEL ID: 4942 18 19 0020

DONE AND ORDERED, this September 16th, 2020
ATTEST:

Office Coordinator
Special Magistrate Clerk

BY

Alan L. Gabriel
Special Magistrate

COMMUNITY DEVELOPMENT DEPARTMENT

TAMARAC
The City For Your Life

Maxine A. Calloway, Esq., AICP
Director

REVISED SPECIAL MAGISTRATE FINAL ORDER AUTHORIZING FORECLOSURE

September 24TH, 2020

YDB THREE LAKES % FLAGER REAL EST SERVICES LLC
500 W CYPRESS SUITE # 350
FORT LAUDERDALE, FL 33309-6155

MAIL # 7019-0700-0001-4781-3808
LOCATION: 3100-3224 W COMMERCIAL BLVD

01-2585	CLAIM OF LIEN - PARKING LOT PAVING/STRIP
06-10101909	CLAIM OF LIEN - SIGN VIOLATION
06-10101911	CLAIM OF LIEN - BUILDING MAINENANCE
06-10101912	CLAIM OF LIEN - DUMPSTER VIOLATION
06-10101913	CLAIM OF LIEN - JUNK, TRASH AND DEBRIS
12-10104357	CLAIM OF LIEN - PARKING LOT PAVING/STRIP
12-10104361	CLAIM OF LIEN - LANDSCAPE MAINTENANCE
12-10104366	CLAIN OF LIEN - SIGN VIOLATION
14-10103509	CLAIM OF LIEN - JUNK, TRASH AND DEBRIS
14-10103804	CLAIM OF LIEN - REBUILDING MAINTENANCE
14-10103805	CLAIM OF LIEN - WALKWAY MAINTENANCE
17-10100772	CLAIM OF LIEN - BANNER -[4661 NW 31ST AVENUE]

This matter came before the Special Magistrate for the City of Tamarac, Florida on this date, **9-16-2020**, after due notice to the violator, and based upon the testimony given and the evidence received, the Special Magistrate enters the following:

FINDINGS OF FACT

1. The City presented evidence and testimony to support that there are recorded liens against the subject property.
2. The City presented evidence and testimony to support that the subject liens have not been paid and remain due and owing to the City

CONCLUSIONS OF LAW

The liens identified in this notice were duly recorded in the public records, remain unpaid, and more than three months have elapsed since the City recorded its liens in the public records. The subject property is not real property which is a homestead under s. 4, Art. X of the State Constitution. Therefore, the statutory and code requirements to authorize foreclosure proceedings have been met

ORDER — FORECLOSURE AUTHORIZATION

It is the Order of the Code Compliance Special Magistrate that the City of Tamarac is hereby authorized to foreclose on the liens identified in this notice and seek a monetary judgment from the violator

Regarding the liens recorded against the property described below:

LOCATION OF VIOLATION: - **3100-3224 W COMMERCIAL BLVD.**
LEGAL DESCRIPTION: **SARTONI PLAT 113-43 B TRACT B**
PARCEL ID: **4942 18 19 0020**

DONE AND ORDERED: **September 24TH, 2020**

Special Magistrate Clerk

BY

Special Magistrate

Three Lakes Plaza Lien Cases Open/Expired Permits

Updated 10/03/2023

Date	Address	Case and/or Permit No.	Violation and/or Permit Detail	Status / Permit Desc	Affid of Comp in file	Fine Start Date	Fine Stop Date/Fine Accrual through	Admin Fee Pd	Amt Due or Accural Amt	Admin Fee Due	Total Accrual Amount	Updated 10/02/2023	Building Cases Only	Code Enf Cases Only
10/25/01	3100 W Commercial Blvd	01-00002585	PARKING LOT PAV/STRIP	Complied	Yes	3/21/02	10/2/03		$84,000.00	$ 50.00	$ 84,050.00			$ 84,050.00
8/23/18	3178 W Commercial Blvd	**04-10200319 REC 06/03/2005**	awning w/o	Complied shutter removed (05-549 never issued)	Yes	5/21/05	8/30/18	No	$484,900.00	$ 75.00	$ 484,975.00		$ 484,975.00	
7/19/06	3100 W Commercial Blvd	06-10101909	SIGN VIOLATION	Complied	Yes	11/11/06	1/25/08		$66,000.00	$ 75.00	$ 66,075.00			$ 66,075.00
7/19/06	3100 W Commercial Blvd	06-10101911	BUILDING MAINTENANCE	Complied	Yes	12/16/06	8/18/11		$170,600.00	$ 75.00	$ 170,675.00			$ 170,675.00
7/19/06	3100 W Commercial Blvd	06-10101912	DUMPSTER VIOLATION	Complied	Yes	11/11/06	1/10/07		$9,000.00	$ 75.00	$9,075.00			$ 9,075.00
7/19/06	3100 W Commercial Blvd	06-10101913	JUNK,TRASH & DEBRIS	Complied	Yes	10/21/06	1/10/07		$8,100.00	$ 75.00	$8,175.00			$ 8,175.00
8/23/18	3224 W Commercial Blvd	**07-10200129 REC 10/26/09**	A/C Change out w/o p	Complied see #18-5209	Yes	10/9/09	12/5/18	No	$334,300.00	$ 75.00	$ 334,375.00		$ 334,375.00	
8/23/18	3130 W Commercial Blvd	**08-10200201 REC 4/20/09**	07-1398, bathroom opermit never finished	complied, 17-1274, alt and demo, last insp 6/19/17	Yes	4/2/09	6/18/17	Yes	$299,900.00	$ -	$ 299,900.00		$ 299,900.00	
8/23/18	4661 NW 31 Avenue	**08-10200394 REC 2/19/09**	07-4876 so, 7-4875 no canopy sign expired	Complied, canopy Signs removed	Yes	2/6/09	8/30/18		$312,700.00	$ 75.00	$ 312,775.00	08-10200394 correct. Detail only shows 07-4876 canopy sign	$ 312,775.00	
8/23/18	3100 W Commercial Blvd #2	**10-10200232 REC 11/30/10**	alt w/o p, no safety	Complied, alt & safety 11-1826, last insp 8/15/12	Yes	8/28/10	8/14/12	No	$71,700.00	$ 75.00	$ 71,775.00		$ 71,775.00	
5/21/12	3100 W Commercial Blvd	12-10104357	PARKING LOT PAV/STRIP	Complied per SK email 7/16/19		11/19/12	6/27/19	No	$241,100.00	$ 75.00	$241,175.00	18-5236 is now closed - appr insp 6/26/19 (updated 7/3/19)		$ 241,175.00
5/21/12	3100 W Commercial Blvd	12-10104361	LANDSCAPE MAINTENANCE	Complied	Yes	11/20/12	1/16/14		$42,200.00	$ 75.00	$42,275.00			$ 42,275.00
5/21/12	3100 W Commercial Blvd	12-10104366	SIGN VIOLATION	Complied	Yes	11/20/12	**1/17/14**		$42,300.00	$ 75.00	$ 42,375.00			$ 42,375.00
8/6/14	3100 W Commercial Blvd	14-10103509	JUNK,TRASH & DEBRIS	Complied	Yes	12/5/14	2/21/15		$7,800.00	$ 75.00	$7,875.00			$ 7,875.00
8/20/14	3100 W Commercial Blvd	14-10103804	BUILDING MAINTENANCE	complied		12/5/14	11/1/18		$142,700.00	$ 75.00	$ 142,775.00			$ 142,775.00
8/20/14	3100 W Commercial Blvd	14-10103805	NB-WALKWAY MAINT	Complied	Yes	12/5/14	1/27/15		$5,300.00	$ 75.00	$5,375.00			$ 5,375.00
9/26/16	3100 W Commercial Blvd	**16-10200244 REC 12/28/17**	Expired 12-1721 ADA Upgrades in the parking lot	Complied	Yes	11/6/17	4/16/19	No	$52,600.00	$ 75.00	$ 52,675.00	18-5803 /final bldg insp 4/17/19 - pmt closed	$ 52,675.00	
8/23/18	3100 W Commercial Blvd	**13-10200231 REC 8/25/14**	Unsafe Dumpster enclosure	complied	Yes	8/4/14	1/29/19	No	$163,900.00	$ 75.00	$ 163,975.00	18-5973 Demo encl/ final insp 1/30/19 / permit closed	$ 163,975.00	
8/23/18	3100 W Commercial Blvd 1& 2	16-10200249 REC 12/28/17	Re-roof Flat (stands?)	Complied	Yes	11/6/17	8/26/21	No	$138,900.00	$ 75.00	$ 138,975.00	Pmt 17-3919 **open** & needs insp 7/3/19 still open, 7/16/19, 9/18/19 all insp denied/ 2/1/21 PC status. Permit CLOSED	$ 138,975.00	

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Three Lakes Plaza Lien Cases Open/Expired Permits

Updated 10/03/2023

Date	Address	Case and/or Permit No.	Violation and/or Permit Detail	Status / Permit Desc	Affid of Comp in file	Fine Start Date	Fine Stop Date/Fine Accrual through	Admin Fee Pd	Amt Due or Accural Amt	Admin Fee Due	Total Accrual Amount	Updated 10/02/2023	Building Cases Only	Code Enf Cases Only
8/23/18	4661 NW 31 Ave	17-10100772	Banner	Complied	Yes	4/21/17	4/17/18		$90,250.00	$ 75.00	$ 90,325.00			$ 90,325.00
4/14/11	3142 W Commercial Blvd	**11-10200383 REC 5/17/13**	Expired BA permit 06-4768	Complied - work removed	Yes	5/3/13	12/9/18	No	$204,600.00	$ 75.00	$ 204,675.00		$ 204,675.00	
8/20/18	3116 W Commercial Blvd	**14-10200066 REC 8/25/14**	Re-Roofing with out a permit	Complied / see 16-4586	Yes	7/7/14	1/22/17	No	$93,000.00	$ 75.00	**$ 93,075.00**		$ 93,075.00	
8/23/18	3190 W Commercial Blvd	**16-10200230 REC 12/28/17**	Safety & Occ license	Complied	Yes	11/3/17	6/27/18	No	$23,600.00	$ 75.00	$ 23,675.00		$ 23,675.00	
	3202 W Commercial Blvd	**16-10200245**	Interior build out, ductwork partitions, exterior walls	Complied	Yes	11/6/17	4/9/19	No	$51,900.00	$ 75.00	$ 51,975.00		$ 51,975.00	
8/23/18	3182 - 3190 W Commercial Blvd	16-10200250 REC 12/28/17	Re-roof (stands?)	non- complied, no permits/ **complied as of 12/17/2020**	No	11/6/17	12/16/20	No	$113,600.00	$ 75.00	$ 113,675.00	still no permit activity 7/3/19, 9/18/19 -Complied	$ 113,675.00	
8/23/18	3198 - 3224 W Commercial Blvd	16-10200251 REC 12/28/17	Re-roof Flat (stands?)	non complied, 17-3918 / **Complied 12/13/21**	Yes	11/6/17	12/17/20	No	$113,700.00	$ 75.00	$ 113,775.00	Pmt 17-3918 Open / Final insp appr 12/18/2020 - CLOSED	$ 113,775.00	
8/23/18	4601 - 4661 NW 31 Avenue	16-10200252 REC 12/28/17	Re-roof (stands?)	non complied, 17-3917/ **Complied on 03/30/21**	Yes	11/6/17	6/6/21	No	$130,800.00	$ 75.00	$ 130,875.00	Pmt 17-3917 Open /Pending Eng Ltr -still open 7/3/19, 9/18/19. Pending REV Nov 2020-CL 6/7/21	$ 130,875.00	
8/23/18	3130 - 3178 W Commercial Blvd	16-10200253 REC 12/28/17	Re-roof (stands?)	non comply 17-3916 maybe for roof/ **complied as of 12/17/2020**	No	11/6/17	12/16/20	No	$113,600.00	$ 75.00	$ 113,675.00	still open 7/3/19, 9/18/19. Final insp appr 121/18/2020 - CLOSED	$ 113,675.00	
8/23/18	3186-3190 W Commercial Blvd	**17-10200056 REC 5/18/18**	Safety & Occ license	Complied	Yes	4/7/18	6/26/18	No	$8,000.00	$ 75.00	$ 8,075.00		$ 8,075.00	
6/27/18	4611 NW 31 Ave	17-10200179	terminal block conductors exceed listing capacity	**Lien #115398515 REC 10/22/18 - Complied - Case not part of foreclosure action**	Yes	10/6/18	12/18/18	No	$7,300.00	$75.00	$ 7,375.00	Pmt 18-5472 approved & closed.	$ 7,375.00	
2/5/19	3100 W Commercial Blvd	19-10100607	NESC SIGNAGE	Compliance date of 5/31/19						$75.00		admin fee paid/case closed 6/18/19		
8/23/18	3104 W Commercial Blvd	18-10103367	Business Revenue License	Compied and paid 12/6/18 per email from S.Krajewski 12/12/18	At 9/5/18 Penalty hearing, magistrate ordered compliance by 9/20/18 or attend Penalty hearing on 11/7/18				$0.00	$ 75.00		paid / closed		
2/9/21	4601 NW 31 Ave	**19-10200252**	vehicle damage to building	**Lien #117046123 REC 02/08/21 Complied - Case not part of foreclosure action**	Yes	1/6/2021	3/28/2021	No	$ 8,100.00	$ 75.00	$ 8,175.00	20-3557 - CL	$ 8,175.00	
2/9/21	4611 NW 31 Ave	**19-10200253**	vehicle damage to building	**Lien #117046093 REC 02/09/21 Complied - Case not part of foreclosure action**	Yes	1/6/2021	3/28/2021	No	$ 8,100.00	$ 75.00	$ 8,175.00	20-3359 - CL	$ 8,175.00	
2/28/22	3130-3134 W Commercial Blvd	21-10200158	work done w/o permit. new doorway, gathering for more than 50 people no Safety/CO-BTL	**not part of foreclosure action. 19-1952 APPL for Caribbean Delight (CA). #23-2263 to close opening of doorway 3134 W Comm Blvd.**	No	2/5/2022	7/9/2023	No	$ 51,900.00	$ 75.00	$ 51,975.00	23-2263 - CL to close opening of doorway between 3130-3134	$ 51,975.00	

Three Lakes Plaza Lien Cases Open/Expired Permits

Updated 10/03/2023

Date	Address	Case and/or Permit No.	Violation and/or Permit Detail	Status / Permit Desc	Affid of Comp in file	Fine Start Date	Fine Stop Date/Fine Accrual through	Admin Fee Pd	Amt Due or Accural Amt	Admin Fee Due	Total Accrual Amount	Updated 10/02/2023	Building Cases Only	Code Enf Cases Only
								Sub-total			$3,630,500.00		$ 2,720,275.00	$ 910,225.00
								Grand Total					$ 3,630,500.00	

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Three Lakes Plaza Lien Cases Open/Expired Permits

Updated 10/03/2023

Date	Address	Case and/or Permit No.	Violation and/or Permit Detail	Status / Permit Desc	Affid of Comp in file	Fine Start Date	Fine Stop Date/Fine Accrual through	Admin Fee Pd	Amt Due or Accural Amt	Admin Fee Due	Total Accrual Amount	Updated 10/02/2023	Building Cases Only	Code Enf Cases Only
Open / Expired Permits														
Date	**Address**	**Permit #**	**Permit Description**	**Comments**										
10/31/18	3198 W Commercial Blvd	00-1604	sign	Cancel pmt - sign removed (Cash Plus Financial)										
	3216 W Commercial Blvd	04-3988	plumbing permit - issued / inspection failed	04-3988 Cancelled/See new #18-5927 - permit denied, contractor notified on 12/10/18 (corrections to EPR 7/17/19 - pending plan review)								**Permit 18-5927 is closed on 7/30/19**		
10/31/18	3138 W Commercial Blvd	05-4255	hurricane shutters - issued / no inspections	Cancel pmt - rolldown shutter removed										
	3224 W Commercial Blvd	07-485	mechanical, a/c replacement, issued /	Pmt Cancelled/ SM 07-10200129 / File to Johnny 12/11/18 for affid/ Permit 18-5209										
6/14/19	3204 W Commercial Blvd	07-1987	burglar alarm, issued/no inspections	Open - no activity; same space has 17-4005 for NYC Drycleaners, LLC (See 18-4640) Uniform Letter submitted 12/11/18 (07-1987 will be cancelled once 18-4640 is closed. 18-4640 has been cancelled - BA removed.								5/3/19 permit not paid as of today		
	4661 NW 31 Avenue	07-4875	sign / canopy sign - America's Pharmacy - not	SM (Same for 08-10200384) new tenant sign 17-1816 (Daddy O's Liquors)										
	4661 NW 31 Avenue	07-4876	sign / canopy sign - America's Pharmacy - not	SM 08-10200394 / new tenant sign 17-1816 (Daddy O's Liquors)										
10/31/18	3100 W Commercial Blvd #2	10-1010	safety / interior renovation - additional bay to Classy	Cancelled - see 11-1826 for CO/Classy Girl Beauty Supply										
	3134 W Commercial Blvd	11-4153	Island Vibes / Safety & new hood fire suppression	Cancelled - see SMC 13-1200193 now closed / Permit 14-36 for CO & Fire suppression										
	3100 W Commercial Blvd	12-1721	ADA upgrades parking lot, issued - not all inspections	SM 16-10200244 (permit 18-5803 submitted for upgrades to parking) new permit approved, contractor notified. As of 12/18/18 not paid. This permit will be cancelled once permit 18-5803 is closed.								BLDG Final appr 4/17/19 Permit is closed.		
	~~3126~~ 3216 W Commercial Blvd	13-1653	burglar alarm, issued/no inspections	Pat R. confirmed ok to cancel this permit/ see permit 14-2911										
10/31/18	3190 W Commercial Blvd	13-3028	interior alteration - bath reno/counciling room -	Cancelled - no work done/SMC 16-10200230 - pending case has affidavit of compliance in file										
	3150 W Commercial Blvd	13-3260	install 3 windows in 1 opening	313								Pmt 18-5932 paid, final appr & closed		
	3134 W Commercial Blvd	14-463	fire suppression system - permit not issued	Duplicate - see 14-36 for fire suppression system										
	3116 W Commercial Blvd	14-2259	reroof flat - permit issued, not all inspections approved	mark permit CM - complied magistrate/SMC 14-10200066 / new permit 16-4562										
	3134 W Commercial Blvd	14-3352	irrigation system	Cancell per C.Bauer										
12/19/18	3138 W Commercial Blvd	14-4215	safety for Aetna Life Insurance	Permit status - AP (approved) inspector to confirm ok to cancel as safety permit & CO 15-1742 for Selenas Shoe on range 3138-3142 W Comm Blvd. Cancel permit space vacant.										
	4621 NW 31 Ave	16-3910 CA (see 18-5925 PC)	demo / wall - toilet - permit not issued	Permit status - PC (plan check) Permit 18-5925 submitted for demo only /wall-toilet. 2016 permit to be cancelled when new permit closed. (*Permit 18-5925 still in PC on 9/2/2020 & 2020-84 submitted 1/9/2020 for kitchen remodel & safety Jamaican Spoon Corp). 20-84 CANCELLED per G.Folles on 12/22/22. CA 18-5925 & ref 20-84 & 20-4797								5/3/19 still in Plan Check Status - PC 7/3/19, 7/18/19, 9/18/19, 9/2/2020, 9/15/2020. NOW #20-84 for kitchen remodel not issued		
12/19/18	3198 W Commercial Blvd	16-4310	safety for check cashing store	Permit status - PC (plan check) - inspector to confirm space vacant. Cancel permit, space vacant.										
	3190 W Commercial Blvd	16-4245	safety for Christian Restoration Outreach	SM 16-10200230 / complied										

Three Lakes Plaza Lien Cases Open/Expired Permits

Updated 10/03/2023

Date	Address	Case and/or Permit No.	Violation and/or Permit Detail	Status / Permit Desc	Affid of Comp in file	Fine Start Date	Fine Stop Date/Fine Accrual through	Admin Fee Pd	Amt Due or Accural Amt	Admin Fee Due	Total Accrual Amount	Updated 10/02/2023	Building Cases Only	Code Enf Cases Only
	3150 W Commercial Blvd	17-3916	reroof flat & tile - permit paid no inspections	Permit status - AP (approved) -pending engineers letter. Final insp appr 12/18/2020 FAMILY DOLLAR (Fire)								Still open 7/3/19, 7/18/19, 9/18/19, 9/2/2020. CLOSED on 8/5/21		
	4601 NW 31 Ave	17-3917	reroof flat and tile - no inspections	Permit status - AP (approved) - pending engineers letter								Still open 7/3/19, 7/18/19, 9/18/19, 9/2/2020; CLOSED 6/7/21		
	3224 W Commercial Blvd	17-3918	reroof flat and tile - permit paid no inspections	Permit status - AP (approved) - pending engineers letter. Final insp appr 12/18/2020								Still open 7/3/19, 7/18/19, 9/18/19, 9/2/2020. CLOSED 12/22/2020		
	3100 W Commercial Blvd	17-3919	roof repair & reroof flat and tile - permit paid, no inspections	Permit status - AP (approved) - pending engineers letter								Still open 7/3/19, 7/18/19, 9/18/19, 9/2/2020 / CLOSED ON 8/5/21		
	3204 W Commercial Blvd	17-4005	safety for NYC Drycleaners LLC	Permit status - CA (cancelled); same space has 07-1987 for burglar alarm										
	4641 NW 31 Ave	18-647	sign - wall with electric - LOGO Angel Leal-	Permit closed - final inspection approved 11/15/18										
	3150 W Commercial Blvd	18-4123	signs - elec wall sign for Family Dollar	Permit status - Permit Issued, no inspections scheduled as of 9/18/10								BD Final appr 2/7/2020 and ELEC Final appr 2/7/2020, ZONING appr 2/10/2020-CL 2/26/2020		
	3178 W Commercial Blvd	18-4240	Illum CH Ltr sign/MetroPCS	new as of 8/17/18 - Permit Status AP; contractor notified 10/4/18. Needs payment & inspections								BLDG Final appr 2/19/19 Permit is closed.		
	3100 W Commercial Blvd	18-5236	sealcoat and restripe	new as of 10/19/18 - Permit Status PC (plan check); for SMC 12-10104357 ?								Permit Closed 7/3/19		
	3100 W Commercial Blvd	18-5363	trash enclosure	new as of 10/26/18 - Permit Status PC (plan check) 18-5363 CA see demo trash enclosure permit 18-5973								Permit 18-5973 (CL) to demo trash enclosure		
	3224 W Commercial Blvd	18-5209	a/c change out	repurchase 07-485 / #1805209 paid on 10/30/18, inspection DA 11/20/18 [SMC 07-10200129} File to Johny Cruz 12/11/18. J.Cruz gave affid of compliance.								Permit closed 12/6/18		
5/28/19	4631 NW 31 Ave	18-5434	wall sign Vapes&Tabacco	submitted 11/14/18; permit approved contractor notified 11/14/18. Ready for payment/inspections.								Pmt closed		
12/19/18	4611 NW 31 Ave	18-5472	ATF Wiring in service	permit paid 11/19/18 / SMC 17-10200179								Pmt closed		
	3216 W Commercial Blvd	**18-4639**	Burglar alarm	permit in AP status ; submitted 9/12/2018, approved and paid for label , open el burglar alarm inspection / PAID 9/12/18 - No Inspections								Final insp appr 9/6/23		
	3102 W Commerial Blvd	**18-5704**	Monument Sign	illuminated monument sign - elec final approved - needs building final inspection								needs bldg final		
	3108 W Commercial Blvd	**18-5868**	Safety-Lucky Matters &Furniture	permit in PC status ; submitted 12/4/2018 /denied on 12/19/2018 - PC status								Pmt PC Status as of 10/02/23		
2/10/22	4621 NW 31 Ave	**18-5925**	demo / wall - toilet - permit not issued	permit in PC status ; submitted 12/7/2018 /denied on 12/26/2018 - PC repurchase of 16-3610								Pmt open as of 12/21/22 - NEED ACCESS:		
2/10/22	3130-3134 W Commercial Blvd	**19-1952**	tenant build out w/safety-Caribbean delight	permit in PC status ; submitted 05/07/2019 / denied on 7/18/2019 - PC status. Permit 23-2263 for closing opening in wall closed. 3031 is vacant per A Ravelo								Ref to permit 23-2263 and 19-1952 CA		
2/10/22	3202 W Commercial Blvd	19-1990	Safety -Smoothie Jungle Inc	permit in AP status ; submitted 5/8/2019 ; all inspections passed , except electrical final - cancel see 22-1137								Pmt CA -see 22-1137 CO issued for a different tenant		
2/14/22	3208 W Commercial Blvd BD32	19-2940	Wall sign -Smoothie Jungle café	permit in SM status ; submitted 7/3/2019 , paid for 6/8/2020 , no inspections were scheduled .								Pmt closed		
2/14/22	4621 NW 31 Ave	20-84	Comm.Kitchen remodel w/safety-Jamaican Spoon Corp.	permit in PC status ; submitted 1/9/2020 , denied 1/24/2020 - PC status / Cancel - no documents in EPR / only elec permit after fire required								Pmt closed		

Three Lakes Plaza Lien Cases Open/Expired Permits

Updated 10/03/2023

Date	Address	Case and/or Permit No.	Violation and/or Permit Detail	Status / Permit Desc	Affid of Comp in file	Fine Start Date	Fine Stop Date/Fine Accrual through	Admin Fee Pd	Amt Due or Accural Amt	Admin Fee Due	Total Accrual Amount	Updated 10/02/2023	Building Cases Only	Code Enf Cases Only
	4611 NW 31 Ave	**20-998**	fire suppression system	permit in PC status ; submitted 3/6/20 ; denied 3/24/2020 - PC status								Pmt PC status as of 10/02/23		
2/14/22	3170 W Commercial Blvd.	**20-1262**	tenant remodel-WEI JIE GUO	permit in PC staus ; applied for online on 3/28/20 ; no ppwrk was ever uploaded/submited for review -PC status								CA		
2/14/22	3170 W Commercial Blvd.	**20-2863**	Unsafe structure - RED TAG	Red Tag Permit in PC staus; fire and water damage (bay next to Family Dollar PC RedTag/20-1262 C3A Buildout/Safety [no documents in EPR] - WEI JIE GUO Never Issued/Close per G Folles refer to elec permit 20-4797 - no other interior damage								Pmt closed		
2/15/22	3150 W Commercial Blvd	**20-3560**	Storefront windiows/ doors-Family Dollar	Permit Paid 1/20/21 , no inspections scheduled								Pmt closed		
2/15/22	3138 W Commercial Blvd	**18-5925**	Wall to split 2 units	permit in AP status ; submitted 9/14/2020 , paid for 3/15/21 , open outstanding inspections								Pmt closed		
Permits below were submitted after the foreclosure action hearing														
2/15/22	3174 W Commercial Blvd	21-650	Safety -Best Insurance USA	permit in PC status ; applied online on 2/12/21 , submitted for review on 2/15/22 - PC status								CA - CO issued for #23-2997		
2/15/22	4611 NW 31 Ave	21-848	Mech Hood system	permit in PC status ; appied online on 2/24/21; ppwrk was never submitted for review by aplicant since 2/25/21 - PC status								Pmt PC status as of 10/02/23		
2/15/22	3198 W Commercial Blvd	21-5575	Safety -Master check cashing	permit in AP status ; submitted 11/19/2021 ; approved on 1/27/22 , not paid / no inspections were scheduled as on 2/15/22.								CO Issued 8/24/22		
2/15/22	3202 W Commercial Blvd	21-5829	Safety - Full Gospel Assembly of Jesus Christ	permit in PC status ; appied online on 12/10/21; denied 12/30/21								Pmt CA -see 22-1137 CO issued for a different tenant		
2/15/22	3198 W Commercial Blvd	22-597	Sign - Master check cashing	permit paid on 5/9/22 no inspections as of 10/2/23								Pmt open as of 12/21/22		
6/10/22	3194 W Commercial Blvd	22-2816	Safety BT Chiropractor LLC	permit paid for; all inspections failed in Oct 2022, as of 10/2/23 - no activity since Oct 2022								Paid 10/7/22 - all insp Denied		
11/7/22	3104 W Commercial Blvd	22-5243	Safety for NVY Collection	pc status, as of 10/2/23 - no activity								Applied 11/7/22		

Sec. 2-76. - Lien reduction and abatement procedures.

A respondent who has incurred financial penalties pursuant to this article as a result of violations of the City's Code of Ordinances may request an abatement of the fines imposed, except as limited herein. Abatement requests may either be heard by the special magistrate at an abatement hearing; or may be resolved through the city's administrative lien settlement process, as further set forth herein.

(1) *Abatement of liens by the special magistrate.*

a. Abatement hearings shall be scheduled periodically based on the volume of the requests, at the discretion of the city's director of community development, or his or her designee, but shall be held no less frequent than quarterly.

b. The following criteria must be satisfied prior to an abatement hearing before the special magistrate:

1. The property in question must be in total compliance and an affidavit of compliance must be issued for the case for which the abatement is being requested. No other violations may exist on the property at the time of the abatement request;

2. The subject property must be free of all other outstanding debts due to the city, including taxes;

3. The respondent must pay an application fee. The amount of the application fee shall be established by the city commission by resolution and may be amended from time to time.

c. The special magistrate at an abatement hearing shall make one (1) of the following determinations: The lien shall be waived in full, reduced to a specified amount or shall be upheld in full. The special magistrate shall hear all the facts regarding the specific code or codes the respondent was in violation of, including but not limited to the date of the original hearing, the date the affidavit of noncompliance was issued, the date the affidavit of compliance was issued, the current lien amount and all pertinent information relating to the specific case, prior to making its determination and order.

d. The respondent, or his or her designee must be present at the abatement hearing for the special magistrate to consider the abatement request. If the respondent fails to attend the abatement hearing, he or she shall be required to submit a new application and application fee prior to the city placing the case on the docket for the next abatement hearing.

e. The determination of the special magistrate shall be final.

f. Unless a different time is ordered by the special magistrate, the respondent shall pay the total amount ordered by the special magistrate within thirty (30) days of the date of the abatement hearing.

g. Upon timely receipt of the total amount ordered by the special magistrate, the city will provide the respondent with a release of lien.

h. In the event the city does not receive full payment ordered by the special magistrate within the required time period, the fine will revert back to the original amount.

(2) *Administrative lien settlement—Full release of lien.*

a. A party seeking reduction of fines accrued through a code enforcement lien, must submit a written application to the building department.

b. The applicant must pay an application fee. Application fees remitted pursuant to this section shall be non-refundable. The amount of the application fee shall be established by the city commission by resolution and may be amended from time to time. The application will not be considered by the city until the application fee is paid in full.

c. Incomplete applications shall be returned to the applicant, and if not returned with all required information completed within thirty (30) days the application shall be considered withdrawn. If the applicant later seeks lien settlement, it shall be required to submit a new lien settlement application and fee in accordance with subsections a. and b. above.

d. The applicant shall provide any documentation, which the applicant wishes to have considered as part of the request.

e. Upon the city's receipt of a complete application and payment of the application fee, the community development director and the chief building official, or their department designee, shall review the city's records to ascertain whether there are outstanding violations existing at the property, and make a specific recommendation with regard to the amount to which the accrued fines set forth in the lien(s) should be reduced, if at all.

f. When determining the recommended lien settlement amount, the community development director and the chief building official, or their department designee shall consider the following:

1. Statutory criteria:

i. The gravity of the violation;

ii. Efforts, if any, taken by the violator/property owner to come into compliance; and

iii. Any previous code violations by violator.

2. May consider other factors they deem relevant, including, without limitation, the length the violation remained in place, any difficulties or unique circumstances affecting the ability to come into compliance, the level of investment necessary to bring the property into compliance, accrued amount of the lien, current property

value compared to the accrued lien, time and incurred costs by city to bring the property into compliance, current ownership of the property, i.e., owner-occupied, real estate owned (REO) or investment property and any other relevant factors.

g. The city's costs of enforcement, including, without limitation, any charges resulting from city's abatement of health and safety violations on the property and administrative costs shall not be mitigated or reduced.

h. The community development director and the chief building official, or their department designee, shall also review the status of the violations on the property, and if the property is not in compliance, shall determine a reasonable amount of time for the owner/buyer to bring the property into compliance. This time shall be agreed upon by the city and owner/buyer, and as a condition of settlement, the city and owner/buyer shall enter into a stipulated agreement providing for a time certain to comply, and the recordation of a new lien against the property if the owner/buyer fails to bring the property into compliance.

i. The city shall assess a fee for the preparation and recording of the stipulated agreement, and the necessary inspections to confirm compliance therewith. The amount of the fee shall be established by the city commission by resolution and may be amended from time to time.

j. City staff shall then prepare and issue a lien settlement letter to the applicant. The lien settlement letter shall indicate the status of the violations on the property, the total fine accrual, the lien settlement amount, the administrative fees and costs incurred by the city, a provision stating that the city's agreement to settle the liens is conditioned upon the owner/buyer entering into a stipulated agreement with the city to bring the property into compliance, and the fee for the stipulated agreement. The lien settlement letter shall be executed by the chief building official or his/her designee, and shall be valid for a period of thirty (30) days. Should the applicant accept the city's lien settlement proposal, the applicant shall submit payment and a fully executed stipulated agreement to the city within thirty (30) days and upon receipt and proof of payment of any other outstanding debts owed to the city, the city will deliver a release of lien to the applicant.

k. If more than thirty (30) but less than sixty (60) days elapse from the date of the issuance of the city's lien settlement letter, the applicant shall submit an updated lien settlement application in accordance with paragraph a. above so the city may confirm whether the condition of the property has changed. Upon review, the city shall provide an updated lien settlement letter, valid for an additional thirty-day period. City staff may in its sole discretion waive this requirement if the property is scheduled to close within five (5) days of the expiration of the previously issued lien settlement letter. An extension granted pursuant to this section shall only be granted by the city one (1) time. If additional

extensions are required, or if more than sixty (60) days have elapsed since the date of the issuance of the city's lien settlement letter, the applicant shall be required to submit a new application in accordance with subsections a. and b. above.

l. Until such time that the city receives payment in full as outlined in the lien settlement letter, the city's lien shall remain valid and enforceable in full against the property.

m. Due to the delay between the issuance of a lien settlement letter and the city's receipt of payment, there are times where circumstances have changed resulting in the overpayment of release of lien or partial release of lien fees paid to the city. In the event the city receives excess release of lien or partial release of lien fees, the city manager or designee shall be authorized to issue a refund of the overpayment. Refunds issued pursuant to this section shall be exempt from the fee refund provisions set forth in chapter 6, article II, section 6-36 of the City Code of Ordinances.

(3) *Administrative lien settlement—Partial release of lien.*

a. In certain circumstances, the city may elect to issue a partial release of lien rather than a full release of a code enforcement lien. For purposes of this section, the term partial release of lien shall mean a release which releases a particular piece of property from the city's recorded code enforcement lien, while retaining the city's right to enforce the lien against other properties owned by the violator in accordance with F.S. Ch. 162. The following circumstances may give rise to the issuance of a partial release of lien rather than a full release of lien:

1. If the city's lien was foreclosed;
2. If the city's lien attaches to other properties owned by the violator, and is still secured by the original piece of property;
3. If the city's lien is recorded against a condominium association or homeowner's association, and attaches to all properties owned within the association, the individual property owner may obtain a partial release of lien instead of a full lien settlement;
4. Any other circumstance that the community development director and the chief building official in consultation with the city attorney's office determine warrants a partial release of lien rather than a full lien settlement.

b. A party seeking a partial release of a code enforcement lien must submit a written application to the building department.

c. The applicant must pay an application fee. Application fees remitted pursuant to this section shall be non-refundable. The amount of the application fee shall be established by the city commission by resolution and may be amended from time to time. The application will not be considered by the city until the application fee is paid in full.

d.

Incomplete applications shall be returned to the applicant, and if not returned with all required information completed within thirty (30) days the application shall be considered withdrawn. If the applicant later seeks lien settlement, it shall be required to submit a new lien settlement application and fee in accordance with paragraphs b. and c. above.

e. The applicant shall provide any documentation, which the applicant wishes to have considered as part of the request.

f. Upon the city's receipt of a complete application and payment of the application fee, the community development director and the chief building official, or their department designee, shall review the city's records to ascertain whether there are outstanding violations existing at the property, and if the property is not in compliance, shall determine a reasonable amount of time for the owner/buyer to bring the property into compliance. This time shall be agreed upon by the city and owner/buyer, and as a condition of settlement, the city and owner/buyer shall enter into a stipulated agreement providing for a time certain to comply, and the recordation of a new lien against the property if the owner/buyer fails to bring the property into compliance.

g. The city shall assess a fee for the preparation and recording of the stipulated agreement, and the necessary inspections to confirm compliance therewith. The amount of the fee shall be established by the city commission by resolution and may be amended from time to time.

h. The city's costs of enforcement, including, without limitation, any charges resulting from city's abatement of health and safety violations on the property and administrative costs are due and payable in full in addition to the partial release of lien fee, and shall not be mitigated or reduced.

i. City staff shall then prepare and issue a lien settlement letter to the applicant. The lien settlement letter shall indicate the status of the violations on the property, the administrative fees and costs incurred by the city, a provision stating that the city's agreement to provide partial releases of lien is conditioned upon the owner/buyer entering into a stipulated agreement with the city to bring the property into compliance, and the fee for the stipulated agreement. The lien settlement letter shall be executed by the chief building official or his/her designee, and shall be valid for a period of thirty (30) days. Should the applicant accept the city's lien settlement proposal, the applicant shall submit payment and a fully executed stipulated agreement to the city within thirty (30) days and upon receipt and proof of payment of any other outstanding debts owed to the city, the city will deliver a partial release of lien to the applicant.

j.

If more than thirty (30) but less than sixty (60) days elapse from the date of the issuance of the city's lien settlement letter, the applicant shall submit an updated lien settlement application in accordance with paragraph b. above so the city may confirm whether the condition of the property has changed. Upon review, the city shall provide an updated lien settlement letter, valid for an additional thirty-day period. City staff may in its sole discretion waive this requirement if the property is scheduled to close within five (5) days of the expiration of the previously issued lien settlement letter. An extension granted pursuant to this section shall only be granted by the city one (1) time. If additional extensions are required, or if more than sixty (60) days have elapsed since the date of the issuance of the city's lien settlement letter, the applicant shall be required to submit a new application in accordance with subsections b. and c. above.

k. Until such time that the city receives payment in full as outlined in the lien settlement letter, the city's lien shall remain valid and enforceable in full against the property.

l. Due to the delay between the issuance of a lien settlement letter and the city's receipt of payment, there are times where circumstances have changed resulting in the overpayment of release of lien or partial release of lien fees paid to the city. In the event the city receives excess release of lien or partial release of lien fees, the city manager or designee shall be authorized to issue a refund of the overpayment. Refunds issued pursuant to this section shall be exempt from the fee refund provisions set forth in chapter 6, article II, section 6-36 of the City Code of Ordinances.

(4) *Limitation of lien settlement/special magistrate abatement authority.* Pursuant to F.S. Ch. 162, code enforcement liens run in favor of the city commission. The city commission has determined that the following liens may not be settled or abated unless certain conditions are met:

a. Costs incurred by the city to abate a nuisance, or health, safety and welfare violation at a property shall not be reduced or abated.

b. Invoices for costs incurred by the city to maintain a violator's property, and/or board up a violator's property shall not be reduced or abated.

c. Liens for which there are sufficient surplus funds, resulting from a tax deed sale, or foreclosure sale, to satisfy the city's lien in full or in part. In these circumstances, the city shall first collect the full amount of the surplus it is due, and apply the surplus to satisfy its lien. If the surplus amount is insufficient to satisfy the city's lien, then the remaining balance may be abated in accordance with subsections (1) and (2) herein.

d. Liens that are insured by an owner's title insurance policy. If a lien is insured by an owner's title insurance policy, the property owner shall first assert a claim against its insurance company. The city shall only consider reduction or abatement of the lien if an outstanding balance remains after the owner's title claim has concluded.

e.

A lien that the special magistrate has authorized the city to initiate foreclosure proceedings to enforce, or a lien that is the subject of pending litigation between the city and property owner/violator shall not be reduced or abated.

(Ord. No. 91-20, § 6, 5-22-91; Ord. No. 2007-09, § 2, 4-25-07; Ord. No. O-2015-08, § 2, 5-27-15)

Editor's note— Ord. No. O-2015-08, § 2, adopted May 27, 2015 changed the title of § 2-76 from "Abatement procedures" to read as set out herein.

Three Lakes Plaza Lien Cases Open/Expired Permits (Updated 01/14/2026)

Date	Address	Case and/or Permit No.	Violation and/or Permit Detail	Status / Permit Desc	Affid of Comp in file	Fine Start Date	Fine Stop Date/Fine Accrual through	Admin Fee Pd	Amt Due or Accural Amt	Admin Fee Due	Total Accrual Amount	Updated 01/08/2026	Building Cases Only	Code Enf Cases Only
10/25/01	3100 W Commercial Blvd	01-00002585	PARKING LOT PAV/STRIP	Complied	Yes	3/21/02	10/2/03		$84,000.00	$ 50.00	$ 84,050.00			$ 84,050.00
8/23/18	3178 W Commercial Blvd	04-10200319 REC 06/03/2005	awning w/o	Complied shutter removed (05-549 never issued)	Yes	5/21/05	8/30/18	No	$484,900.00	$ 75.00	$ 484,975.00		$ 484,975.00	
7/19/06	3100 W Commercial Blvd	06-10101909	SIGN VIOLATION	Complied	Yes	11/11/06	1/25/08		$66,000.00	$ 75.00	$ 66,075.00			$ 66,075.00
7/19/06	3100 W Commercial Blvd	06-10101911	BUILDING MAINTENANCE	Complied	Yes	12/16/06	8/18/11		$170,600.00	$ 75.00	$ 170,675.00			$ 170,675.00
7/19/06	3100 W Commercial Blvd	06-10101912	DUMPSTER VIOLATION	Complied	Yes	11/11/06	1/10/07		$9,000.00	$ 75.00	$9,075.00			$ 9,075.00
7/19/06	3100 W Commercial Blvd	06-10101913	JUNK,TRASH & DEBRIS	Complied	Yes	10/21/06	1/10/07		$8,100.00	$ 75.00	$8,175.00			$ 8,175.00
8/23/18	3224 W Commercial Blvd	07-10200129 REC 10/26/09	A/C Change out w/o p	Complied see #18-5209	Yes	10/9/09	12/5/18	No	$334,300.00	$ 75.00	$ 334,375.00		$ 334,375.00	
8/23/18	3130 W Commercial Blvd	08-10200201 REC 4/20/09	07-1398, bathroom opermit never finished	complied, 17-1274, alt and demo, last insp 6/19/17	Yes	4/2/09	6/18/17	Yes	$299,900.00	$ -	$ 299,900.00		$ 299,900.00	
8/23/18	4661 NW 31 Avenue	08-10200394 REC 2/19/09	07-4876 so, 7-4875 no canopy sign expired	Complied, canopy Signs removed	Yes	2/6/09	8/30/18		$312,700.00	$ 75.00	$ 312,775.00	08-10200394 correct. Detail only shows 07-4876 canopy sign	$ 312,775.00	
8/23/18	3100 W Commercial Blvd #2	10-10200232 REC 11/30/10	alt w/o p, no safety	Complied, alt & safety 11-1826, last insp 8/15/12	Yes	8/28/10	8/14/12	No	$71,700.00	$ 75.00	$ 71,775.00		$ 71,775.00	
5/21/12	3100 W Commercial Blvd	12-10104357	PARKING LOT PAV/STRIP	Complied per SK email 7/16/19		11/19/12	6/27/19	No	$241,100.00	$ 75.00	$241,175.00	18-5236 is now closed - appr insp 6/26/19 (updated 7/3/19)		$ 241,175.00
5/21/12	3100 W Commercial Blvd	12-10104361	LANDSCAPE MAINTENANCE	Complied	Yes	11/20/12	1/16/14		$42,200.00	$ 75.00	$42,275.00			$ 42,275.00
5/21/12	3100 W Commercial Blvd	12-10104366	SIGN VIOLATION	Complied	Yes	11/20/12	1/17/14		$42,300.00	$ 75.00	$ 42,375.00			$ 42,375.00
8/6/14	3100 W Commercial Blvd	14-10103509	JUNK,TRASH & DEBRIS	Complied	Yes	12/5/14	2/21/15		$7,800.00	$ 75.00	$7,875.00			$ 7,875.00
8/20/14	3100 W Commercial Blvd	14-10103804	BUILDING MAINTENANCE	complied		12/5/14	11/1/18		$142,700.00	$ 75.00	$ 142,775.00			$ 142,775.00
8/20/14	3100 W Commercial Blvd	14-10103805	NB-WALKWAY MAINT	Complied	Yes	12/5/14	1/27/15		$5,300.00	$ 75.00	$5,375.00			$ 5,375.00
9/26/16	3100 W Commercial Blvd	16-10200244 REC 12/28/17	Expired 12-1721 ADA Upgrades in the parking lot	Complied	Yes	11/6/17	4/16/19	No	$52,600.00	$ 75.00	$ 52,675.00	18-5803 /final bldg insp 4/17/19 - pmt closed	$ 52,675.00	
8/23/18	3100 W Commercial Blvd	13-10200231 REC 8/25/14	Unsafe Dumpster enclosure	complied	Yes	8/4/14	1/29/19	No	$163,900.00	$ 75.00	$ 163,975.00	18-5973 Demo encl/ final insp 1/30/19 / permit closed	$ 163,975.00	
8/23/18	3100 W Commercial Blvd 1& 2	16-10200249 REC 12/28/17	Re-roof Flat (stands?)	Complied	Yes	11/6/17	8/26/21	No	$138,900.00	$ 75.00	$ 138,975.00	Pmt 17-3919 open & needs insp 7/3/19 still open, 7/16/19, 9/18/19 all insp denied/ 2/1/21 PC status. Permit CLOSED	$ 138,975.00	
8/23/18	4661 NW 31 Ave	17-10100772	Banner	Complied	Yes	4/21/17	4/17/18		$90,250.00	$ 75.00	$ 90,325.00			$ 90,325.00
4/14/11	3142 W Commercial Blvd	11-10200383 REC 5/17/13	Expired BA permit 06-4768	Complied - work removed	Yes	5/3/13	12/9/18	No	$204,600.00	$ 75.00	$ 204,675.00		$ 204,675.00	

Three Lakes Plaza Lien Cases Open/Expired Permits (Updated 01/14/2026)

Date	Address	Case and/or Permit No.	Violation and/or Permit Detail	Status / Permit Desc	Affid of Comp in file	Fine Start Date	Fine Stop Date/Fine Accrual through	Admin Fee Pd	Amt Due or Accural Amt	Admin Fee Due	Total Accrual Amount	Updated 01/08/2026	Building Cases Only	Code Enf Cases Only
8/20/18	3116 W Commercial Blvd	14-10200066 REC 8/25/14	Re-Roofing with out a permit	Complied / see 16-4586	Yes	7/7/14	1/22/17	No	$93,000.00	$ 75.00	**$ 93,075.00**		$ 93,075.00	
8/23/18	3190 W Commercial Blvd	16-10200230 REC 12/28/17	Safety & Occ license	Complied	Yes	11/3/17	6/27/18	No	$23,600.00	$ 75.00	$ 23,675.00		$ 23,675.00	
	3202 W Commercial Blvd	16-10200245	Interior build out, ductwork partitions, exterior walls	Complied	Yes	11/6/17	4/9/19	No	$51,900.00	$ 75.00	$ 51,975.00		$ 51,975.00	
8/23/18	3182 - 3190 W Commercial Blvd	16-10200250 REC 12/28/17	Re-roof (stands?)	non- complied, no permits/ complied as of 12/17/2020	No	11/6/17	12/16/20	No	$113,600.00	$ 75.00	$ 113,675.00	still no permit activity 7/3/19, 9/18/19 -Complied	$ 113,675.00	
8/23/18	3198 - 3224 W Commercial Blvd	16-10200251 REC 12/28/17	Re-roof Flat (stands?)	non complied, 17-3918 / Complied 12/13/21	Yes	11/6/17	12/17/20	No	$113,700.00	$ 75.00	$ 113,775.00	Pmt 17-3918 Open / Final insp appr 12/18/2020 - CLOSED	$ 113,775.00	
8/23/18	4601 - 4661 NW 31 Avenue	16-10200252 REC 12/28/17	Re-roof (stands?)	non complied, 17-3917/ Complied on 03/30/21	Yes	11/6/17	6/6/21	No	$130,800.00	$ 75.00	$ 130,875.00	Pmt 17-3917 Open /Pending Eng Ltr -still open 7/3/19, 9/18/19. Pending REV Nov 2020-CL 6/7/21	$ 130,875.00	
8/23/18	3130 - 3178 W Commercial Blvd	16-10200253 REC 12/28/17	Re-roof (stands?)	non comply 17-3916 maybe for roof/ complied as of 12/17/2020	No	11/6/17	12/16/20	No	$113,600.00	$ 75.00	$ 113,675.00	still open 7/3/19, 9/18/19. Final insp appr 121/18/2020 - CLOSED	$ 113,675.00	
8/23/18	3186-3190 W Commercial Blvd	17-10200056 REC 5/18/18	Safety & Occ license	Complied	Yes	4/7/18	6/26/18	No	$8,000.00	$ 75.00	$ 8,075.00		$ 8,075.00	
6/27/18	4611 NW 31 Ave	**17-10200179**	terminal block conductors exceed listing capacity	**Lien #115398515 REC 10/22/18 - Complied - Case not part of foreclosure action**	Yes	10/6/18	12/18/18	No	$7,300.00	$75.00	$ 7,375.00	Pmt 18-5472 approved & closed.	**$ 7,375.00**	
2/5/19	3100 W Commercial Blvd	19-10100607	NESC SIGNAGE	Compliance date of 5/31/19						$75.00		admin fee paid/case closed 6/18/19		
8/23/18	3104 W Commercial Blvd	18-10103367	Business Revenue License	Compied and paid 12/6/18 per email from S.Krajewski 12/12/18.	At 9/5/18 Penalty hearing, magistrate ordered compliance by 9/20/18 or attend Penalty hearing on 11/7/18				$0.00	$ 75.00		paid / closed		
2/9/21	4601 NW 31 Ave	**19-10200252**	vehicle damage to building	**Lien #117046123 REC 02/08/21 Complied - Case not part of foreclosure action**	Yes	1/6/2021	3/28/2021	No	$ 8,100.00	$ 75.00	$ 8,175.00	20-3557 - CL	**$ 8,175.00**	
2/9/21	4611 NW 31 Ave	**19-10200253**	vehicle damage to building	**Lien #117046093 REC 02/09/21 Complied - Case not part of foreclosure action**	Yes	1/6/2021	3/28/2021	No	$ 8,100.00	$ 75.00	$ 8,175.00	20-3359 - CL	**$ 8,175.00**	
2/28/22	3130-3134 W Commercial Blvd	**21-10200158**	work done w/o permit. new doorway, gathering for more than 50 people no Safety/CO-BTL	**Lien #117993571 REC 03/09/22 - Case not part of foreclosure action. 19-1952 APPL for Caribbean Delight (CA). #23-2263 to close opening of doorway 3134**	No	2/5/2022	7/9/2023	No	$ 51,900.00	$ 75.00	$ 51,975.00	23-2263 - CL to close opening of doorway between 3130-3134	**$ 51,975.00**	
10/22/24	**3198-3224 W Comm Blvd**	**24-10103184**	**recoat and stripe entire parking lot. Repaint all curbing at entrance/exits and around all landscape islands**	**comply by 07/15/25 - Active LIEN**	**No**	**7/16/2025**	**Accruing at $200 per day**	**No**	**$46,600.00**	**$75.00**	**$46,675.00**	**Code Lien**		**$46,675.00**

Three Lakes Plaza Lien Cases Open/Expired Permits (Updated 01/14/2026)

Date	Address	Case and/or Permit No.	Violation and/or Permit Detail	Status / Permit Desc	Affid of Comp in file	Fine Start Date	Fine Stop Date/Fine Accrual through	Admin Fee Pd	Amt Due or Accural Amt	Admin Fee Due	Total Accrual Amount	Updated 01/08/2026	Building Cases Only	Code Enf Cases Only
4/9/24	4611 NW 31 Ave	24-10200081	commercial kitchen hood installed w/o permits (20-998 & 21-848 never issued.	Lien #119945078 REC 12/10/24 Complied per Ben. Case not part of foreclosure action.		11/4/2024		No	$ 7,200.00	$75.00	$ 7,275.00	New Building Lien / complied - outstanding fees	$ 7,275.00	
7/15/25	4641 NW 31 Ave	25-10102317	obtain safety & business tax receipt (Legit Tax Services)	comply by 09/04/25 - ??? STATUS		9/5/2025	Accruing at $200 per day	No	$25,075.00	$75.00	$25,150.00			$25,150.00
7/9/25	4611 NW 31 Ave	25-10200264	Unsafe Str due to original installed guard rail adjacent to the ramp was removed without permit	SM Case on agenda 1/07/26. Final order comply by 3/03/26 or Penalty Hearing 3/4/26 - owe $75.00 hearing fee				No		$75.00		Comply by 3/8/26 or PH 4/01/26		
							Sub-total				$3,630,500.00		$ 2,795,875.00	$ 982,050.00
							Grand Total						$ 3,777,925.00	

Three Lakes Plaza Lien Cases Open/Expired Permits (Updated 01/14/2026)

Date	Address	Case and/or Permit No.	Violation and/or Permit Detail	Status / Permit Desc	Affid of Comp in file	Fine Start Date	Fine Stop Date/Fine Accrual through	Admin Fee Pd	Amt Due or Accural Amt	Admin Fee Due	Total Accrual Amount	Updated 01/08/2026	Building Cases Only	Code Enf Cases Only
Open / Expired Permits														
Date	**Address**	**Permit #**	**Permit Description**	**Comments**										
10/31/18	3198 W Commercial Blvd	00-1604	sign	Cancel pmt - sign removed (Cash Plus Financial)										
	3216 W Commercial Blvd	04-3988	plumbing permit - issued / inspection failed	04-3988 Cancelled/See new #18-5927 - permit denied, contractor notified on 12/10/18 (corrections to EPR 7/17/19 - pending plan review)								Permit 18-5927 is closed on 7/30/19		
10/31/18	3138 W Commercial Blvd	05-4255	hurricane shutters - issued / no inspections	Cancel pmt - rolldown shutter removed										
	3224 W Commercial Blvd	07-485	mechanical, a/c replacement, issued /	Pmt Cancelled/ SM 07-10200129 / File to Johnny 12/11/18 for affid/ Permit 18-5209										
6/14/19	3204 W Commercial Blvd	07-1987	burglar alarm, issued/no inspections	Open - no activity; same space has 17-4005 for NYC Drycleaners, LLC (See 18-4640) Uniform Letter submitted 12/11/18 (07-1987 will be cancelled once 18-4640 is closed. 18-4640 has been cancelled - BA removed.								5/3/19 permit not paid as of today		
	4661 NW 31 Avenue	07-4875	sign / canopy sign - America's Pharmacy - not	SM (Same for 08-10200384) new tenant sign 17-1816 (Daddy O's Liquors)										
	4661 NW 31 Avenue	07-4876	sign / canopy sign - America's Pharmacy - not	SM 08-10200394 / new tenant sign 17-1816 (Daddy O's Liquors)										
10/31/18	3100 W Commercial Blvd #2	10-1010	safety / interior renovation - additional bay to Classy	Cancelled - see 11-1826 for CO/Classy Girl Beauty Supply										
	3134 W Commercial Blvd	11-4153	Island Vibes / Safety & new hood fire suppression	Cancelled - see SMC 13-1200193 now closed / Permit 14-36 for CO & Fire suppression										
	3100 W Commercial Blvd	12-1721	ADA upgrades parking lot, issued - not all inspections	SM 16-10200244 (permit 18-5803 submitted for upgrades to parking) new permit approved, contractor notified. As of 12/18/18 not paid. This permit will be cancelled once permit 18-5803 is closed.								BLDG Final appr 4/17/19 Permit is closed.		
	~~3126~~ 3216 W Commercial Blvd	13-1653	burglar alarm, issued/no inspections	Pat R. confirmed ok to cancel this permit/ see permit 14-2911										
10/31/18	3190 W Commercial Blvd	13-3028	interior alteration - bath reno/counciling room -	Cancelled - no work done/SMC 16-10200230 - pending case has affidavit of compliance in file										
	3150 W Commercial Blvd	13-3260	install 3 windows in 1 opening	313								Pmt 18-5932 paid, final appr & closed		
	3134 W Commercial Blvd	14-463	fire suppression system - permit not issued	Duplicate - see 14-36 for fire suppression system										
	3116 W Commercial Blvd	14-2259	reroof flat - permit issued, not all inspections approved	mark permit CM - complied magistrate/SMC 14-10200066 / new permit 16-4562										
	3134 W Commercial Blvd	14-3352	irrigation system	Cancell per C.Bauer										
12/19/18	3138 W Commercial Blvd	14-4215	safety for Aetna Life Insurance	Permit status - AP (approved) inspector to confirm ok to cancel as safety permit & CO 15-1742 for Selenas Shoe on range 3138-3142 W Comm Blvd. Cancel permit space vacant.										
	4621 NW 31 Ave	16-3910 CA (see 18-5925 PC)	demo / wall - toilet - permit not issued	Permit status - PC (plan check) Permit 18-5925 submitted for demo only /wall-toilet. 2016 permit to be cancelled when new permit closed. (*Permit 18-5925 still in PC on 9/2/2020 & 2020-84 submitted 1/9/2020 for kitchen remodel & safety Jamaican Spoon Corp). 20-84 CANCELLED per G.Folles on 12/22/22. CA 18-5925 & ref 20-84 & 20-4797								5/3/19 still in Plan Check Status - PC 7/3/19, 7/18/19, 9/18/19, 9/2/2020, 9/15/2020. NOW #20-84 for kitchen remodel not issued		
12/19/18	3198 W Commercial Blvd	16-4310	safety for check cashing store	Permit status - PC (plan check) - inspector to confirm space vacant. Cancel permit, space vacant.										
	3190 W Commercial Blvd	16-4245	safety for Christian Restoration Outreach	SM 16-10200230 / complied										
	3150 W Commercial Blvd	17-3916	reroof flat & tile - permit paid no inspections	Permit status - AP (approved) -pending engineers letter. Final insp appr 12/18/2020 FAMILY DOLLAR (Fire)								Still open 7/3/19, 7/18/19, 9/18/19, 9/2/2020. CLOSED on 8/5/21		

Three Lakes Plaza Lien Cases Open/Expired Permits (Updated 01/14/2026)

Date	Address	Case and/or Permit No.	Violation and/or Permit Detail	Status / Permit Desc	Affid of Comp in file	Fine Start Date	Fine Stop Date/Fine Accrual through	Admin Fee Pd	Amt Due or Accural Amt	Admin Fee Due	Total Accrual Amount	Updated 01/08/2026	Building Cases Only	Code Enf Cases Only
	4601 NW 31 Ave	17-3917	reroof flat and tile - no inspections	Permit status - AP (approved) - pending engineers letter								Still open 7/3/19, 7/18/19, 9/18/19, 9/2/2020; CLOSED 6/7/21		
	3224 W Commercial Blvd	17-3918	reroof flat and tile - permit paid no inspections	Permit status - AP (approved) - pending engineers letter. Final insp appr 12/18/2020								Still open 7/3/19, 7/18/19, 9/18/19, 9/2/2020. CLOSED 12/22/2020		
	3100 W Commercial Blvd	17-3919	roof repair & reroof flat and tile - permit paid, no inspections	Permit status - AP (approved) - pending engineers letter								Still open 7/3/19, 7/18/19, 9/18/19, 9/2/2020 / CLOSED ON 8/5/21		
	3204 W Commercial Blvd	17-4005	safety for NYC Drycleaners LLC	Permit status - CA (cancelled); same space has 07-1987 for burglar alarm										
	4641 NW 31 Ave	18-647	sign - wall with electric - LOGO Angel Leal-	Permit closed - final inspection approved 11/15/18										
	3150 W Commercial Blvd	18-4123	signs - elec wall sign for Family Dollar	Permit status - Permit Issued, no inspections scheduled as of 9/18/10								BD Final appr 2/7/2020 and ELEC Final appr 2/7/2020, ZONING appr 2/10/2020-CL 2/26/2020		
	3178 W Commercial Blvd	18-4240	Illum CH Ltr sign/MetroPCS	new as of 8/17/18 - Permit Status AP; contractor notified 10/4/18. Needs payment & inspections								BLDG Final appr 2/19/19 Permit is closed.		
	3100 W Commercial Blvd	18-5236	sealcoat and restripe	new as of 10/19/18 - Permit Status PC (plan check); for SMC 12-10104357 ?								Permit Closed 7/3/19		
	3100 W Commercial Blvd	18-5363	trash enclosure	new as of 10/26/18 - Permit Status PC (plan check) 18-5363 CA see demo trash enclosure permit 18-5973								Permit 18-5973 (CL) to demo trash enclosure		
	3224 W Commercial Blvd	18-5209	a/c change out	repurchase 07-485 / #1805209 paid on 10/30/18, inspection DA 11/20/18 [SMC 07-10200129} File to Johny Cruz 12/11/18. J.Cruz gave affid of compliance.								Permit closed 12/6/18		
5/28/19	4631 NW 31 Ave	18-5434	wall sign Vapes&Tabacco	submitted 11/14/18; permit approved contractor notified 11/14/18. Ready for payment/inspections.								Pmt closed		
12/19/18	4611 NW 31 Ave	18-5472	ATF Wiring in service	permit paid 11/19/18 / SMC 17-10200179								Pmt closed		
	3216 W Commercial Blvd	18-4639	Burglar alarm	permit in AP status ; submitted 9/12/2018, approved and paid for label , open el burglar alarm inspection / PAID 9/12/18 - No Inspections								Final insp appr 9/6/23		
	3102 W Commerial Blvd	18-5704	Monument Sign /Boston Ma	illuminated monument sign - elec final approved - needs building final inspection								needs bldg final / sign removed - now Citibank		
	3108 W Commercial Blvd	18-5868	Safety-Lucky Matters &Furniture	permit in PC status ; submitted 12/4/2018 /denied on 12/19/2018 - PC status								Cancel - bay vacant per D.Alexander 1/8/26		
2/10/22	4621 NW 31 Ave	18-5925	demo / wall - toilet - permit not issued	permit in PC status ; submitted 12/7/2018 /denied on 12/26/2018 - PC repurchase of 16-3610								Pmt open as of 12/21/22 - NEED ACCESS:		
2/10/22	3130-3134 W Commercial Blvd	19-1952	tenant build out w/safety-Caribbean delight	permit in PC status ; submitted 05/07/2019 / denied on 7/18/2019 - PC status. Permit 23-2263 for closing opening in wall closed. 3031 is vacant per A Ravelo								Ref to permit 23-2263 and 19-1952 CA		
2/10/22	3202 W Commercial Blvd	19-1990	Safety -Smoothie Jungle Inc	permit in AP status ; submitted 5/8/2019 ; all inspections passed , except electrical final - cancel see 22-1137								Pmt CA -see 22-1137 CO issued for a different tenant		
2/14/22	3208 W Commercial Blvd BD32	19-2940	Wall sign -Smoothie Jungle café	permit in SM status ; submitted 7/3/2019 , paid for 6/8/2020 , no inspections were scheduled .								Pmt closed		
2/14/22	4621 NW 31 Ave	20-84	Comm.Kitchen remodel w/safety-Jamaican Spoon Corp.	permit in PC status ; submitted 1/9/2020 , denied 1/24/2020 - PC status / Cancel - no documents in EPR / only elec permit after fire required								Pmt closed		
	4611 NW 31 Ave	20-998	fire suppression system	permit in PC status ; submitted 3/6/20 ; denied 3/24/2020 - PC status								Permit Closed 3/5/25		
2/14/22	3170 W Commercial Blvd.	20-1262	tenant remodel-WEI JIE GUO	permit in PC staus ; applied for online on 3/28/20 ; no ppwrk was ever uploaded/submited for review -PC status								CA		

Three Lakes Plaza Lien Cases Open/Expired Permits (Updated 01/14/2026)

Date	Address	Case and/or Permit No.	Violation and/or Permit Detail	Status / Permit Desc	Affid of Comp in file	Fine Start Date	Fine Stop Date/Fine Accrual through	Admin Fee Pd	Amt Due or Accural Amt	Admin Fee Due	Total Accrual Amount	Updated 01/08/2026	Building Cases Only	Code Enf Cases Only
2/14/22	3170 W Commercial Blvd.	20-2863	Unsafe structure - RED TAG	Red Tag Permit in PC staus; fire and water damage (bay next to Family Dollar PC RedTag/20-1262 C3A Buildout/Safety [no documents in EPR] - WEI JIE GUO Never Issued/Close per G Folles refer to elec permit 20-4797 - no other interior damage								Pmt closed		
2/15/22	3150 W Commercial Blvd	20-3560	Storefront windiows/ doors-Family Dollar	Permit Paid 1/20/21 , no inspections scheduled								Pmt closed		
2/15/22	3138 W Commercial Blvd	18-5925	Wall to split 2 units	permit in AP status ; submitted 9/14/2020 , paid for 3/15/21 , open outstanding inspections								Pmt closed		
Permits below were submitted after the foreclosure action hearing														
2/15/22	3174 W Commercial Blvd	21-650	Safety -Best Insurance USA	permit in PC status ; applied online on 2/12/21 , submitted for review on 2/15/22 - PC status								CA - CO issued for #23-2997		
2/15/22	4611 NW 31 Ave	21-848	Mech Hood system	permit in PC status ; appied online on 2/24/21; ppwrk was never submitted for review by aplicant since 2/25/21 - PC status								Permit Closed 1/16/25 mech final		
2/15/22	3198 W Commercial Blvd	21-5575	Safety -Master check cashing	permit in AP status ; submitted 11/19/2021 ; approved on 1/27/22 , not paid / no inspections were scheduled as on 2/15/22.								CO Issued 8/24/22		
2/15/22	3202 W Commercial Blvd	21-5829	Safety - Full Gospel Assembly of Jesus Christ	permit in PC status ; appied online on 12/10/21; denied 12/30/21								Pmt CA -see 22-1137 CO issued for a different tenant		
2/15/22	3198 W Commercial Blvd	22-597	Sign - Master check cashing	permit paid on 5/9/22 no inspections as of 10/2/23. Per D Alexander Jan 2026 - business is still operational.								Pmt open as of 12/21/22 - Business is operational 1/8/26 D.Alexander		
6/10/22	3194 W Commercial Blvd	22-2816 CA	Safety BT Chiropractor LLC	permit paid for; all inspections failed in Oct 2022, as of 10/2/23 - no activity since Oct 2022 [business name shows: Commercial Rehabilitation Center - per Vedalyn Christie, no record of business]								Paid 10/7/22 - all insp Denied		
11/7/22	3104 W Commercial Blvd	22-5243	Safety for NVY Collection	pc status, as of 10/2/23 - no activity								CO Issued 12/29/23		
4/4/24	3100 W Commercial Blvd	24-1628	EXT Façade Reno & Site Lighting	permit paid 8/29/24 - one building misc inspection partial approved (PA) by A.Ravelo 12/15/25										
5/22/25	3100 W Commercial Blvd	25-2001	Sealcoat and restripe	permit in plan review - denied by all disciplines (ENG, FIRE, ZONING, BUILDING)										
7/2/25	3100 W Commercial Blvd	25-2608	Re-roof tile	permit paid 8/22/25 - needs building, roof final										
1/8/26	3194 W Commercial Blvd	**none**	Commercial Rehabilitation Center	no safety/no CO or BTR										
1/8/26	4641 NW 31 Ave	**none**	Legit Tax Services	tenant in bay without Safety/CO or BTR										
1/8/26	3116 W Commercial Blvd	26-59	CELLULAR COMMUNICATOR	install cellular communicator for monitoring of an existing FACP (one device will be installed)										
	Case complied - owe money													
	Case/permit complied/closed													
	RED text new items after the foreclosure action													

TAMARAC
The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE: February 11, 2026

SUBMITTED BY: Kimberly Dillon

ITEM TYPE: Ordinance

TEMP. ORDINANCE NUMBER: 2624

AGENDA SECTION: **ORDINANCE(S) - SECOND READING**

TITLE: TO2624 - An Ordinance of the City Commission of the City of Tamarac, Florida, amending Chapter 6, entitled “Finance and Taxation,” Article V, entitled “Tamarac Procurement Code” of the Code of Ordinances to update the solicitation approval and expenditure thresholds to in excess of $100,000 for City Commission, up to $100,000 for the City Manager, and up to $50,000 for the Procurement and Contracts Manager; providing for severability; providing for conflicts; providing for codification; and providing for an effective date.

RECOMMENDATION:

Placement of TO 2624 on the Agenda for January 29, 2026, Commission Meeting for First Reading.

BACKGROUND:

The Tamarac Procurement Code was enacted via Ordinance O-2012-07 on March 14, 2012. Since that time, the Ordinance has been amended three times, first via Ordinance O-2019-05 dated May 22, 2019 to provide a preference for local Tamarac vendors and Broward County Certified Small Business Enterprises (CBE), second via Ordinance O-2020-004 dated February 5, 2020 to provide a preference for Veteran-owned small businesses as well as to make miscellaneous housekeeping changes, and third via Ordinance O-2024-026 dated November 13, 2024 to provide updates on definitions, source selection, purchase procedures as well as to make miscellaneous housekeeping changes.

As a result of best practices related to local government procurement, including formal solicitation and approval

thresholds used by other municipalities in Broward County, it is once again necessary to make updates to the Tamarac Procurement Code to reflect these best practices and align with our municipal government peers.

Currently our formal solicitation and City Commission approval threshold is based on in excess of Category three of F.S. § 287.017 (see below).

Title XIX	Chapter 287
PUBLIC BUSINESS	PROCUREMENT OF PERSONAL PROPERTY SERVICES

287.017 Purchasing categories, threshold amounts. —The fol categories are hereby created:

(1) CATEGORY ONE: $20,000.

(2) CATEGORY TWO: $35,000.

(3) CATEGORY THREE: $65,000.

(4) CATEGORY FOUR: $195,000.

(5) CATEGORY FIVE: $325,000.

This requested update to the Tamarac Procurement Code includes increasing the formal solicitation and City Commission approval thresholds from in excess of $65,000 to in excess of $100,000, and Increase the City Manager approval thresholds from $35,000 - $65,000 to $50,000 – up to $100,000 and increase the Procurement and Contracts Manager approval threshold from $35,000 up to $50,000.

- **Alignment with Other Municipalities**
  - Many South Florida municipalities have increased their thresholds in recent years.
  - Aligning with peer municipalities ensures competitiveness and best practices.

No.	Municipality	Population*	City Comm Approval	Forma Solicit

1	Pompano Beach	114,727	$200,000	$200,0
2	Weston	68,298	$150,000	$150,0
3	Fort Lauderdale	185,163	$100,000	$100,0
4	Hollywood	154,563	$100,000	$100,0
5	Coral Springs	135,398	$75,000	$75,00
6	Miramar	140,854	$75,000	$75,00
7	Davie	108,978	$65,000	$35,00
8	Tamarac	72,679	$65,000	$65,00
9	Lauderhill	73,746	$60,000	$60,00
10	Margate	58,583	$50,000	$25,00
11	Coconut Creek	57,673	$50,000	$50,00
12	Hallandale Beach	41,819	$50,000	$50,00
13	Parkland	39,909	$50,000	$50,00
14	Lauderdale Lakes	36,024	$35,000	$65,00
15	Plantation	99,545	$35,000	$100,0
16	Deerfield Beach	87,699	$30,000	$30,00
17	North Lauderdale	44,826	$25,000	$25,00
18	Oakland Park	44,080	$25,000	$25,00
19	Pembroke Pines	171,149	$25,000	$25,00
20	Sunrise	96,605	$25,000	$25,00

*** Estimate: World Population Review (https://worldpopulationreview.com/u county).**

- **Inflation and Rising Costs**
  - The cost of goods and services has increased significantly over time due to inflation.
  - A service that used to cost $50,000 might now cost $70,000 due to inflation, hence there was an increase in cost, however, the risk remains the same.

- **Efficiency and Reduced Administrative Burden**
  - Staff can prioritize complex or high-dollar procurements that truly require formal solicitation.
  - Raising thresholds allows more procurement to occur through informal or streamlined processes (e.g., quotes), saving staff time and costs.
  - Better resource allocation improves service delivery, compliance, outcomes, and accountability.

- **Promotes Vendor Engagement and Competition**

- Minority and local businesses shy away from formal solicitations due to complexity.
- Informal solicitations are easier for minority and local businesses to participate in, which promotes diversity and local economic growth.

If approved, the proposed update will revise the City's procurement approval thresholds by increasing the formal solicitation and City Commission approval requirement from in excess of $65,000 to in excess of $100,000. Under the updated thresholds, any purchase exceeding $100,000 will require a formal solicitation process and City Commission approval. Purchases greater than $50,000 and up to $100,000 may be approved by the City Manager without City Commission action, while purchases of $50,000 or less may be approved by the Procurement and Contracts Manager in accordance with the Procurement Code.

Temporary Ordinance (TO 2624) recommends updates to the Tamarac Procurement Code, which primarily involves changing Category Three ($65,000) references to $100,000 to reflect the updated formal solicitation and City Commission and the City Manager approval thresholds. TO2624 also changes the $35,000 threshold to $50,000 to reflect the Procurement and Contracts Manager approval authority.

ISSUE:

Request for an amendment to the Tamarac Procurement Code to update formal solicitation, approval and expenditure thresholds from City Commission approval threshold in excess of $65,000 to in excess of $100,000, The City Manager approval threshold from $65,000 (Category Three of F.S. Sec. 287.017) to $50,000 – up to $100,000, and the Procurement and Contracts Manager approval threshold from $35,000 to up to $50,000.

STRATEGIC GOALS: Goal #3: Tamarac is Economically Resilient

ATTACHMENTS:

Memo TO2624 - Procurement Code Amendment-redlined mc phr.docx
TO_2624_-_Procurement_Ordinance_Amendment_-FINAL2.docx
Business Impanct Estimate.pdf

City of Tamarac
Interoffice Memorandum
Financial Services Department

To: **Levent Sucuoglu, City Manager**

Thru: **Christine J. Cajuste, Director of Financial Services**

From: **Paul A. Bassar, Acting Procurement and Contracts Manager**

Date: **January 21, 2026**

Re: **Request for an Amendment to Update the Tamarac Procurement Code**

Recommendation:
Placement of TO 2624 on the Agenda for January 29, 2026, Commission Meeting for First Reading.

Issue:
Request for an amendment to the Tamarac Procurement Code to update formal solicitation, approval and expenditure thresholds from City Commission approval threshold in excess of $65,000 to in excess of $100,000, The City Manager approval threshold from $65,000 (Category Three of F.S. Sec. 287.017) to $50,000 – up to $100,000, and the Procurement and Contracts Manager approval threshold from $35,000 to up to $50,000.

Background:
The Tamarac Procurement Code was enacted via Ordinance O-2012-07 on March 14, 2012. Since that time, the Ordinance has been amended three times, first via Ordinance O-2019-05 dated May 22, 2019 to provide a preference for local Tamarac vendors and Broward County Certified Small Business Enterprises (CBE), second via Ordinance O-2020-004 dated February 5, 2020 to provide a preference for Veteran-owned small businesses as well as to make miscellaneous housekeeping changes, and third via Ordinance O-2024-026 dated November 13, 2024 to provide updates on definitions, source selection, purchase procedures as well as to make miscellaneous housekeeping changes.

As a result of best practices related to local government procurement, including formal solicitation and approval thresholds used by other municipalities in Broward County, it is once again necessary to make updates to the Tamarac Procurement Code to reflect these best practices and align with our municipal government peers.

Currently our formal solicitation and City Commission approval threshold is based on in excess of Category three of F.S. § 287.017 (see below).

Title XIX PUBLIC BUSINESS	Chapter 287 PROCUREMENT OF PERSONAL PROPERTY AND SERVICES	View Entire Chapter

287.017 Purchasing categories, threshold amounts. —The following purchasing categories are hereby created:
(1) CATEGORY ONE: $20,000.
(2) CATEGORY TWO: $35,000.
(3) CATEGORY THREE: $65,000.

(4) CATEGORY FOUR: $195,000.
(5) CATEGORY FIVE: $325,000.

This requested update to the Tamarac Procurement Code moves away from the State's thresholds which are not binding on municipalities and creating a new matrix. The change includes increasing the formal solicitation and City Commission approval threshold from in excess of $65,000 to in excess of $100,000, The change increases the City Manager approval thresholds from $35,000 - $65,000 to $50,000 – up to $100,000. Finally, the change increases the Procurement and Contracts Manager approval threshold from up to $35,000 to up to $50,000.

- **Alignment with Other Municipalities**
  - Many South Florida municipalities have increased their thresholds in recent years.
  - Aligning with peer municipalities ensures competitiveness and best practices.

No.	Municipality	Population *	City Comm Approval	Formal Solicitation	Ordinance Updated
1	Pompano Beach	114,727	$200,000	$200,000	1/23/2024
2	Weston	68,298	$150,000	$150,000	7/5/2023
3	Fort Lauderdale	185,163	$100,000	$100,000	1/5/2021
4	Hollywood	154,563	$100,000	$100,000	7/1/2020
5	Coral Springs	135,398	$75,000	$75,000	3/20/2024
6	Miramar	140,854	$75,000	$75,000	6/17/2020
7	Davie	108,978	$65,000	$35,000	8/4/2021
8	Tamarac	72,679	$65,000	$65,000	11/13/2024
9	Lauderhill	73,746	$60,000	$60,000	7/10/2017
10	Margate	58,583	$50,000	$25,000	7/5/2017
11	Coconut Creek	57,673	$50,000	$50,000	6/24/2021
12	Hallandale Beach	41,819	$50,000	$50,000	11/15/2017
13	Parkland	39,909	$50,000	$50,000	11/20/2019
14	Lauderdale Lakes	36,024	$35,000	$65,000	1/28/2025
15	Plantation	99,545	$35,000	$100,000	12/8/2021
16	Deerfield Beach	87,699	$30,000	$30,000	5/8/2021
17	North Lauderdale	44,826	$25,000	$25,000	1/12/2021
18	Oakland Park	44,080	$25,000	$25,000	9/7/2005
19	Pembroke Pines	171,149	$25,000	$25,000	5/15/2019
20	Sunrise	96,605	$25,000	$25,000	4/8/2025

*** Estimate: World Population Review (https://worldpopulationreview.com/us-cities/florida/broward-county).**

- **Inflation and Rising Costs**

    - The cost of goods and services has increased significantly over time due to inflation.
    - A service that used to cost $50,000 might now cost $70,000 due to inflation, hence there was an increase in cost, however, the risk remains the same.
- **Efficiency and Reduced Administrative Burden**
    - Staff can prioritize complex or high-dollar procurements that truly require formal solicitation.
    - Raising thresholds allows more procurement to occur through informal or streamlined processes (e.g., quotes), saving staff time and costs.
    - Better resource allocation improves service delivery, compliance, outcomes, and accountability.
- **Promotes Vendor Engagement and Competition**
    - Minority and local businesses shy away from formal solicitations due to complexity.
    - Informal solicitations are easier for minority and local businesses to participate in, which promotes diversity and local economic growth.

If approved, the proposed update will revise the City's procurement approval thresholds by increasing the formal solicitation and City Commission approval requirement from in excess of $65,000 to in excess of $100,000. Under the updated thresholds, any purchase exceeding $100,000 will require a formal solicitation process and City Commission approval. Purchases greater than $50,000 and up to $100,000 may be approved by the City Manager without City Commission action, while purchases of $50,000 or less may be approved by the Procurement and Contracts Manager in accordance with the Procurement Code.

Temporary Ordinance (TO 2624) recommends updates to the Tamarac Procurement Code, which primarily involves removing the State of Florida Category Three ($65,000) references by increasing City Commission threshold to over $100,000, increasing the City Manager's approval thresholds to up to $100,000, and increasing the Procurement and Contracts Manager approval authority to $50,000.

Fiscal Impact

There is no anticipated fiscal impact relating to the implementation of this ordinance.

CITY OF TAMARAC, FLORIDA

ORDINANCE NO. 0-2026-____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, AMENDING CHAPTER 6, ENTITLED "FINANCE AND TAXATION," ARTICLE V, ENTITLED "TAMARAC PROCUREMENT CODE" OF THE CODE OF ORDINANCES TO UPDATE THE SOLICITATION APPROVAL AND EXPENDITURE THRESHOLDS TO IN EXCESS OF $100,000 FOR CITY COMMISSION, UP TO $100,000 FOR THE CITY MANAGER, AND UP TO $50,000 FOR THE PROCUREMENT AND CONTRACTS MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 7.11 of the Charter of the City of Tamarac provides the City Commission with authority to make rules and regulations for the procurement of goods and services; and

WHEREAS, pursuant to the City Charter, the City Commission adopted the Tamarac Procurement Code to regulate the purchases of goods and services; and

WHEREAS, the City's professional staff reviewed best practices related to local government procurement and recommend updates to formal solicitation and City Commission approval thresholds in the Tamarac Procurement Code, effective October 1, 2025, Nunc Pro Tunc; and

WHEREAS, the City Commission of the City of Tamarac, Florida, deems it to be in the best interest of the City of Tamarac to update the current code to align with best practices in the local government procurement field by amending Chapter 6, entitled "Finance and Taxation", Article V, "Tamarac Procurement Code".

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA:

SECTION 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

SECTION 2: That Chapter 6, entitled "Finance and Taxation" of the Tamarac City Code, Article V "Tamarac Procurement Code", is hereby amended as follows**:**

Sec. 6-143. Definitions.

The words defined in this section shall have the meanings set forth below whenever they appear in this Code, unless:

(1) The context in which they are used clearly requires a different meaning; or

(2) A different definition is prescribed for a particular article or provision.

Addendum/addenda means a formal written notification to prospective bidders or proponents which provides clarification of the requirements for a solicitation. Addenda are also used to summarize clarifications made during a pre-bid or pre-solicitation conference. Whenever a potential bidder/proponent requests information or a clarification regarding information that is not clearly referenced in a solicitation document, it is necessary to provide all bidders and proponents with the information in writing, using the addendum document.

Administrative policy means a formal written policy or procedural guideline which governs the operational process for carrying out various fiduciary functions of government on a city-wide basis. Administrative policies are approved and issued by the city manager.

Advertisement means a formal announcement of an invitation for a solicitation; usually placed in a newspaper of general circulation or on an Internet website.

Best and final offer (BAFO): In a competitive negotiation, the final proposal submitted after negotiations are completed that contains the proposer's most favorable terms for price, services and products to be delivered. Sometimes referred to as BAFO and utilized during the request for proposal method of procurement.

Best value means the highest overall value to the city based on relevant factors that may include, but are not limited to, price, quality, design and workmanship.

Bid bond means a bid security in the form of a bid surety, certified check, cashier's check, or cash that ensures that the bidder will be capable of entering into a contract and subsequently provide the required performance and payment bonds within a specified period of time.

Business means any corporation, partnership, individual, sole proprietorship, joint stock company, joint venture, or any other legal entity.

Business day means a day, Monday through Friday, excluding any day that is a city observed holiday.

Calendar day or *"day"* means a consecutive twenty-four-hour period running from 12:01 a.m. to midnight.

~~*Category Three* means the dollar threshold defined by F.S. § 287.017(3), which may be amended by the State of Florida from time to time, which shall serve as the formal solicitation threshold for purchases made on behalf of the City of Tamarac.~~

~~*Category Two* means the dollar threshold defined by F.S. § 287.017(2), which may be amended by the State of Florida from time to time, which shall serve as the formal solicitation threshold for purchases made on behalf of the City of Tamarac.~~

Change order means any written alteration or modification to a contract executed by the city in accordance with the terms of the contract, directing the contractor to make changes due to unanticipated conditions or developments, which do not substantially alter the character of the work contracted for, and which do not vary so substantially from the original specifications as to constitute a new undertaking.

Construction means the process of building, altering, repairing, improving, or demolishing any public facility, including any public improvements of any kind to real property, including roadways, utilities, infrastructure, and facility site work. Construction does not include the routine operation, routine repair, or routine maintenance of any existing public infrastructure facility, including structures, buildings or real property.

Construction manager-at-risk means a construction delivery process allowing the project owner to choose a construction manager who assumes the risk for construction, rehabilitation, or repair of a public facility at the contracted price as a general contractor and provides consultation to the city regarding construction during and after the design.

Consultant's Competitive Negotiations Act (CCNA) means F.S. § 287.055, as amended, governing the procurement of architectural, engineering, land surveyor and mapping or landscape architect services.

Contingent or contingency contract means an agreement whereby the contractor's revenue is generated from a commission, percentage or other fee that is conditional upon the success that a person has in securing a contract or based on performance on a contract.

Continuing services agreement or contract means a contract for professional services entered into in accordance with F.S. § 287.055, as amended, whereby a firm provides professional services for projects in which construction costs, and costs for a study activity do not exceed the ten (10) current thresholds outlined in F.S. § 287.055, or for work of a specified nature as outlined in the contract required by the city, with no time limitation except the contract must provide for a termination clause. All continuing services agreements shall be solicited using a request for qualification (RFQ) process.

Contract means all types of city agreements, regardless of what they may be called, for the procurement or disposal of supplies, services, or construction between parties with binding legal and moral force, usually exchanging goods or services for money or other consideration.

Contract modification means written alteration in specifications, delivery point, rate of delivery, period of performance, price, quantity, or other provisions of any contract accomplished by mutual action of the parties to the contract.

Contractor means any person or business having a contract with a governmental body or that contracts to perform work or services or provides goods or supplies to the city.

Contractual services means without limitation, the purchase of insurance, printing, gas, electricity, fuel, cleaning services; the purchase, installation, rental repair and maintenance of equipment and machinery, and other personal property; lease or real property and office space, and all other contractual supplies, materials and equipment and services not specifically excluded from the requirements of this article.

Data means recorded information, regardless of form or characteristic.

Debarment means the disqualification of a person to receive solicitations or the award of contracts by the city for a specified period of time commensurate with the gravity of the offense or the failure or inadequacy of performance.

Design-bid-build means a construction project delivery method in which the city sequentially awards separate contracts, the first for architectural and engineering services to design the project and the second for construction of the project according to the design.

Design-build means a construction project delivery method in which the city enters into a single contract for design and construction of an infrastructure facility as defined in F.S. § 287.055, (CCNA) as amended.

Designee means a person who is chosen to represent or given the authority to act on behalf of another person of authority.

Electronic means electrical, digital, magnetic, optical, electromagnetic, or any other similar technology.

Employee means an individual drawing a salary from a governmental body, whether elected or not.

Excess supplies (also see surplus property) means any tangible personal property having a remaining useful life but which is no longer required by the city department in possession of the supplies.

Governmental body means any unit or association of units of federal, state or local government, any public authority which has the power to tax, any other public entity created by statute and any other entity which expends public funds for the procurement of supplies, services or construction.

Grant means a contribution, gift, or subsidy made for specific purposes, frequently made conditional upon specific performance by the grantee.

Gratuity means a gift, payment, loan, subscription, advance, deposit of money, services or anything of more than nominal value, presented or promised, unless consideration of substantially equal or greater value is received.

Invitation to bid means a written solicitation for competitive sealed bids with the title, date and hour of the public bid opening designated and specifically defining the commodity, group of commodities, or services for bids that are sought. Unless specifically authorized by this Code, no negotiation is permitted, and the contract award is granted to the lowest priced responsive and responsible bid, which conforms to the requirements set forth in the bid document.

Invitation to negotiate means a written solicitation for competitive sealed replies to one (1) or more vendors with which to negotiate for the procurement of commodities or services.

Job order contracting means a construction delivery method in which the city awards a term contract agreement that provides for unit pricing for individual tasks of a project to provide construction services based on individual quotations prepared on a project-by-project basis. Unit pricing is normally predicated on the compilation of a task guide reflecting local construction market conditions where contractors bid a general discount or add-on factor.

Performance bond means a contract of guarantee, executed subsequent to award by a successful bidder, to protect the city from loss due to the bidder's inability to complete the contract as agreed. The bond ensures that the project will be able to be completed in the event that the bonded contractor defaults on their contract.

Person means any business, individual, union, committee, club, other organization, or group of individuals.

Procurement means buying, purchasing, renting, leasing, or otherwise acquiring any supplies, services or construction including, but not limited to, all functions that pertain to the obtaining of any supply, service, or construction, including description of requirements, selection and solicitation of sources, preparation and award of contract, and all phases of contract administration.

Procurement officer means the procurement and contracts manager who serves as head of the procurement and contracts division, which is established as the central procurement office of the City of Tamarac.

Professional services means services within the scope of a particular area of practice; such as the practice of architecture, landscape architecture, land surveying and professional engineering which are governed by F.S. § 287.055, the Consultants' Competitive Negotiation Act, as amended. Auditing services, which are governed by F.S. § 218.391, and other professions including, but not limited to, law, management consulting, medicine, real estate appraising, or other area of expertise.

Progressive design-build means a project delivery process in which both the design and construction of a project are procured from a single entity that is selected through a qualifications-based selection at the earliest feasible stage of the project. The progressive design-build method allows for a means to discontinue the relationship between that entity and progressive design-build firm if the parties are unable to agree on a final project price.

Public notice means the distribution or dissemination of information to interested parties using methods that are reasonably available. Such methods will often include publication in newspapers of general circulation, posting on a bulletin board, electronic or paper mailing lists, and web site(s) designated by the city and maintained for that purpose.

Purchase request means a document whereby a city department requests that a contract be entered into for a specified need, and may include, but is not limited to, the technical description of the requested item, delivery schedule, transportation, criteria for evaluation, suggested sources of supply, and information supplied for the making of any written determination required by this Code.

Request for qualifications means a competitive solicitation method where all vendors are invited to submit statements of qualifications. The city evaluates statements of qualifications based on a set of predetermined criteria and determines which vendors shall be selected. The city shall negotiate an agreement with the most qualified firm or firms. Requests for qualifications are normally utilized for solicitations subject to the requirements of the Consultant's Competitive Negotiations Act (CCNA) F.S. § 287.055, as amended.

Request for proposal (or competitive sealed proposals) means a written solicitation for competitive sealed proposals with the title, date and hour of deadline for submittal. The request for proposals is used when it is impractical for the agency to define a detailed scope of work. The request for proposal document is used to solicit proposals from potential providers for goods and services (offerors). Requests for proposals are evaluated on various criteria, which may or may not include price. When used as an evaluation factor, price may not be the primary evaluation factor, but the proposal document shall state the relative importance of price as well as any other evaluation criteria. A request for proposal provides for the negotiation of all terms, including price, prior to contract award; and may include a provision for the negotiation of a BAFO. Requests for proposal may be a single step or a multi-step process.

Responsible bidder or offeror means a person, business or contractor who has the capability in all respects to fully perform the contract requirements and the experience, capacity, facilities, equipment, credit, sufficient qualified personnel, and record of timely and acceptable past performance that will assure good faith performance for a city project or purchase.

Responsive bidder or offeror means a person, business or contractor whose response to a bid or proposal substantially conforms in all material respects to the requirements and criteria set forth in the invitation or solicitation. This includes such aspects as following bid instructions for proper submittal, completing all necessary forms included with the solicitation, providing information required by the solicitation, and complying with all terms, conditions and specification requirements as enumerated in the solicitation.

Reverse auction means a procurement method wherein bidders, anonymous to each other, electronically submit real time bids on designated supplies or services.

Services means the furnishing of labor, time, or effort by a contractor, not involving the delivery of a specific end product other than reports which are merely incidental to the required performance.

Signature means a manual or electronic identifier, or the electronic result of an authentication technique attached to or logically associated with a record that is intended by the person using it to have the same force and effect as a manual signature.

Single source refers to a supply source for goods or services to which purchases are directed because of issues related to standardization, warranty, or other factors, even though other competitive sources may be available.

Sole source refers to a situation created due to the inability to obtain competition. This situation may result because only one (1) vendor or supplier possesses the unique ability or capability to meet the particular requirements of the user, or situations where only one (1) economically viable source is capable of providing the service or item that the city seeks to purchase. Sole sources may be characterized by a marketplace where there is only one (1) vendor because items are patented or geographically franchised.

Specification means a precise description of the physical or functional characteristics of a product, good or construction item. A description of goods and/or services. A description of what the purchaser seeks to buy and what a bidder must be responsive to in order to be considered for award of a contract. Specifications generally fall under the following categories: design, performance, combination (design and performance), brand name or approved equal, qualified products list and samples. May also be known as a purchasing description.

Supplies means all tangible property, including, but not limited to: equipment, materials, and commodities required for ongoing operational city requirements including, but not limited to, equipment, materials, printing, insurance, and leases of real property, excluding land or a permanent interest in land.

Surplus property means any tangible personal property or real property no longer having use to the city. Surplus property includes obsolete supplies, scrap materials, and non-expendable supplies that have completed their useful life cycle.

Term contract or agreement means a contract in which a source or sources of supply are established to provide for needs for a specified period of time for specified services or supplies at an agreed upon unit price(s).

Using agency/department means any department, division, activity, agency, board, commission, or other unit in city government that procures commodities, construction, or services which derive their support wholly or in part from city funds as provided in this article.

Written or in writing means the product of any method of forming characters on paper, other materials, or viewable screens, which can be read, retrieved, and reproduced, including information that is electronically transmitted and stored.

Sec. 6-145. Responsibilities and authority.

(a) *General.* Except as otherwise provided herein, the procurement and contracts manager shall have responsibility for the general supervision of the procurement and contracts division and shall perform all duties required and shall act as the principal public purchasing officer for the city, responsible for the procurement of supplies, services and construction in accordance with this article, as well as the disposal of excess equipment or supplies.

(b) *Responsibilities and authority.*

(1) All purchases of goods and services shall be processed through the procurement and contracts division. The procurement and contracts manager is hereby authorized to promulgate procedures for the requisitioning of supplies and services.

(2) For all purchases, the financial services department shall verify that the purchase request has sufficient unencumbered funds to cover the purchase, or that a budget amendment or transfer is in process for approval by the city manager or designee.

(3) The procurement and contracts manager or designee shall have the authority to approve and execute all procurement-related purchase orders, contracts, contract amendments and contract renewals or as needed transactions where the anticipated expenditure will be up to $50,000.00 ~~and equal to the amount of the threshold for Category Two, as defined in the F.S. § 287.017(2) or less.~~

(4) The city manager or designee shall have the authority to approve and execute all procurement-related purchase orders, contracts, contract amendments and contract renewals or as needed transactions where the anticipated expenditure will be from $50,000.00 up to and equal to ~~the amount of the threshold for purchasing Category Three, as defined in the F.S. § 287.017(3)~~ one hundred thousand dollars ($100,000.00) or less.

(5) The mayor shall have the authority to execute all procurement-related, contracts, contract amendments and contract renewals in excess of ~~the threshold for purchasing Category Three, as defined in the F.S. § 287.017(3)~~ one hundred thousand dollars ($100,000.00) after city commission approval. Such execution shall be attested to by the city manager. Execution of short-term leases and other procurement-related purchase orders, contract amendments and contract renewals in excess of ~~the threshold for purchasing Category Three~~ one hundred thousand dollars ($100,000.00) shall be instruments that may be delegated by the city commission to the city manager or designee for execution.

(6) In the event that it is necessary to approve and execute multiple transactions with the same vendor during a single fiscal year which exceed ~~the threshold for purchasing Category Three, as defined in the F.S. § 287.017(3)~~ one hundred thousand dollars ($100,000.00), and which have not previously been approved by the city commission, the multiple transactions must be approved by action of the city commission at the time of the newest transaction which will result in the vendor aggregate multiple transaction value exceeding the ~~Category Three~~ one hundred thousand dollars ($100,000.00) threshold. When approving the newest transaction, the city commission shall also ratify previous transactions which resulted in the aggregate value of all transactions for the single vendor to exceed the ~~Category Three~~ one hundred thousand dollars ($100,000.00) threshold.

Sec. 6-146. Methods of source selection.

(a) *General.* Except as otherwise provided by law, this article or by Charter; all contracts of the city involving dollar amounts in excess of the ~~threshold for purchasing Category Three, as defined in F.S. § 287.017, as amended~~ one hundred thousand dollars ($100,000.00) threshold, shall be awarded through the use of a formal competitive process identified within this section.

(1) *Competitive sealed bidding.*

a. *Invitation to bid.* An invitation *to* bid may be issued and shall include specifications and all contractual terms and conditions applicable to the procurement.

b. *Public notice.* Adequate public notice of the invitation to bid shall be given a reasonable time, not less than ten (10) calendar days prior to the date set forth therein for the opening of bids, in accordance with procedures as may be promulgated by the procurement and contracts manager. The procurement and contracts manager shall designate a means of distribution or determination of information to interested parties using methods that are reasonably available. Such methods may include, but are not limited to, publication in newspapers of general circulation, websites designated and maintained for such notification or on a dedicated area on a website maintained by the city, or through the use of vendor list which may be maintained by the procurement and contracts division on an ongoing basis. Publications in newspapers of general circulation must be at least one (1) time, with

the notice published in the "Legal Notices" section of the newspaper at least ten (10) days prior to the bid opening date. Notices published on websites must be posted immediately upon release of the invitation for bid and remain available to the public until the scheduled bid opening date and time. Said notice shall state the place, date and time of the bid opening. When the projected cost of a city construction project exceeds the bid threshold set forth in F.S. § 255.0525(2), as amended, bids for that project shall be advertised in accordance with procedures outlined in said statute.

c. *Bid bonds.* When deemed necessary by the procurement and contracts manager, bid bonds or deposits may be prescribed in the public notice inviting bids. Unsuccessful bidders shall be entitled to return of surety where the procurement and contracts manager has requested surety. A successful bidder shall forfeit any surety required by the procurement and contracts manager upon failure on the part of the bidder to enter into a contract within ten (10) days after the award.

d. *Addenda.* After an invitation for bid is issued and before the submission deadline, the procurement and contracts division may issue one (1) or more written addenda for the purpose of clarifying specifications or other matters relating to the bid. The procurement and contracts manager or designee may establish a deadline for written questions concerning the bid, after which time, no additional questions will be accepted.

e. *Bid opening.* The following procedures shall apply to all bid openings:

    1. *Sealed.* Bids shall be submitted electronically to the procurement office through an encrypted e-procurement platform to be determined by the procurement and contracts manager and shall include all information required to be submitted or uploaded as provided by the solicitation instructions.
    2. Submission of responses which do not utilize the city's encrypted e-procurement platform but are submitted by e-mail, facsimile, paper or other magnetic media, will not be permitted unless specifically authorized by the procurement and contracts manager for a specific solicitation. When such responses are submitted, as approved by the procurement and contracts manager, such responses shall be clearly identified in accordance with the terms of the invitation to bid, as bids on the exterior of the envelope or other casing or wrapping sealing the contents of the bid from view. Should submissions not utilizing the city's encrypted e-procurement be authorized by the procurement and contracts manager, the bidder shall follow all submittal instructions outlined in the solicitation and if paper copies are required, provide the appropriate number of copies of the solicitation response as required by the solicitation. All such submissions, if authorized, shall be required to be submitted prior to bid opening.
    3. *Opening.* Bids shall be opened publicly in the presence of one (1) or more witnesses at the time and place designated in the invitation for bids by the city's e-procurement platform using an electronic process to unencrypt the responses once the bid opening date and deadline time have passed. The amount of each bid, and such other relevant information as the procurement and contracts manager deems appropriate, together with the name of each bidder shall be recorded. In instances where bid responses are accepted by e-mail, facsimile, paper or other magnetic media, as specifically authorized by the procurement and contracts manager, the bids shall be opened publicly in the presence of one (1) or more witnesses at the time and place designated in the invitation for bids.
    4. *Tabulation.* A tabulation of all bids, and each bid shall be open to public inspection in accordance with the Florida Public Records law.
    5. *Late receipt.* No late bids shall be accepted or opened; if received after the date and time called for in the bid notice, late bids shall be returned unopened to the bidder.

f. *Bid acceptance.* Bids shall be unconditionally accepted without alteration or correction except as authorized in this Code.

g. *Correction or withdrawal of bids; cancellation of awards.* Correction or withdrawal of inadvertently erroneous bids shall be permitted up to the time of bid opening. Mistakes discovered before bid opening may be withdrawn by written notice received in the office designated in the invitation for bids prior to the time set for bid opening. Any modification prior to the bid opening must be submitted in a sealed envelope prior to the scheduled opening of the bid.

After bid opening, no changes in bid prices or other provisions of bids prejudicial to the interests of the city or fair competition shall be permitted. In lieu of bid correction, a low bidder alleging a material mistake may be permitted to withdraw its bid if:

1. The mistake is clearly evident on the face of the bid document, but the intended correct bid is not similarly evident, or
2. The bidder submits evidence that clearly and convincingly demonstrates that a mistake was made.

All decisions to permit the correction or withdrawal of bids after bid opening, based on bid mistakes, shall be supported by a written determination made by the procurement and contracts manager.

h. *Bid evaluation.* Bids shall be evaluated based on the requirements set forth in the invitation to bid, which may include criteria to determine acceptability such as inspection, testing, quality, workmanship, delivery, and suitability for a particular purpose. Those criteria that will affect the bid price and be considered in evaluation for award shall be objectively measurable, such as discounts, transportation costs, and total or life cycle costs. The invitation for bids shall set forth the evaluation criteria to be used, including past performance. No criteria may be used in bid evaluation that is not set forth in the invitation for bids.

i. *Award.* The contract shall be awarded with reasonable promptness to the lowest, fully responsive and responsible bidder whose bid meets the requirements and criteria set forth in the invitation for bid. In the event all the low responsive and responsible bids for a project exceeds available funds, the procurement and contracts manager is authorized, when time or economic considerations preclude re-solicitation to negotiate a reduced scope of work and an appropriate adjustment of the bid price, including changes in the bid requirements, with the low responsive and responsible bidder, in order to bring the bid within the amount of available funds. In determining the lowest responsive and responsible bidder, in addition to price, city officials may consider other factors that relate directly to the bidder's level of responsibility pursuant to the requirements of subsection 6-146(a)(1)h of this Code, ("Methods of Source Selection, Competitive Sealed Bidding, Bid Evaluation").

j. *Award to other than low bidder.* When award of a solicitation is not granted to the lowest priced, a statement of the reason for award to the next lowest responsive and responsible bidder shall be prepared and made a part of the record file.

k. *Tie bids.*

1. If all bids received are for the same total amount or unit price, quality and service being equal, the contract shall be awarded based on the following criteria to be considered in the following order of priority:

(a) A local bidder with a primary business location within the City of Tamarac.
(b) A local bidder with a primary business location within Broward, Miami Dade or Palm Beach Counties.

(c) A bidder with a primary business location within the State of Florida.

2. The city may split the award of a contract when it is to the city's advantage.
3. Where subsections (a)(1) k.1.(a) through 1.(c) of this section is not in effect, and all other potential remedies have been exhausted, the tie bid may be resolved by lottery. Such lottery shall be conducted by the city manager or designee and shall be open to the public.

l. *No bids received.* If no bids for goods or services are received, the procurement and contracts manager shall have the authority to negotiate terms and pricing with firms which provide the goods or services sought.

(2) *Electronic auctions/reverse auctions.*

a. The city may award contracts for supplies and nonprofessional services by electronic auctions, otherwise known as reverse auction, a procurement method where bidders, anonymous to each other, electronically submit real time bids. During the bidding process, bidders' prices are revealed and bidders shall have the opportunity to modify their bid prices for the duration of the time period established by the solicitation. Award shall be made to the lowest responsive and responsible bid.
b. *Public notice.* Adequate public notice of the electronic auction/reverse auction shall be given in the same manner as provided in subsection (a)(1)b of this section, ("Methods of Source Selection, Competitive Sealed Bidding, Public Notice").
c. *Bid bonds.* When deemed necessary by the procurement and contracts manager, bid bonds or deposits may be prescribed in the public notice inviting bids. Unsuccessful bidders shall be entitled to return of surety where the procurement and contracts manager has requested surety. A successful bidder shall forfeit any surety required by the procurement and contracts manager upon failure on the part of the bidder to enter into a contract within ten (10) days after the award.
d. *Addenda.* After an invitation for bid is issued and before the actual occurrence of the electronic auction/reverse auction, the procurement and contracts division may issue one (1) or more written addenda for the purpose of clarifying specifications or other matters relating to the bid. The procurement and contracts manager or designee may establish a deadline for written questions concerning the bid, after which time, no additional questions will be accepted.
e. *Bid submission.* Bid pricing shall be submitted by electronic means in a manner prescribed procedures as prescribed by the procurement and contracts manager.
f. *Acceptance, evaluation and award.* Bids shall be accepted, evaluated and awarded consistent with the requirements of subsections (a)(1)f,(1)h, (1)i, (1)j and (1)l of this section. ("Methods of Source Selection, Competitive Sealed Bidding).

(3) *Competitive sealed proposals (request for proposals).*

a. When the procurement and contracts manager determines in writing that the use of competitive sealed bidding is either not practicable or not advantageous to the city, a contract may be entered into by the use of the competitive sealed proposal method.
b. *Public notice.* Adequate public notice of the request for proposals (RFP) shall be given in the same manner as provided in subsection (a)(1)b of this section, ("Methods of Source Selection, Competitive Sealed Bidding, Public Notice").
c. *Addenda.* After a request for proposals is issued and before the submission deadline, the procurement and contracts division may issue one (1) or more written addenda for the purpose of clarifying specifications or other matters relating to the RFP. The procurement and contracts manager or designee may establish a deadline for written questions concerning the bid, after which time, no additional questions will be accepted.

d. *Receipt of proposals.* Proposals shall be opened so as to avoid disclosure of contents to competing offerors during the process of negotiation. A register of proposals shall be prepared in accordance with regulations and shall be open for public inspection in accordance with Chapter 119, Florida Public Records Law, Florida Statutes, as amended.

e. *Evaluation factors.* The request for proposals shall state the criteria to be used in the evaluation of the proposals which shall include their relative importance.

f. *Evaluation committee.* The city manager shall appoint an evaluation committee to evaluate and make a recommendation based on the criteria set forth in the invitation to negotiate. The procurement and contracts manager shall recommend to the city manager, prospective members for the committee who may include, but shall not be limited to, representatives of the end user agency, including any assigned project manager, or individuals who may possess a level of skill or expertise or who are subject matter experts related to the scope of work, and other stakeholders who provide diverse perspectives from other members on the committee. The city manager may additionally appoint a member who is able to address the fiscal viability of the responses. The procurement and contracts manager or designee shall facilitate the activities of the evaluation committee. All meetings of an evaluation committee shall be open to the public in accordance with the Florida Sunshine law, as amended, and public notice shall be conspicuously posted by the city, except as provided for under F.S. § 286.0113, "General exemptions from public meetings," as amended.

g. All minutes of the meetings of evaluation committees shall be promptly recorded and the records shall be open to public inspection in accordance with the provisions of Florida's Public Records laws, as may be amended.

h. *Discussion with responsible offerors and revisions to proposals.* As provided in the request for proposals, discussions may be conducted with responsible offerors who submit proposals determined to be reasonably acceptable for award for the purpose of clarification to assure full understanding of, and responsiveness to, the solicitation requirements. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals, and such revisions may be permitted after submissions and prior to award for the purpose of obtaining BAFOs. In conducting such discussions, there shall be no disclosure of any information derived from proposals submitted by competing offerors. In the event of receipt of an adequate number of proposals, which in the opinion of the evaluation committee require no clarification and/or supplementary information, such proposals may be evaluated without discussion or need for presentations.

i. *Award.* Award shall be made to the responsible offeror whose proposal conforms to the solicitation and is determined in writing to be the most advantageous to the city taking into consideration price and the evaluation factors set forth in the request for proposals. No other factors or criteria shall be used in the evaluation. The contract file shall contain the basis upon which the award is made. The city reserves the right to waive any and all formalities of the proposal procedure and to award the proposal in the best interest of the city.

j. *Audit Selection Procedures*. The selection of auditors to perform financial audits for the city as prescribed by F.S. § 218.39, shall be governed by the auditor selection procedures delineated in F.S. § 219.391, utilizing a request for proposal process.

(4) *Invitation to negotiate.*

a. *Determination of use.* When the procurement and contracts manager determines that a procurement request is not suitable for an invitation for bid or request for proposals, and that concurrent negotiation with one (1) or more vendors may be necessary for the city to receive the best value, the procurement and contracts manager may procure commodities and contractual services by competitive sealed replies solicited through an invitation to negotiate. This source selection method

does not apply to procurements subject to the Consultants' Competitive Negotiation Act, F.S. § 287.055, unless expressly permitted by statute.

b. *Public notice.* Adequate public notice of the invitation to negotiate shall be given in the same manner as provided in subsection 6-146(a)(1)b of this Code, ("Methods of Source Selection, Competitive Sealed Bidding, Public Notice")

c. *Addenda.* After an invitation to negotiate is issued and before the submission deadline, the procurement and contracts division may issue one (1) or more written addenda for the purpose of clarifying specifications or other matters relating to the invitation to negotiate. The procurement and contracts manager or designee may establish a deadline for written questions concerning the bid, after which time, no additional questions will be accepted.

d. *Receipt of competitive sealed replies by invitation to negotiate.* Responses shall be opened so as to avoid disclosure of contents to competing offerors during the process of negotiation. Submittals shall be open for public inspection in accordance with Florida's Public Records Law, as amended.

e. *Evaluation criteria.* Responsive replies shall be evaluated and ranked against all evaluation criteria as set forth in the invitation to negotiate, and shall select, based on the ranking, one (1) or more respondents with which to commence negotiations.

f. *Evaluation committee.* The city manager shall appoint an evaluation committee to evaluate and make a recommendation based on the criteria set forth in the invitation to negotiate. The procurement and contracts manager shall recommend to the city manager, prospective members for the committee who may include but shall not be limited to, representatives of the end user agency, individuals who are subject matter experts and/or may possess a level of skill or expertise related to the scope of work, and other stakeholders who provide diverse perspectives from other members on the Committee. The city manager may additionally appoint a member who is able to address the fiscal viability of the responses. The procurement and contracts manager or designee shall facilitate the activities of the evaluation committee. Except as provided for under F.S. § 286.0113, "General exemptions from public meetings," as amended, meetings shall be subject to and held in conformity with the requirements of the Florida Sunshine law, as may be amended.

g. All minutes of the meetings of evaluation committees shall be promptly recorded and the records shall be open to public inspection in accordance with the provisions of Florida's Public Records laws, as may be amended.

h. *Negotiations with respondents.* Negotiations may be conducted with respondents. The city may utilize either sequential or concurrent negotiation methods.

    1. *Sequential negotiations:* The city may consider the respondent's statements of qualifications without consideration to price and may select the most qualified respondents as finalists. The city may conduct interviews with all finalists and rank the responses without regard to price. Exclusive negotiations as to the scope of work, terms and price may be conducted with the respondent providing the proposal ranked as most advantageous to the city. If an agreement is not reached, the city may commence negotiations with the successive ranked respondents until an agreement is attained.
    2. *Concurrent negotiations:* The city may consider the respondent's statement of qualification and price; however, both are subject to future negotiations. The city may select a group of the most qualified respondents as finalists and commence simultaneous negotiations with each regarding the scope of work and price. Final BAFOs may be requested of the finalists. In determining the best value, the negotiation team may re-rank the respondents. Award of a contract is made to the respondent representing the best value to the city.

i. *Award.* Contract award shall be made to the respondent whose negotiated agreement is determined to be the best value to the city considering final negotiated pricing and other criteria as specified in the invitation to negotiate. The contract file shall contain the basis upon which the award was made.

(5) *Request for qualifications.*

a. A request for qualifications is a qualifications-based selection procedure that may be utilized:

1. When required for the selection of professional services for projects subject to the requirements of the Consultants' Competitive Negotiations Act, F.S. § 287.055, as may be amended from time to time.
2. When the procurement and contracts manager determines, in writing, that the use of a qualifications-based selection procedure is the most advantageous competitive selection process and competitive sealed proposals or invitations to bid are either not practicable or not advantageous to the city.
3. *Continuing services contracts*. Continuing services contracts are defined as contracts for professional services entered into in accordance with F.S. § 287.055, where a firm provides professional services for projects in which construction costs, and costs for a study activity do not exceed the then current thresholds outlined in F.S. § 287.055, or for work of a specified nature as outlined in the contract required by the city, with no time limitation except the contract must provide a termination clause. Continuing services contracts shall be awarded using a qualifications-based selection procedure in accordance with F.S. § 287.055 and issued as a request for qualifications solicitation.

b. *Public notice*. Adequate public notice of the request for qualifications (RFQ) shall be given in the same manner as provided in subsection (a)(1)b of this section, ("Methods of Source Selection, Competitive Sealed Bidding, Public Notice").

c. *Addenda.* After a request for qualifications is issued and before the submission deadline, the procurement and contracts division may issue one (1) or more written addenda for the purpose of clarifying specifications or other matters relating to the RFQ. The procurement and contracts manager or designee may establish a deadline for written questions concerning the RFQ, after which time, no additional questions will be accepted.

d. *Receipt of proposals.* Proposals shall be opened so as to avoid disclosure of contents to competing offerors during the process of negotiation. A register of proposals shall be prepared in accordance with regulations and shall be open for public inspection in accordance with Chapter 119, Florida Public Records Law, Florida Statutes, as amended.

e. *Evaluation factors.* The request for proposals shall state the criteria to be used in the evaluation of the proposals which shall include their relative importance.

f. *Evaluation committee.* The city manager shall appoint an evaluation committee for the purpose of evaluating firms who express interest in contracting with the city for professional services for projects subject to the requirements of the Consultants' Competitive Negotiations Act, F.S. § 287.055, as may be amended from time to time, in the same manner as prescribed in subsection 6-146(a) to evaluate and make a recommendation based on the criteria set forth in the request for qualifications. The procurement and contracts manager shall recommend to the city manager prospective members for the committee, who may include, but shall not be limited to, representatives of the end user agency, individuals who are subject matter experts and/or may possess a level of skill or expertise related to the scope of work, and other stakeholders who provide diverse perspectives from other members on the Committee. The city manager may additionally appoint a member who is able to address the fiscal viability of the responses. The procurement and contracts manager or designee shall be a non-voting

member and shall facilitate the activities of the evaluation committee. Except as provided for under F.S. § 286.0113, "General exemptions from public meetings," as amended, all meetings shall be subject to and held in conformity with the requirements of the Florida Sunshine law, as may be amended.

g. All minutes of the meetings of evaluation committees shall be promptly recorded and the records shall be open to public inspection in accordance with the provisions of Florida's Public Records laws, as may be amended.

h. All meetings of evaluation committees for requests for qualifications for professional services for projects, including projects subject to the requirements of the Consultants' Competitive Negotiations Act, F.S. § 287.055, shall be subject to and held in conformity with the requirements of the Florida Sunshine law, as may be amended.

i. All minutes of the meetings of evaluation committees for requests for qualifications for professional services for projects, including projects subject to the requirements of the Consultants' Competitive Negotiations Act, F.S. § 287.055, shall be promptly recorded and the records shall be open to public inspection in accordance with the provisions of Florida's Public Records laws, as may be amended.

j. *Selection procedure.*

1. The evaluation committee members charged with the evaluation of professional services for projects, including projects subject to the requirements of the Consultants' Competitive Negotiations Act, F.S. § 287.055, shall evaluate the statements of qualifications submitted by all proposers, shall conduct discussions with, and may require presentations by no fewer than three (3) firms regarding their qualifications, approach to the project, and ability to furnish the required services; however, if less than three (3) proposals are received, the evaluation committee may interview those firms submitting responses. All expenses, including travel expenses for interview, incurred in the preparation of the proposal shall be borne by the proposer. After presentations and interviews have been completed, the evaluation committee shall rank all responses and determine the response that is most advantageous to the city.
2. The ranking of firms shall be based on the evaluation committee's ability to differentiate qualifications applicable to the scope and nature of the request for proposals. Such determination shall be based on, but not necessarily be limited to:

    A. The proposer's demonstrated understanding of the city's requirements and plans for meeting those requirements;
    B. The professional qualifications, related experience and adequacy of the personnel assigned to the project;
    C. The prior experience and references of the proposer;
    D. The prior experience, if any, that the proposer has had with the city.
    E. When evaluating projects subject to the requirements of the Consultants' Competitive Negotiations Act, F.S. § 287.055, the evaluation committee shall also consider all other statutory requirements of the Consultants' Competitive Negotiation Act as applicable to the specific procurement, including whether the firm is a certified minority business enterprise as defined by the Florida Small and Minority Business Assistance Act of 1985.

3. Upon reaching consensus on the recommendation by the evaluation committee for professional services for projects subject to the requirements of the Consultants' Competitive Negotiations Act, F.S. § 287.055, the city shall negotiate with the number one ranked firm, and upon completion of negotiations, shall make a recommendation to the city commission for contract

award. If negotiations are not successful with the number one (1) ranked firm, the city shall negotiate with the next highest ranked firm.

(6) *Alternative methods of source selection.* The city may utilize alternative methods of source selection as long as such methods are allowed by Florida Statutes.

Sec. 6-147. Small purchase procedures.

(a) *General.* Any procurement not required to be conducted pursuant to the terms and conditions of section 6-146 of this Code, ("Methods of Source Selection"), shall be made in accordance with the operational procedures and thresholds for informal small purchases.

(b) *Delegation of authority.* The procurement and contracts manager may establish operational procedures delegating authority for city departments to obtain written or oral quotations and issue small dollar procurements directly to vendors for purchases below the ~~purchasing Category Three~~ one hundred thousand dollars ($100,000.00) threshold ~~as defined in the most current version of F.S. § 287.017, as amended~~.

(c) Electrical work in excess of the threshold provided pursuant to F.S. § 255.20(1), as amended, shall be competitively bid.

(d) *Requirements for quotations.* The procurement and contracts manager, or designee, or by a department or division, as delegated by the procurement and contracts manager, may solicit informal quotations by any one (1) or more of the following methods:

(1) Electronically through an e-procurement platform as determined by the procurement and contracts manager;

(2) By direct mail or requests to prospective vendors;

(3) By telephone, facsimile or e-mail;

(4) By public notice posting on a city-maintained public electronic bulletin board or bulletin board at City Hall;

(5) By use of a third party internet hosting site;

(6) By reverse auction.

(e) *Quotation threshold.* The procurement and contracts manager shall establish dollar thresholds which shall apply to the requirement for quotations for small market purchases made by the city. The procurement and contracts manager or designee shall develop procedures for processing quotations and establish quotation thresholds and operational procedures related to small market purchases made by the city .

(f) *Recording.* The procurement and contracts manager shall maintain a record of all small purchases and the quotations submitted in competition thereon, and such records shall also be open to public inspection.

(g) *Procurement cards.* The procurement and contracts manager shall have the authority to issue city procurement cards to employees at the request of the department director. The procurement and contracts manager shall develop operational policies and procedures for the use of the procurement cards, which shall be adopted as an administrative policy.

(h) *Petty cash.* The financial services director may promulgate rules and regulations governing petty cash purchases as appropriate.

(i) *Unauthorized purchasing practices.* An unauthorized purchase occurs when any employee of the city orders, contracts for or buys any materials or supplies outside the purview of the City Charter and/or this Code. Any individual making an unauthorized purchase may be subject to disciplinary actions as appropriate, which may include termination and/or prosecution. The following are unauthorized purchasing practices:

(1) Artificially dividing purchases into multiple segments in an attempt to issue single orders below the dollar threshold requirements as established herein (also known as "stringing" or "splitting purchase orders") is prohibited.

(2) Purchasing any supplies or services above the thresholds delineated herein directly from a vendor, bypassing the procurement and contracts division.

(3) Committing to a purchase without issuance of an authorized purchase order, when one is required.

(4) Obtaining items available on an existing city term contract from a supplier that does not hold the contract.

(5) Providing false information such as false quotations (without actually contacting and obtaining a quotation, bid or proposal from a vendor).

(6) Adding unauthorized purchases to previously approved purchase orders without approval of the appropriate approval authority and subsequent modification of the purchase order.

(j) *Change orders.* The city manager or designee is authorized to approve and initiate change orders determined in the judgment of the city manager or designee to be in the public interest as follows:

(1) All change orders decreasing the cost of the contract to the city; providing, however, such decrease does not materially alter the character of the work contemplated by the contract;

(2) All change orders increasing the cost of the contract to the city, up to the formal competitive ~~purchasing Category Three~~ one hundred thousand dollars ($100,000.00) threshold ~~as defined in the most current version of F.S. § 287.017(3), as amended~~, and approved by the city commission, provided that sufficient budgeted funds are available.

(3) All other change orders must be formally approved by the city commission before work may be authorized to begin; and no claim against the city for extra work in furtherance of such change order shall be allowed unless prior written authorization has been provided, notwithstanding any other provision, contractual or otherwise.

(4) Change orders shall not artificially be distributed or divided so as to bring the amount within the approval level of the city manager, and any such proposed change order shall include within it all logically connected work required to be done at the time of the proposal.

(5) Work defined by the scope of a change order may not be commenced until obtaining final approval of the change order, except where such work is of an emergency nature as defined in subsection 6-148(b) "Emergency Procurements" of this Code.

Sec. 6-148. Exclusions and exceptions to bid and proposal requirements.

(a) *Exclusions.* This article shall not apply to:

(1) The procurement of dues and memberships in trade or professional organizations; registration fees for trade and career fairs, subscriptions for periodicals and newspapers; advertisements; postage; expert witness; legal and mediation services; lobbying services; abstracts of title for real property; title searches and certificates; title insurance for real property; real estate appraisal services; water, sewer, telecommunications and electric utility services; copyrighted materials or patented materials including, but not limited to, technical pamphlets, published books, maps, testing or instructional materials; fees and costs of job-related seminars and training;

(2) Goods purchased with petty cash or city procurement cards in accordance with the city's petty cash and procurement card procedures;

(3) Items purchased for resale to the general public; for example, supplies for a city-owned concession area.

(4) Purchase of groceries;

(5) Artistic services or works of art; or photographs, film and video services, audio recording services or similar material where such materials are purchased from the creator or publisher;

(6) Travel expenses, hotel accommodations and hotel services;

(7) City-sponsored events held at venues not owned by the city;

(8) Entertainment and entertainment-related services for city-sponsored events;

(9) Purchase of motor vehicle license plates from a governmental agency;

(10) Persons or entities retained as "expert consultants" to assist the city in litigation, or in threatened or anticipated litigation;

(11) Educational or academic programs;

(12) Health services involving examination, diagnosis, treatment, prevention, medical consultation, or administration;

(13) Auditing services that are not subject to the requirements of F.S. § 218.391;

(14) The purchase of items critical to the security of city facilities;

(15) Any services identified in F.S. § 287.057, as may be amended from time to time, as being exempt from competitive bid/request for proposal requirements;

(16) Goods and services purchased by a member of the city commission with initiative funds in accordance with general administrative guidelines established by the city manager or designee;

(17) Repairs to vehicles and equipment when such purchases are made pursuant to the requirements of an insurance settlement;

(18) Additional software and hardware licensing and maintenance for software and hardware the city already owns/licenses. This shall include subscription-based software fee that are unique or preexistent and contain historical knowledge that cannot be easily or without cost moved to another software application; and

(19) Auctioneer services, vending services, bus bench advertising or other revenue related agreements as approved by the city manager or designee.

(20) Goods, equipment, and supplies purchased for disaster relief programs related to a natural disasters which are verified by independent news or government sources;

(21) Purchase of materials, equipment, prefabricated elements and components, appliances, fixtures, and supplies brought under a sales tax saving procedure established pursuant to Section 212.08(6), Florida Statutes constituting part of a construction project award, which construction contract has been awarded in accordance with Article V of the City Code.

(b) *Sole and single source procurements.*

(1) A contract may be awarded for a supply, service, or construction item without competition when the procurement and contracts manager or a designee determines in writing that there is only one (1) economically feasible source for the required supply, service, or construction item, or when requirements for standardization, warranty, geographic and territorial restrictions, software compatibility or other factors create a situation where competition is either not feasible or practicable.

(2) The procurement and contracts manager or designee shall conduct negotiations, as appropriate, regarding price, delivery and terms. The city department requesting a single, or sole source procurement must submit a written request to the procurement and contracts manager for approval, which must be accompanied by a written justification signed by the department head. The justification must document the purpose of the purchase, the reason(s) for the single or sole source purchase, and a summary of attempts to obtain competition.

(3) Sole source purchase requests in excess of the ~~purchasing Category Three~~ one hundred thousand dollars ($100,000.00) threshold ~~as defined in F.S. § 287.017, as amended~~, may be approved by the city commission. A record of sole source purchases shall be maintained by the city and shall list each vendor's name, the amount and type of each contract and a listing of the item(s) procured under each contract.

(c) *Emergency procurements.*

(1) Notwithstanding any other provision of this Code, the city manager or designee may make or authorize others to make emergency procurements when there exists a threat to public health, welfare, or safety under emergency conditions, provided that such emergency procurements shall be made with such competition as is practicable under the circumstances. A written determination of the basis for the emergency and for the selection of the particular contractor shall be provided by the city manager to the city commission and included in the contract file.

(2) The city manager is authorized to determine if an emergency exists for purposes of emergency purchases and procurements. If an emergency does exist, the city manager shall authorize emergency expenditures for the procurement or temporary acquisition of supplies, equipment and services necessary to meet the city's needs as a result of the emergency, and may delegate authority for a department head or other designee to secure emergency proposals. The city manager, the procurement and contracts manager, or the designee shall endeavor to secure proposals from at least two (2) separate sources.

(3) Any emergency procurement exceeding the award authority of the procurement and contracts manager or the city manager shall be reported to the city commission in writing or at a city commission meeting, no later than ten (10) working days after the determination that the emergency situation has been stabilized and that no further emergency expenditures are required. The city manager shall make a full disclosure of all emergency expenditures made pursuant to this section to the city commission at the next regular meeting of the city commission.

(d) *Cooperative purchasing.* When deemed to be in the best interests of the city, the procurement and contracts manager may participate in, sponsor, conduct or administer contracts under a cooperative purchasing program with one (1) or more governmental units for the procurement of any supplies, services, or construction. Such cooperative purchasing programs may include, but not be limited to, joint or multiparty contracts between public procurement units and open-ended public procurement term contracts that are made available to other governmental units. Once the active contract is used as the basis of a cooperative contract by the city, the contract shall not be impaired by the future decisions or actions of the initiating agency. The city shall adopt the contract as its own agreement and shall not be associated or connected in any manner with the initiating agency that originally solicited the contract. The city may negotiate the terms of the contract to ensure legal sufficiency and protect the city's best interests to the point where it does not alter the originally intended products, pricing (unless further discounts are offered) or services.

(e) *Purchases from other governmental entities.* Purchases of goods or services from the federal government, any state or political subdivision thereof, or any municipality are exempt from the requirements of this section.

(f) *Purchases of goods or services from contracts awarded by other governmental or not-for-profit entities by a formal competitive selection process.* The purchase of goods or services under a contract awarded by the

United States Government or another governmental or not-for-profit entity by a formal competitive process is authorized provided the procurement and contracts manager makes a determination that time, expense and marketplace factors make it financially advantageous for the city to do so. The city shall adopt the contract as its own agreement and shall not be associated or connected in any manner with the initiating agency that originally solicited the contract. The city may negotiate the terms of the contract to ensure legal sufficiency and protect the city's best interests to the point where it does not alter the originally intended products, pricing (unless further discounts are offered) or services. Once the other agency's active contract is used as the basis of a piggyback by the city, the piggyback shall not be impaired by the future decisions or actions of the other agency.

(g) *Professional services.* Contracts for the service of professionals, including, but not limited to, the practice of law, management consulting, medicine, real estate appraisal, or other area of expertise as determined by the city manager or designee to be in the best interest of the city, and not otherwise subject to the requirements of F.S. § 287.055, as amended, may be entered into without competitive bidding, however, qualifications, work history and other relevant data shall be reviewed before entering into such contracts. Professional services contracts that exceed the threshold established in subsection 6-146(a) of this Code, ("Methods of Source Selection"), will require approval by the city commission.

(h) *Owner direct purchase.* A contract may be awarded for supplies or materials without competition where such supplies or materials are being procured by the city as an owner direct purchase for incorporation into a public works project, the contract for which was previously awarded by the city, which prior award included the cost of such supplies and materials. In such event, the city shall procure the supplies or materials in accordance with Florida Statutes and regulations related to owner direct purchases by governmental entities.

(i) *Waiver of procurement procedures.* The city commission may authorize the waiver of procurement procedures upon the recommendation of the city manager that it is in the city's best interest to do so to obtain goods and services which cannot be acquired through the normal purchasing process due to insufficient time, the nature of the goods or services, or other factors. Purchases authorized by the waiver process shall be acquired with such competition as is practicable under the circumstances and only after a good faith review of all available sources and negotiation as to price, delivery and terms. There shall be no waiver of procurement procedures for procurements that are subject to the provisions of F.S. § 287.055 or § 255.20, as amended.

* ** *

SECTION 2: It is the intention of the City Commission and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances of the City of Tamarac, Florida, and that the sections of this Ordinance may be renumbered or re-lettered, and the word “Ordinance” may be changed to “Section,” “Article” or such other word or phrase in order to accomplish such intention.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: If any provision of this Ordinance or the application thereof to any

person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given affect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 5: This Ordinance shall become effective October 1, 2025, Nunc Pro Tunc, upon passage.

PASSED, FIRST READING this _____ day of _____, 2026.

PASSED, SECOND READING this _____ day of _____, 2026.

_____
MICHELLE J. GOMEZ, MAYOR

ATTEST:

_____
KIMBERLY DILLON, CMC
CITY CLERK

RECORD OF COMMISSION VOTE: 1st Reading
MAYOR GOMEZ _____
DIST 1: VM BOLTON _____
DIST 2: COMM. WRIGHT _____
DIST 3: COMM. PATTERSON _____
DIST 4: COMM. DANIEL _____

RECORD OF COMMISSION VOTE: 2nd Reading
MAYOR GOMEZ _____
DIST 1: VM BOLTON _____
DIST 2: COMM. WRIGHT _____
DIST 3: COMM. PATTERSON _____
DIST 4: COMM. DANIEL _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF TAMARAC ONLY.

CODING: Words in ~~strike through~~ type are deletions from existing law;
Words in underscore type are additions.

_____
HANS OTTINOT
CITY ATTORNEY

TAMARAC
The City For Your Life

This form should be included as backup to the agenda item for ordinances and must be posted on the City's website by the time notice of the proposed ordinance is published.

Business Impact Estimate

Ordinance title/reference:
TO #2624 Procurement Ordinance Amendment

If any of the following exceptions to the Business Impact Estimate requirement apply, check the applicable box and leave the remainder of the form blank:

☐ The ordinance is required for compliance with federal or state law or regulation;

☐ The ordinance relates to the issuance or refinancing of debt;

☐ The ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;

☐ The ordinance is an emergency ordinance;

☒ The ordinance relates to procurement; or

☐ The ordinance is enacted to implement the following:

a. Part II of Chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
b. Sections 190.005 and 190.046, regarding community development districts;
c. Section 553.73, relating to the Florida Building Code; or
d. Section 633.202, relating to the Florida Fire Prevention Code.

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

TAMARAC
The City For Your Life

Business Impact Estimate

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Tamarac:

3. Estimate of direct compliance costs that businesses may reasonably incur:

4. Any new charge or fee imposed by the proposed ordinance:

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

6. Estimate of the number of businesses likely to be impacted by the proposed ordinance:

7. Additional information (if any):