CITY OF TAMARAC
REGULAR CITY COMMISSION MEETING

Commission Chambers
Wednesday, July 9, 2025
7:00 PM

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE: **Commissioner Krystal Patterson**

1. CITY ATTORNEY REPORT

2. CITY MANAGER REPORT

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.org. 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, 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 the June 11, 2025, Regular Commission Meeting Minutes

5.b Approval of the June 12, 2025, Special Commission Meeting Minutes

5.c Approval of the June 25, 2025, Regular Commission Meeting Minutes.

5.d TR14290 - A Resolution of the City Commission of the City of Tamarac, Florida, amending the City of Tamarac List of Charitable Entities, by adding "Inspire Life with Gratitude Inc." and "Hairtostay" To the list of charitable entities with whom the City of Tamarac recognizes a formally approved relationship, attached hereto as Exhibit "A", 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.e TR14292 - A Resolution of the City Commission of the City of Tamarac, Florida, ratifying past FY2025 expenditures with Everglades Equipment Group in the amount of $10,500.00 for the purchase of a John Deere Gator Utility Cart for Colony West; authorizing the appropriate City Officials to approve the purchase of a John Deere 4052R Compact Utility Tractor (40 PTO hp) from Everglades Equipment group, utilizing Sourcewell Grounds Maintenance Contract No. 112624-DAC (PG NB CG 70) pricing, in an amount not to exceed $55,669.60; authorizing expenditures from the appropriate accounts not to exceed the approved FY2025 budget for said purposes, for a total not to exceed authorized expenditure amount of $66,169.60; providing for conflicts; providing for scrivener errors; providing for severability; and providing for an effective date.

5.f TR14293 - A Resolution of the City Commission of the City of Tamarac, Florida, supporting the 2025 Amended and Restated Transportation System Surtax Interlocal Agreement (Third Amendment) with Broward County, Participating Municipalities, and Broward County City Manager's Association, Inc. (BCCMA); providing for conflicts; providing for severability; and providing for an effective date.

5.g TR14295 - A Resolution of the City Commission of the City of Tamarac, Florida, approving a Purchase And Sale agreement between the City of Tamarac and Eglise Chretienne Des Ambassadeurs De Jesus Christ, Inc. for the Property Located at 4969 N. State Road 7, Tamarac, Florida for One Million Eight Hundred Thirty Thousand Dollars ($1,830,000.00) in substantially the same form as Exhibit "A"; providing the City Manager and the City Attorney with the authority to do all things necessary to effectuate this resolution; and providing for an effective date.

5.h TR14296 - A resolution of the City Commission of the City of Tamarac, Florida, appointing Tamar N. Hamilton to serve as Special Magistrate; providing for

conflicts; providing for severability; and providing for an effective date.

6. REGULAR AGENDA

6.a TR14274 - A Resolution of the City Commission Of The City Of Tamarac, Florida, approving the proposed millage rate of 7.000 mills for general operating purposes; approving September 12, 2025 at 5:05 p.m. at the Tamarac Commission Chambers, 7525 N.W. 88th Avenue, Tamarac, Florida, as the date, time and place for the first Public Hearing to set the tentative millage rate and budget for Fiscal Year 2026; approving September 24, 2025 at 5:05 p.m. at the Tamarac Commission Chambers, 7525 N.W. 88th Avenue, Tamarac, Florida as the date, time, and place for the second Public Hearing to adopt the millage rate and budget for Fiscal Year 2026; authorizing the City Manager to send the proposed millage rate of 7.000 and the date, time and place for both the first and second Public Hearings to the Broward County Property Appraiser for fiscal year 2026; providing for conflicts; providing for severability; and providing for an effective date.

6.b TR14275 - A Resolution of the City Commission of the City of Tamarac, Florida, adopting a Preliminary Assessed Cost, attached hereto as Appendix "A," relating to the provision of Fire Rescue Services, Facilities, and Programs in the City of Tamarac, Florida; establishing the Estimated Assessment Rate for Fire Rescue Assessments for the fiscal year beginning October 1, 2025; directing the preparation of an assessment roll; authorizing a public hearing and directing the provision of notice thereof; providing for conflicts; providing for severability; and providing for an effective date.

6.c TR14276 - A Resolution of the City Commission of the City of Tamarac, Florida, adopting a Preliminary Fee relating to the provision of Stormwater Management Services provided by the City's Stormwater Utility; determining that certain real property will be specifically benefited thereby; establishing and confirming the method of calculating the cost of Stormwater Management Services against the real property that will be specially benefited; directing the City Manager to update the Stormwater Management Utility Fee Roll based on the methodology set forth herein; establishing a public hearing for the proposed Stormwater Utility Management fees and directing the provision of notice in connection therewith; providing for conflicts; providing for severability; and providing for an effective date.

6.d TR14277 - A Resolution of the City Commission of the City of Tamarac, Florida, adopting a Preliminary Assessment Cost, attached hereto as Appendix "A," relating to the provision of Residential Solid Waste Collection Services, Facilities, and Programs in the City of Tamarac, Florida, in accordance with Chapter 19, Article V, Section 19-86 of the Tamarac Code of Ordinances; establishing the estimated rate for the Residential Solid Waste Collection Services Assessment for the fiscal year beginning October 1, 2025; directing the preparation of a Residential Solid Waste Collection Services Special Assessment Roll; authorizing a public hearing and directing the provision of notice thereof; providing for conflicts; providing for severability; and providing for an effective date.

6.e TR14278 - A Resolution of the City Commission of the City of Tamarac, Florida, relating to the provision of Nuisance Abatement on certain Real Properties by the City in accordance with Chapter 9, Article II, Division V of the City's Code of Ordinances; determining that certain Real Property has been specially benefited by the City's Abatement of Nuisances thereon; directing the City Manager to prepare, or direct the preparation of, a preliminary Nuisance Abatement Assessment Roll; establishing a public hearing for the proposed levy of unpaid Nuisance Abatement Assessments on the annual tax bill and directing the provision of notice in connection therewith; providing for conflict; providing for severability; and providing for an effective date.

7. ORDINANCE(S) - FIRST READING

8. ORDINANCE(S) - SECOND READING

9. PUBLIC HEARING(S)

9.a TR14266 - A Resolution of the City Commission of the City of Tamarac, Florida, adopting the City's Consolidated Plan for Program Years 2025/2026 to 2029/2030 and approving the projects recommended for inclusion in the Program Year 2025/2026 Annual Action Plan for expenditure of the Community Development Block Grant Funds estimated to be $496,342 for the twenty sixth program year, together attached hereto as Exhibit "A"; authorizing the appropriate City Officials to submit said Consolidated Plan, Annual Action Plan and related documents to the United States Department of Housing and Urban Development; authorizing the Mayor or appropriate City Officials to execute Program Year 2025/2026 Annual Action Plan Federal application for funding; providing for conflicts; providing for severability; and providing for an effective date.

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.

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TAMARAC
The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE:	July 9, 2025
SUBMITTED BY:	Kimberly Dillon
ITEM TYPE:	Minutes
AGENDA SECTION:	**CONSENT AGENDA**
TITLE:	Approval of the June 11, 2025, Regular Commission Meeting Minutes

ATTACHMENTS:
061125 COT-CC Draft Regular Meeting Minutes.docx

CITY OF TAMARAC
REGULAR CITY COMMISSION MEETING

Commission Chambers
Wednesday, June 11, 2025
7:00 PM
Draft Minutes

CALL TO ORDER:
Mayor Michelle J. Gomez called the Wednesday, June 11, 2025 City Commission meeting, being held in Commission Chambers, to order at 7:00 PM.

ROLL CALL:

Present were Mayor Michelle J. Gomez, Vice Mayor Kicia Daniel, Commissioner Marlon D. Bolton, 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:

Mayor Gomez led the Pledge of Allegiance and moment of silence.

1. CITY ATTORNEY REPORT

City Attorney Ottinot had no report.

2. CITY MANAGER REPORT

2.a Florida Power & Light (FPL) Hurricane Preparedness Update
Presentation by Christine Shaw, FPL

Item 2.a would be heard at the next City Commission meeting.

2.b Presentation of Citizen Award
Recipients:
Mario Castañon
Fernando Ambrocio

Mayor Gomez recognized Mario Castañon and Fernando Ambrocio with a Citizen Award, which was accepted by the recipients.

2.c Presentation of Recognition to Deputy Michael Bushong for Exemplary Service
Requested by Commissioner Marlon Bolton

Commissioner Bolton recognized Deputy Michael Bushong for Exemplary Service with a medal of honor, which was accepted by the recipient.

2.d Caribbean Heritage Month Proclamation
Requested by Mayor Michelle J. Gomez

Mayor Gomez recognized Heritage Month with a proclamation, which was accepted by a representative from Lavinia Restaurant.

2.e Caribbean-American Heritage Month Medal of Honor Awards
Requested by Commissioner Marlon Bolton

Presentation of Awards by:
Commissioner Marlon D. Bolton
Commissioner Morey Wright Jr.
Commissioner Krystal Patterson
Vice Mayor Kicia Daniel
Mayor Michelle J. Gomez

Commissioner Bolton recognized Dr. Michelle Richards for her humanitarian work, ministry leadership, and community impact, including receiving the 2021 Presidential Award for Humanitarianism. The Medal of Honor was accepted by Dr. Richards, who thanked her family and supporters.

Commissioner Bolton recognized Dorothy M. Nelson for founding Bethlehem Preschool and her lasting contributions to early childhood education in Tamarac. The Medal of Honor was accepted by Mrs. Nelson, who expressed appreciation to the City Commission and the community.

Commissioner Patterson recognized Yvonne Jones for her leadership as President of the Caribbean American Club at Kings Point and her dedicated service to the city's elderly community. The Medal of Honor was accepted by Ms. Jones, who thanked her team and supporters.

Vice Mayor Daniel recognized Minister Marion Hall for her trailblazing music career, transition to gospel ministry, and community service through her church in Tamarac. The Medal of Honor was accepted by Minister Hall, who expressed gratitude and shared her personal journey of faith and transformation.

Mayor Gomez recognized Yunaisy Segura for her community contributions. The Medal of Honor was accepted by Ms. Segura.

2.f National Gun Violence Awareness Day Proclamation
Requested by Mayor Michelle J. Gomez

Mayor Gomez recognized National Gun Violence Awareness Day with a proclamation, which was accepted by a representative from Moms Demand Action.

2.g Elder Abuse Awareness Day Proclamation
Requested by Mayor Michelle J. Gomez

Mayor Gomez recognized Elder Abuse Awareness Day with a proclamation, which was accepted by Detective Sophie Riggs and John Novy, CPM, Adult Protective Services Regional Program Director of the Southeast Region.

2.h Recognizing and Celebrating Mona Malbranche's Induction into the Dr. Nan S. Hutchison Broward Senior Hall of Fame
Requested by Commissioner Krystal Patterson

Commissioner Patterson recognized Mona Malbranche's Induction into the Dr. Nan S. Hutchison Broward Senior Hall of Fame, which was accepted by the recipient.

2.i Investment Report - April 2025

City Manager Sucuoglu announced Tamarac Fire Rescue won first place at the First There Fire Care Conference, competing against 30 teams from across the state. He congratulated the team for their strong performance and continued excellence.

He shared the City's First-Time Homebuyer Purchase Assistance Program is now open and encouraged residents to check the City's website for eligibility.

City Manager Sucuoglu reminded residents about the upcoming Senior Safety Summit on Saturday, June 21 at the Tamarac Community Center, hosted by BSO, to help seniors protect themselves from scams and criminal activity. He also announced the City is offering free Ring cameras to qualifying seniors.

He encouraged residents to attend the upcoming Domestic Violence Workshop, created in response to recent community incidents. Flyers are available at the entrance, and pre-registration is required.

He announced upcoming events: Farm Share food distribution on Friday, June 27 at Caporella Aquatic Center and the Yard on the Lawn Music Festival on June 28. Tamarac was awarded a $25,000 grant from the Broward Cultural Division to support the festival.

City facilities will be closed on Wednesday, June 19 in observance of Juneteenth Freedom Day. He invited residents to the Juneteenth Celebration on Saturday, June 14 from 6:00 PM to 9:30 PM at the Tamarac Sports Complex.

The next Commission meeting is scheduled for Wednesday, June 25 at 9:30 AM.

3. PUBLIC PARTICIPATION

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

1) Ronald J. Wasserman, Shangri-la, expressed ongoing concerns about crime in the community and the need for public safety improvements. He thanked the Mayor for consistently recognizing community members and paid tribute to David Gonzalez, an immigrant from Nigeria known affectionately as "Darth Vader" by his family. Mr. Wasserman also praised Tamarac Fire Rescue for their repeated assistance to his family and specifically thanked Chief Gomez. He shared his appreciation for Dr. Kenneth Greenberg at HCA Woodmont, who provided excellent care during his pacemaker procedure. Mr. Wasserman urged the Commission to focus on community safety and cautioned against approving more high-rise buildings.

2) Darci Schiller, Kings Point, commented on Item 7C, expressing opposition to broadly allowing alcohol sales in public parks. She stated she would support case-by-case approvals for special events where vendors receive prior city authorization and take responsibility for alcohol sales and safety. Ms. Schiller emphasized the need for clear protections for both consumers and vendors, noting that alcohol can be enjoyable in moderation but poses safety risks when misused. She requested the City Commission design policies that prioritize public safety.

3) Patti Lynn, Mainlands 8, commented on the recognition of Moms Demand Action, emphasizing the dangers of loose gun laws and the high fatality rates in states with fewer gun regulations. She stressed that the Second Amendment does not guarantee unrestricted access to all weapons, particularly assault weapons, which she said cause severe destruction. Ms. Lynn referenced the tragedy at Stoneman Douglas as an example of the devastating impact of such firearms. She noted Florida’s restrictions on municipal gun regulation and expressed concern about the erosion of home rule. She requested a meeting with the City Manager to discuss potential violations within the city's Section 405 Standards of Conduct, urging that ongoing issues should not be ignored.

4) Philip Daspit’s, Bayberry Lane, thanked the Commission and especially Commissioner Wright for the opportunity to speak. He shared his appreciation for Tamarac Fire Rescue, who had responded to his home three times. He recounted that on May 11, 2025, Mother’s Day, Fire Rescue responded to his wife Sue’s medical emergency. Despite their efforts, she passed away early the next morning. Mr. [Inaudible] expressed gratitude to Fire Rescue, particularly the team from Station 78 led by EMT Nico, for their professionalism and speed. He credited their care with giving him the chance to see his wife alive one last time. Mr. Daspit read a heartfelt letter thanking the department for their life-saving service and the comfort they provide to the community.

4. COMMISSION REPORTS:

Commissioner Bolton inquired whether any city rules prohibit members of the public from bringing signs or placards to meetings. City Attorney Ottinot confirmed there are no rules precluding this, unless the signs contain obscene language, which is regulated. Commissioner Bolton also asked if there are any rules that prohibit intoxicated residents from speaking at the microphone. City Attorney Ottinot stated there are no such regulations in place.

Commissioner Bolton reported on the recent Washington, D.C. advocacy trip, where he met with Congresswoman Sheila McCormack, Senator Ashley Moody, and other departments. He proposed that future recipients of the First-Time Homebuyer Program and Home Rehabilitation Program receive large presentation checks featuring both the City of Tamarac and Congresswoman McCormack's logos to increase public awareness of the programs' funding sources. City Attorney Ottinot confirmed this request falls within the City Manager's purview, and Commissioner Bolton asked his colleagues for consensus to implement this practice. There was consensus.

Commissioner Bolton thanked Chief Anisi and the Fire Rescue team for their service, referencing the earlier public comment. He requested the names of the team members involved in the recent call so they could be recognized with a Medal of Honor at the next Commission meeting.

Commissioner Wright Jr. had no report.

Commissioner Patterson reflected on the Kings Point renaming ceremony held since the last meeting, describing it as a vibrant celebration. She encouraged residents to visit the area and see the new street signs. Commissioner Patterson thanked staff for their efforts in making the event successful and expressed appreciation to her colleagues for supporting the initiative. She noted the positive response from attendees and residents who appreciated what the new signage represents.

Vice Mayor Daniel thanked the Fire Chief, Fire Department, and Police Captain for their excellent service, sharing positive feedback from residents. She expressed personal gratitude for the fire department's care during a past family emergency.

Mayor Gomez clarified the LGBTQ proclamation would be presented at the June 25 Commission meeting to reach a larger audience, with no intent to delay recognition.

Mayor Gomez highlighted attending the Senior Hall of Fame awards and celebrated Dorothy Nelson's growth of Bethlehem Preschool to nearly 2,000 students. She also praised Millennium Collegiate Academy's fifth graduating class for earning associate degrees.

Mayor Gomez recapped the Washington, D.C. trip focused on securing funding for the city's aging water treatment plant and discussed continued challenges with insurance for older homes at the Affordable Housing Committee meeting.

Mayor Gomez invited residents to join the Power Circuit class and the Let's Talk and Test Your Health event at Tamarac Park, featuring health screenings, blood donations, and a doctor's panel. She encouraged residents to also attend the city's Juneteenth celebration.

5. CONSENT AGENDA

5.a Approval of the May 8, 2025 Special Meeting Minutes.

5.b Approval of the May 14, 2025 Regular Meeting Minutes.

5.c Approval of the May 28, 2025 Regular Meeting Minutes.

5.d TR14269 - A Resolution of the City Commission of the City of Tamarac, Florida, approving an Agreement for Professional Services between the City of Tamarac and Becker & Poliakoff, P.A. ("Becker") for federal lobbying services, for one year effective July 1, 2025, through June 30, 2026, at a cost not to exceed seventy-eight thousand dollars ($78,000.00) per year; attached as Exhibit "A"; authorizing the appropriate City officials to execute the agreement; providing for severability; and providing for an effective date.

5.e TR14270 - A Resolution of the City Commission of the City of Tamarac, Florida, authorizing the appropriate City Officials to execute the Interlocal Agreement (ILA) with Broward County to utilize the County's Temporary Debris Management Sites locations following disastrous events, with the Agreement effective through November 30, 2027; a copy of the Interlocal Agreement is attached hereto as Exhibit "1"; authorizing the appropriate City Officials to execute said ILA and any renewals providing for conflicts; providing for severability; providing for an effective date.

5.f TR14272 - A Resolution of the City Commission of the City of Tamarac, Florida, approving the purchase of two (2) fire rescue ambulances utilizing competitive procurement methods and current agreement available for cooperative purchase at the time of purchase, including, but not limited to, the agreement awarded by Florida Sheriff's Association (FSA) Contract No. FSA23-VEF17.0 under ambulances and other equipment; authorizing the appropriate City Officials to select, approve, and award the purchase of said vehicles utilizing current agreement available for cooperative purchase at the time of purchase; authorizing expenditures from the Fire Rescue Fund in an amount not to exceed $873,212.00 from the appropriate accounts for vehicles; providing for conflicts; providing for severability; and providing for an effective date.

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

Motion Approved: 5-0.

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

6. REGULAR AGENDA

There were none.

7. ORDINANCE(S) - FIRST READING

7.a TO2593 - An Ordinance of the City Commission of the City of Tamarac, Florida, terminating "Zoning in Progress" by amending Chapter 10, Article 3, Section 10-3.2, entitled "Table of Allowed Uses," of the City of Tamarac Land Development Code; specifically, amending Table 10-3.1: Allowed Uses, to remove "funeral home" as a permitted use from the Mixed Use Neighborhood (MU-N), Mixed Use Corridor (MU-C), and Public Facilities (PF) zoning districts, while continuing to permit "funeral home" as a use type within the Business Park (BP) zoning district; 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 Commissioner Bolton; seconded by Commissioner Wright Jr.; to adopt Ordinance TO2593.

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

Mayor Gomez asked Deputy City Manager Calloway to clarify the proposed zoning changes, noting that funeral homes would continue to be allowed by right in the Business Park zoning district while being eliminated from three others. Mayor Gomez expressed concern about allowing funeral homes as a by-right use in the Business Park, citing potential parking challenges and the limited size of the city's Business Park and Industrial areas. She suggested changing the designation to a Special Exception to allow for public discussion and better oversight. Deputy City Manager Calloway confirmed the Commission could make that change, which would require public hearings before the Planning Board and City Commission. Mayor Gomez requested the City Commission's consideration to support this adjustment.

Deputy City Manager Calloway explained that Special Exception uses are permissible but require additional review due to their unique nature. She noted that these uses often allow the Commission to attach specific conditions. Examples include uses such as drive-throughs or schools, which, while allowed, undergo further scrutiny and may carry tailored conditions to address their impacts.

Vice Mayor Daniel asked whether staff found it necessary to propose a Special Exception during their review of the zoning changes. Deputy City Manager Calloway explained that the study focused on eliminating funeral home uses from major corridors and recommended leaving them permitted by right in the

Business Park, where they are currently allowed. She confirmed that staff had not proposed a Special Exception but retained the existing permitted status.

Commissioner Bolton stated support for the item as presented. He commended Deputy City Manager Calloway for her thorough work and confirmed he would not accept the proposed friendly amendment.

Motion Approved: 5-0.

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

7.b TO2594 - An Ordinance of the City Commission of the City of Tamarac, Florida, amending Chapter 10 of the city's code of ordinances, entitled "Land Development Code," by amending Article 2, entitled "Zoning Districts," and specifically Section 10-2.7(C), entitled "Woodlands Overlay District," to provide for the extension of the termination date of the Woodlands Overlay District until such time as the code enforcement structure and officer, funded by Section 9 is established, as required by the Development Agreement between Woodlands Club Holdings, LLLP, and the City of Tamarac; 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 Commissioner Bolton; seconded by Commissioner Wright Jr.; to adopt Ordinance TO2594.

Mayor Gomez opened public comment.

1) Patti Lynn, Mainlands 8, Patty Lynn asked whether the Woodlands Overlay would end when the new development is established.

Mayor Gomez closed public comment.

Commissioner Bolton raised questions about whether the Woodlands Overlay District would be dissolved with the new development. Deputy City Manager Calloway confirmed that was the intent once a new master structure was established, explaining that the overlay currently functions like an HOA mechanism.

Moved by Commissioner Bolton; seconded by Commissioner Wright Jr.; to table Ordinance TO2594.

Motion Approved: 5-0.

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

Mayor Gomez then provided background on the Woodlands community, clarifying there was never a master association and each of the eight sections operates under its own documents. She explained the city's previous efforts to create unified governance, including a failed neighborhood improvement district and attempts to form an alliance. Mayor Gomez noted the overlay district was intended to fill a maintenance gap, but the upcoming expiration required an informed decision. She urged the City Commission to ensure residents receive accurate information during community discussions.

7.c TO2596 - An Ordinance of the City Commission of the City of Tamarac, Florida, Amending Chapter 15 of the City of Tamarac Code of Ordinances, Entitled "Parks and Recreation," by Specifically Amending Section 15-88, Entitled "Alcoholic Beverages," to Allow for the Sale and Serving of Alcoholic Beverages for Consumption in City Parks and Facilities; 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 Commissioner Bolton; seconded by Commissioner Patterson; to adopt Ordinance TO2596.

Mayor Gomez opened public comment.

1) Patti Lynn, Mainlands 8, opposed allowing alcohol in city parks, expressing concern about liability and public safety. She noted the issue had previously been rejected and questioned why it was being reconsidered. She emphasized that while some individuals may already bring alcohol into parks, the city should not formally permit it, as doing so could lead to regrettable incidents and increased risk.

Mayor Gomez closed public comment.

Commissioner Bolton asked Parks and Recreation Director Melissa Patron about liability insurance requirements for alcohol vendors at city events. Ms. Patron confirmed that vendors would be required to carry liability insurance, hold harmless agreements, and appropriate state liquor licenses. Commissioner Bolton inquired whether alcohol would be served at all events, including those with children. Ms. Patron clarified that alcohol would only be considered for specific city-sponsored events such as wine tastings or sip-and-strolls, not general park use or family-centered events.

Commissioner Patterson asked for a detailed explanation of the proposed alcohol policy. Ms. Patron explained the process would require vendors or private event

organizers to obtain temporary licenses, provide insurance, and secure city approval. Commissioner Patterson confirmed the proposed language mirrors policies in other municipalities and asked whether current facility rentals allow alcohol. Ms. Patron clarified alcohol is currently allowed at private rentals like weddings but with protocols in place.

Mayor Gomez raised concerns about enforcement, liability, and financial impact. She questioned whether permitting alcohol would truly benefit the city financially, noting limited vendor fees and added security costs. She expressed opposition to the ordinance, citing a lack of structured procedures, unclear vendor selection, and concerns about public safety and transparency.

Commissioner Wright questioned the enforcement of open container laws and asked the City Manager how events would be assessed for alcohol sales. City Manager Sucuoglu explained decisions would be made on a case-by-case basis, considering event size, type, and security needs. Commissioner Wright also pointed out the city already owns Colony West, which serves alcohol, and suggested it could potentially serve as a vendor at city events.

Commissioner Bolton emphasized that the decision to attend an event with alcohol is a personal choice and that responsible drinking should be encouraged. He questioned whether Colony West's liquor license would allow them to vend off-site and reiterated concerns about the potential for liability.

Vice Mayor Daniel clarified she previously met with the City Attorney to ensure that children's sporting events and activities like egg hunts would be specifically excluded from alcohol sales. She noted the original intention was to serve alcohol at a cultural event at Colony West, but the venue was changed due to concerns about protecting the golf course.

Commissioner Patterson suggested the city revise the proposed alcohol ordinance to mirror Fort Lauderdale's language, which refers to "City Approved Special Events" rather than broadly referencing alcohol in city parks. She noted this approach could provide more clarity and better reflect the city's intent to limit alcohol to specific, approved events.

City Attorney Ottinot and Deputy City Manager Calloway clarified the current draft already limits alcohol to special events with prior written approval from the City Manager. They emphasized youth events like football or soccer would not permit alcohol sales and that the city's vendor permitting process already includes necessary reviews and safeguards.

Commissioner Patterson acknowledged the clarification but noted her intent was to ensure the Commission, not just staff, has a role in approving events where alcohol would be served.

Mayor Gomez clarified the amendment process and noted this discussion would continue if the item advanced to second reading.

Commissioner Patterson ultimately withdrew her proposed amendment, accepting the existing language as sufficient.

Motion Approved: 3-2.

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

8. ORDINANCE(S) - SECOND READING

There were none.

9. PUBLIC HEARING(S)

There were none.

10. QUASI-JUDICIAL HEARING(S)

There were none.

11. OTHER

11.a Discussion and Consensus on creating a Memorial Bench Initiative
Requested by Commissioner Marlon Bolton

Commissioner Bolton clarified that the Memorial Bench Initiative was originally Commissioner Patterson's idea and requested that the record reflect this. He noted that while he brought the item forward for discussion, it was not his proposal. Commissioner Bolton suggested Parks and Recreation meet with Commissioner Patterson and other commissioners to gather input and research similar programs in other cities. He recommended the department develop a comprehensive presentation for a future staff workshop.

Commissioner Bolton then requested the item be removed from the agenda.

12. ADJOURNMENT

There being nothing further to discuss, Mayor Gomez adjourned the meeting at 9:36 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, June 11, 2025.

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TAMARAC
The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE:	July 9, 2025
SUBMITTED BY:	Kimberly Dillon
ITEM TYPE:	Minutes
AGENDA SECTION:	**CONSENT AGENDA**
TITLE:	Approval of the June 12, 2025, Special Commission Meeting Minutes

ATTACHMENTS:
061225 COT-CC Special Mtg Draft Minutes.docx

CITY OF TAMARAC
SPECIAL CITY COMMISSION MEETING
2nd Quarter Financial Update

Colony West
Thursday, June 12, 2025
10:00 AM
Draft Minutes

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1. CALL TO ORDER:
Mayor Michelle J. Gomez called the Thursday, June 12, 2025, 2nd Quarter Financial Update City Commission Special meeting, being held in Colony West, to order at 10:16 AM.

2. ROLL CALL:

Present were Mayor Michelle J. Gomez, Vice Mayor Kicia Daniel, Commissioner Marlon D. Bolton, Commissioner Morey Wright Jr – joined 10:18 am and Commissioner Krystal Patterson.

Also present were City Manager Levent Sucuoglu, Deputy City Manager Maxine Calloway, Assistant City Attorney Pamala Ryan, and City Clerk Kimberly Dillon.

3. PLEDGE OF ALLEGIANCE:

City Clerk Dillon led the Pledge of Allegiance.

4. CITY ATTORNEY REPORT

4.a Presentation of the Annual Comprehensive Financial Report
Presented by Financial Services Director, Christine Cajuste & Assistant Financial Services Director, Priscilla Moxey

Financial Services Director Cajuste and Assistant Financial Services Director Moxey presented the Annual Comprehensive Financial Report, ending September 30, 2024. The report is on file in the City Clerk's Office.

There were no questions or discussion by the City Commission.

4.b Presentation to those charged with Governance
Presented by Anil Harris, RSM

External Auditor Anil Harris reported no policy changes, unusual transactions, or adjustments. Full access to records and staff was provided, and no issues were found. The city's financial information was reliable, key estimates were properly supported, and the auditor confirmed continued independence. The report is on file in the City Clerk's Office.

There were no questions or discussion by the City Commission.

4.c Review of March 31, 2025, Quarterly Financials
Presented by Financial Services Director, Christine Cajuste

Ms. Cajuste reviewed the Quarterly Financials, as of March 31, 2025.

Commissioners and staff discussed the importance of supporting and advancing the housing plan, emphasizing the need for clear communication and coordinated efforts. They noted ongoing delays, with repeated assurances of progress over the past year. Staff clarified that some of the delays were outside the city's control. Commissioners stressed the need for everyone to be on the same page moving forward. It was confirmed that construction of the homes is expected to start in August, with potential visible progress by Christmas.

Commissioner Wright Jr. asked whether the state determines the sales tax, noting that one strategy considered was to eliminate certain taxes and increase sales tax due to the high number of visitors to the state. He inquired about the formula used. Ms. Cajuste responded that much of the distribution is based on population.

Commissioner Wright Jr. asked if the city could improve its 2.7% return on investments, noting higher federal fund rates and bank offerings. Ms. Cajuste explained the city recently shifted $10 million into the managed portfolio to improve returns while maintaining a balanced, cautious investment strategy.

4.d Update on Budget Process
Presented by Financial Services Director, Christine Cajuste

Ms. Cajuste outlined the city's budget process, including departmental reviews, updated capital project costs, and a property tax revenue increase of only 5.9% this year, down from 12% last year. City Manager Sucuoglu clarified that if the city proceeds with $31 million in capital projects, it would nearly deplete the remaining fund balance, risking the city's bond rating and financial stability.

Mayor Gomez emphasized the need to understand both the benefits and potential negative consequences, urging a realistic analysis of reserves, bond rating impacts, and potential operating budget cuts.

Ms. Cajuste discussed the city's structural deficit, essential services like public safety and public services, millage impacts of new budget items and identified the capital projects contributing to the $31 million total.

4.e CIP Update
Presented by Public Services Director, Mustafa Albassam

Public Services Director Albassam presented updates on active and planned capital improvement projects, including resurfacing, parking lots, park upgrades, and future developments like the Eastside Community Center and Wooden Glen Park. The presentation is on file in the City Clerk's Office.

Mayor Gomez raised concerns about the long-standing delays of the Woodland Park project, which has been pushed back repeatedly since FY 2020 without commission discussion. City Manager Sucuoglu explained that only projects funded in the current fiscal year are prioritized, and future years' plans are flexible.

Mayor Gomez emphasized the need for the commission to receive a full, transparent list of all projects with original start dates, costs, and timelines to make informed decisions. She stressed that public input should be consistently gathered before issuing RFPs and that residents should be included in planning discussions. Commissioner Wright Jr. requested a detailed spreadsheet of all capital projects. Mayor Gomez reiterated the importance of transparency and consistent procedures to ensure accountability and community trust.

2.f "No Fishing" Ordinance Update
Presented by Deputy City Manager, Maxine Calloway

Deputy City Manager Calloway explained the issue of trespassing on private property to access waterways, which was raised during the 2024 strategic planning process. She clarified that the state regulates fishing and public waterways, but the city can address trespassing concerns. Previous options, like Pembroke Pines' approach involving signage, were found too complex to manage.

Deputy City Manager Calloway recommended adopting an ordinance similar to the City of Plantation's, which directly addresses trespassing without requiring extensive signage. She asked the City Commission for direction on whether to move forward with adding this to Chapter 13, Section 13 of the city code.

Vice Mayor Daniel and Deputy City Manager Calloway discussed the previous concerns about signage when considering trespassing regulations near waterways. Deputy City Manager Calloway explained the previous proposal restricting fishing near private residences involved complex signage requirements, including who would pay for and maintain the signs. The updated proposal removes the signage requirement and focuses on preventing people from crossing private property to access waterways without permission.

Vice Mayor Daniel supported the update, stating the goal is to protect private property while still allowing residents to fish. She emphasized she does not want to restrict fishing but wants to prevent people from trespassing.

Mayor Gomez and Vice Mayor Daniel discussed enforcement concerns regarding trespassing on private property near waterways. Mayor Gomez questioned who would enforce the proposed ordinance, noting that current fishing signs are often ignored and

enforcement by code or police is limited. Vice Mayor Daniel emphasized the goal is not to stop fishing but to prevent people from crossing private property without permission. She suggested clear signage should be enough to inform residents and visitors.

Mayor Gomez stressed that while fishing is not a crime, accessing private property without consent is the issue. She raised concerns about existing "no fishing" signs not being respected and questioned how the new proposal could be made enforceable. The discussion highlighted the need for a balance between public access to waterways and protecting private property rights, while ensuring consistency in enforcement and community outreach.

Commissioner Bolton asked what the ordinance would actually do and what the punishment would be. It was clarified there is no punishment; enforcement would follow the code process. Commissioner Bolton then questioned why signs couldn't simply say "No Trespassing" instead of "No Fishing," since the real issue is crossing private property, not fishing itself. He suggested the solution seems straightforward.

Commissioner Patterson suggested creating clear, standardized no-trespassing signs with effective language and reporting instructions. She noted that while enforcement may be limited, the signs would serve as a strong deterrent. She added that some residents in her district, who cannot afford fences, would appreciate city-provided signs to help protect their property.

Vice Mayor Daniel emphasized that the goal is simply to get people to leave private property when asked. Whether they leave after being asked by the property owner, the police, or by reading a sign, the outcome is the same. The purpose is not to arrest people but to ensure they leave the property.

Commissioner Bolton and police discussed whether a trespassing sign would be more effective than a no fishing sign. Police explained that a trespassing sign gives clear notice and allows officers to issue a trespass warning if called to the property, but they need the homeowner present to enforce it. A no fishing sign may lead to a citation, but trespassing holds more legal weight. Commissioner Bolton questioned the purpose of the ordinance, noting that it seemed unnecessary since a simple no trespassing sign could address the issue.

Discussion continued.

Mayor Gomez stated that there are many other areas where this issue occurs, beyond the specific situations. Mayor Gomez expressed concern that it feels like the city is unable to protect the broader community due to the limitations and concerns raised.

The City Commission recessed for lunch at approximately 12:05 PM.

The City Commission reconvened at approximately 12:37 PM.

There was consensus to adopt the Pembroke Pines language and signage. Commissioner Bolton did not support.

4.g On-Street Parking Discussion
Presented by Deputy City Manager, Maxine Calloway

Deputy City Manager Calloway explained that the City updated its parking ordinance in September 2024, adjusting overnight parking restrictions to begin at 12 AM and allowing code enforcement to issue citations. After receiving community concerns in January 2025, the Commission directed staff to explore alternatives and address inconsistent enforcement across districts.

Deputy City Manager Calloway recommended creating a standardized citywide parking policy, considering residential permit programs, distance requirements near intersections and driveways, and one-sided street parking. She emphasized the need to encourage residents to use garages and driveways, expand off-street parking through partnerships, and include clear signage in future parking programs.

Commissioner Bolton asked if revenue from parking citations could be used to help residents expand their driveways. Deputy City Manager Calloway explained the city had expanded the purpose program, relaxed driveway standards, and gave the City Manager flexibility to waive some fees, particularly to help residents in smaller lots. However, participation has been low, and only one resident has used the program so far. The city is considering launching an information campaign to increase awareness.

Commissioner Bolton also asked about on-street residential parking permits. Deputy City Manager Calloway confirmed they are exploring this option, including models like Fort Lauderdale's 65% petition threshold and permit purchases from the city. Commissioner Bolton suggested monetizing the parking area along 57th Street near Tamarac Village to generate revenue while giving preference to local residents. Deputy City Manager Calloway noted they would need to assess the parking needs related to upcoming development and the amphitheater.

Mayor Gomez stated that, as a citywide representative, it is challenging when residents in other districts request enforcement, but the district commissioner does not support it. Mayor Gomez emphasized that competing interests between commissioners do not lead to good city policy and do not help with effective enforcement or making residents feel comfortable in their communities.

Mayor Gomez asked what is best for the city to ensure proper enforcement that balances safety, walkability, and parking access. She emphasized the goal of making residents feel safe in their neighborhoods while also accommodating those with additional vehicles that cannot fit in their driveways or garages. Mayor Gomez noted ongoing issues, including residents parking multiple cars on the grass, which is not permitted.

Commissioner Patterson supported the idea of using a permit-based parking system for neighborhoods with parking challenges. Commissioner Patterson suggested that neighborhoods should be able to request enforcement through a petition process, with at least 60% of residents agreeing. This would create a natural enforcement mechanism and avoid repeatedly changing citywide policies. Commissioner Patterson emphasized that citywide blanket enforcement does not work for all areas and that the city should pursue

more progressive, tailored solutions that respect residents' choices about how they use their garages. Commissioner Patterson recommended building internal systems to support a permit process using the city's current enforcement staff.

Vice Mayor Daniel emphasized the city cannot have a one-size-fits-all parking rule. Vice Mayor Daniel stated that Tamarac's diverse communities need flexible parking solutions and residents should not be penalized for needing multiple cars. Vice Mayor Daniel urged the city to develop realistic policies that match today's living conditions, not outdated standards.

Discussion ensued about senior communities.

Commissioner Bolton shared personal concerns about the parking ordinance, explaining that elderly residents on fixed incomes are being unfairly impacted by tickets. He expressed discomfort with grandfathering or broad enforcement and supported a reactive approach, where enforcement only happens if complaints are called in.

Discussion continued.

Communities that are already under parking enforcement would be grandfathered in and can continue with existing restrictions. Communities that wish to maintain unrestricted on-street parking would have the option to opt out of enforcement by petition. Conversely, communities that want to introduce parking enforcement would need to opt in through a petition process, requiring at least 55% of residents in agreement.

2.h Anti-Bullying/Anti-Hate Policy
Presented by Assistant to the City Manager, Tanya Sterling

Assistant to the City Manager Sterling presented the proposed Anti-Bullying/Anti-Hate Policy.

In response to Vice Mayor Daniel's inquiry about the campaign slogan, Assistant to the City Manager Sterling replied it was just a suggestion and could be changed.

Mayor Gomez questioned the purpose of adopting a new policy if there is no clear enforcement or monitoring in place. Mayor Gomez emphasized that while adopting the policy may be acceptable, there must be accountability when someone—whether an elected official, resident, employee, or contractor—acts out of line. Mayor Gomez stressed the importance of defining how enforcement and oversight will be handled moving forward.

Commissioner Bolton suggested that if a member of the City Commission is found to have bullied another commissioner or a resident, there should be a financial consequence. Commissioner Bolton proposed deducting $1,000 from the offending commissioner's travel budget, which would limit their ability to attend conferences. If the behavior continues, Commissioner Bolton recommended taking an additional $1,000 from the commissioner's initiative funds as a further penalty.

Mayor Gomez noted the city already has procedures in place, including county and state policies, but the real issue is enforcement. The only option now is a censure vote, which requires four votes and rarely happens, making it ineffective.

Commissioner Bolton suggested that since censure has proven ineffective, the city could adopt a "resolution of no confidence" requiring only three votes. If passed, it would trigger financial penalties, such as deducting $1,000 from a commissioner's travel or initiative budget. He argued this would be a more impactful deterrent against inappropriate behavior, like public bullying or outbursts. He emphasized accountability and consistency, noting that financial consequences would likely curb ongoing issues.

Mayor Gomez emphasized that city proclamations and recognition months should come collectively from the City Commission, not from individual commissioners. The intention is to ensure that all commissioners are involved in celebrating and recognizing community groups, rather than one person leading those efforts alone. Mayor Gomez noted that proclamations like Caribbean, Haitian, Hispanic, Irish, LGBTQ, and others should rotate and be handled as part of the city’s broader work, not just as individual initiatives.

Commissioner Bolton suggested rotating proclamations among commissioners to create a more inclusive process. He added that if a proclamation is especially meaningful to a commissioner, like Commissioner Patterson with Haitian American Heritage Month, they should be able to read it regardless of the rotation.

Discussion continued about proclamations.
Commissioner Patterson emphasized the need to address the toxic culture within the organization, starting with leadership. She called for accountability, respectful behavior, and fairness toward all residents, regardless of politics. She stressed this is about building a healthier culture, not punishing speech, and made it clear she will stand up for her residents and expects city leaders to lead appropriately.

Mayor Gomez emphasized the importance of open communication and said assumptions often create unnecessary negativity. She encouraged simply asking to participate rather than assuming conflict, noting that people may not have considered it if no one has asked before.

Commissioner Bolton stated that City Commission members should not direct staff to remove political signs or engage in political tasks. He called for clear policies to prevent this behavior and emphasized that staff should not be used for political purposes.

Discussion ensued about social media. There was consensus to regain access to Next Door and restrict all social media comment access.

Discussion resumed about proclamations.

The City Commission will sponsor cultural recognitions throughout the year, including Black History Month, Hispanic Heritage Month, LGBTQ+ Pride Month, Women's History Month, and Caribbean American Heritage Month. Each recognition may include a reception prior to a City Commission meeting and a proclamation as needed. Receptions will typically begin at 6:00 PM, with proclamations presented during the meeting.

4.i Commercial Plaza Recovery and Façade Grant Programs Discussion
Presented by Economic Development & Redevelopment Administer, Kenneth Lopez

Economic Development & Redevelopment Administer Lopez presented the Commercial Plaza Recovery and Grant Programs.

Mayor Gomez asked Mr. Lopez about the Commercial Plaza Recovery Program, specifically if using more than 20% local vendors would increase the reimbursement amount. Mr. Lopez clarified the reimbursement is capped at 20% of the project cost. Mayor Gomez also asked about the placemaking requirement, and Mr. Lopez confirmed the city would contribute an in-kind item like benches or a water fountain to support community use. Mayor Gomez raised concerns about plazas with nice buildings but no seating areas and asked about the five-year maintenance requirement after reimbursement. Mr. Lopez confirmed the obligation transfers to new owners and suggested it could be included in purchase agreements and title records.

Commissioner Patterson asked why a separate allocation was needed for the facade program. Mr. Lopez explained the distinction between funds for beautification and addressing code violations versus the commercial and facade grant, noting that each program supports different types of improvements and goals.

Commissioner Patterson stated she does not support a program that helps cure commercial code violations. She expressed frustration that landlords do not seem to care about addressing these issues and said she does not understand why. Mr. Lopez explained that the program is designed to be collaborative and ensures that funding goes toward local vendors to help resolve compliance issues.

In response to Commissioner Patterson's inquiry, Mr. Lopez further explained the tiers, detailing how funding levels are structured.

Mr. Lopez to confirm that the program does not provide upfront funding but rather reimburses up to 50% of the investment made by the plaza owners, with a maximum reimbursement amount. Commissioner Bolton stated he does not agree with that part of the program.

Mayor Gomez suggested exploring the possibility of offering a low-interest, temporary loan—similar to an SBA bridge loan—to help smaller plazas cover upfront costs, especially where tenants may already be paying high rents. The goal would be to make the program more accessible and regenerative. City Manager Sucuoglu responded that the objective is to keep the program simple, noting that many plazas are already expressing interest in participating under the current structure.

Commissioner Bolton suggested that the City Commission present large ceremonial checks to business owners as part of the programs.

In response to Commissioner Wright Jr.'s question about marketing, Mr. Lopez explained that they will use flyers, work with chambers and the business community, update the website with all program information, and continue outreach to the commission and the community once the programs are launched.

On another topic, Commissioner Bolton stated that they should not be charged for the use of Colony West since it is owned by the city. Commissioner Bolton suggested creating a small budget for each elected official to cover the utilization of Colony West. Discussion ensued.

Commissioner Bolton asked for consensus to allow the first $500, whether used as a credit or deposit, to be covered by the city when using a room at Colony West. He emphasized that if food is being purchased, the $500 should go toward that cost, but if no food is used, the $500 should still be covered by the city and not charged to the elected official.

There was consensus for staff to bring back a proposal related to the topic.

5. ADJOURNMENT

There being nothing further to discuss, Mayor Gomez adjourned the meeting at 4:05 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, June 11, 2025.

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:	July 9, 2025
SUBMITTED BY:	Kimberly Dillon
ITEM TYPE:	Minutes
AGENDA SECTION:	**CONSENT AGENDA**
TITLE:	Approval of the June 25, 2025, Regular Commission Meeting Minutes.

ATTACHMENTS:
062525 COT-CC Draft Regular Meeting Minutes.docx

CITY OF TAMARAC
REGULAR CITY COMMISSION MEETING

Commission Chambers
Wednesday, June 25, 2025
9:30 AM
Draft Minutes

CALL TO ORDER:
Mayor Michelle J. Gomez called the Wednesday, June 25, 2025 City Commission meeting, being held in Commission Chambers, to order at 9:32 AM.

ROLL CALL:

Present were Mayor Michelle J. Gomez, Vice Mayor Kicia Daniel, Commissioner Marlon D. Bolton, Commissioner Morey Wright Jr. and Commissioner Krystal Patterson (arrived 9:35 AM).

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

PLEDGE OF ALLEGIANCE:

Commissioner Bolton led the Pledge of Allegiance and moment of silence.

1. CITY ATTORNEY REPORT

City Attorney Ottinot confirmed the finalization of the purchase of 3650 Commercial Boulevard, now owned by the City.

2. CITY MANAGER REPORT

2.a Presentation on YMCA Programs and Community Resources
Presentation by Sharon Hughes, Family & Youth Resource Director, YMCA

Mayor Gomez announced that Sharon Hughes was unable to attend for the YMCA Programs and Community Resources presentation, which would be rescheduled.

2.b Pine Island Improvements Update (From Commercial Boulevard to McNab Road)

Presented by Fernando V. Gomez, All Bright Engineering

Mr. Fernando Gomez from All Bright Engineering presented the Pine Island Road Improvement Project from Commercial Boulevard to McNab Road. Mr. Alejandro Martinez from Broward County confirmed the project was a County-led effort with FDOT funding. Mr. Gomez detailed project goals: capacity improvement, pedestrian and bike enhancements, signal upgrades, and lighting improvements. The design speed would be reduced from 45 to 35 mph to improve safety. Wider 12-foot shared-use sidewalks would be implemented. Mr. Gomez reviewed the project timeline, expected to finish design in October 2026, with construction starting in 2028 for two years. Mr. Gomez explained that mid-block crossings would be upgraded to enforceable signals, and a new traffic signal was proposed at Lagos De Campo. Mr. Gomez also addressed the Mayor's request for a public awareness campaign on proper sidewalk etiquette and enforcement of new speed limits. He confirmed elevated crosswalks would be considered for safety and noted potential school zone signage improvements.

Mayor Gomez raised concerns about the lack of visible school zone signage for drivers turning from 57th Avenue onto Pine Island Road. It was noted that motorists often miss the school zone indicators after turning and continue traveling at 35 miles per hour, unintentionally violating the school zone speed limit. Mayor Gomez emphasized the need for additional signage to better alert drivers in this area and questioned whether the responsibility falls to the City or the School Board. Mr. Gomez confirmed the issue would be considered during the signing and pavement marking design process

Mayor Gomez requested Broward County to consider interim repaving due to current road conditions. Mr. Martinez agreed to relay the request.

Vice Mayor Daniel inquired about the relationship between speed reduction and traffic congestion. Ms. Eileen Costa from the consultant team explained that reduced speed and narrower lanes naturally slow traffic, improve safety, and provide consistent traffic flow. Vice Mayor Daniel emphasized the need for safety barriers between bike lanes and traffic. Mr. Gomez clarified that the shared-use path would be separated from the roadway. Vice Mayor Daniel requested consideration of public feedback in the design process.

Commissioner Wright Jr. emphasized the need for faster road improvements, expressing concern about current road conditions. He supported the new Lagos De Campo signal, believing it would inherently reduce speed in the corridor. Commissioner Wright Jr. raised pedestrian safety concerns, especially at 57th Street, and requested design improvements for pedestrian crossings. He confirmed that the merged lane from Commercial Boulevard would become a permanent third lane through to McNab Road. Commissioner Wright Jr. inquired about total project investment, estimated between $9-12 million and emphasized the need for a safer corridor, supporting additional signals and pedestrian protections.

Commissioner Bolton questioned the potential increase in traffic congestion resulting from the speed reduction. He inquired about the public outreach strategy to ensure resident input

was incorporated into the project. Commissioner Bolton requested specific steps the County would take to notify and engage the community throughout the project timeline.

Mayor Gomez requested public contact information for further feedback. Mr. Gomez encouraged the public to submit questions during the design phase.

Mr. Gomez also emphasized the importance of ensuring safe routes for children and requested careful evaluation of all intersections within the project area. He recommended including interim safety measures prior to project completion and requested the project team to return with an update on the implementation of public comments.

2.c Presentation of City of Tamarac Educational Scholarship Certificates
Requested by members of the City Commission

District 1
Daija Boyd
Victoria Cedeno
Kristen Fitzpatrick
Sasha-Gay Powell
Nickeisha Wallace
Briana Wright
Rihana Wright

District 2
Lauren Caggiano
Mario Gutierrez
Brian Hector
Jaidah Hill
Anthony Jabar
Rajae Mabchour
Elizabeth Moise
Tashelle Sterling
Patrice Wallace

District 3
Desiree Aime
Carson Dudich
Isabella Gomez
Sophia Gomez
Brittany Harris
Belal Logan Jr.
Andres Santana
Andrei Taylor
Isabella Zelaya

District 4
Alejandro Arbulu
Danica Andrews

Evette Molina
Ashara Perry
Lashaun Perry
Justin Roache
Ivy Romero
Janelle Rodarte
Peter Sader

At-Large
Dion Lin
Ricky Lin
Kimesha Rowe-Fowler
Daniel Rojas
Amit Seedoo
Jonathan Smith
Mallory Tarquinio

The City Commission awarded scholarships to students from each district, celebrating their academic achievements and future educational goals. Each Commissioner introduced their recipients, invited them and their families to the podium, and asked them to share their intended schools and fields of study. Mayor Gomez highlighted the importance of community support for student success.

2.d LGBTQIA+ Pride Month Proclamation
Requested by Mayor Michelle J. Gomez

Mayor Gomez recognized LGBTQIA+ Pride Month with a proclamation, which was accepted by Rebecca Giemer of Tamarac Fire Rescue, affirming the City's commitment to diversity and inclusion.

2.e Community Is Stronger Than Cancer Day Proclamation
Requested by Mayor Michelle J. Gomez

Mayor Gomez presented the Community is Stronger Than Cancer Day Proclamation to Kim Protano, CEO of Gilda's Club South Florida, recognizing the organization's support for cancer patients and survivors.

2.f Presentation of the Tamarac Medal of Honor to Fire Department Staff for Outstanding Service Provided During Response to Mr. Daspit's Residence.

Recipients:
Acting Lt. Nico Vallorani
Firefighter David Levine
Firefighter Hunter Carson

Commissioner Bolton presented the Tamarac Medal of Honor to Acting Lieutenant Nico Vallorani, Firefighter David Levine, and Firefighter Hunter Carson for exemplary service provided to the Daspit family during a medical emergency on May 11, 2025. Commissioner Bolton commended the first responders for their quick action and compassion.

2.g BSO Monthly Update

Presented by Acting BSO Captain, Christopher Palamara

Acting Captain Christopher Palamara provided the Broward Sheriff's Office update. He reported that staffing was near full capacity, with only the analyst position pending. Acting Captain Palamara highlighted over 20,000 calls for service in 2025, an increase in park walk and talks, and a continued focus on reducing property crimes. He noted a rise in violent crimes, including aggravated assaults and batteries. Acting Captain Palamara reported over 1,100 citations issued in May and ongoing regional motor support for aggressive driving enforcement. He also detailed several notable arrests and continued success with the license plate recognition system. Acting Captain Palamara concluded with a report on community events, including BSO's participation in career fairs, social media outreach, and support for the Tamarac Little League.

Commissioner Patterson expressed concerns about the increase in violent crimes and requested additional information about strategies to address these incidents. She requested a detailed report on the locations of park walk and talks and emphasized the importance of building community trust. Commissioner Patterson requested a breakdown of citations issued by offense type.

Commissioner Patterson asked Acting Captain Palamara about additional technology-driven strategies to address violent crime beyond license plate readers and CAD system data. Commissioner Patterson stressed that every life is invaluable and emphasized the importance of community awareness about policing efforts. Commissioner Patterson noted initial steps in domestic violence prevention but called for broader visibility and community engagement.

Acting Captain Palamara explained that aside from LPRs and surveillance cameras, no other specific technologies are currently in use to target violent crime. Acting Captain Palamara suggested expanding community education programs, including firearm safety classes for at-risk juveniles, and recommended improving public outreach.

Commissioner Patterson referenced recent meetings with the Department of Justice about federal grants for innovative policing. Commissioner Patterson encouraged collaboration between the City and BSO to pursue funding for exclusive resources and strategies to address violent crime in Tamarac.

City Manager Sucuoglu provided a brief update encouraging residents to prepare for storm season, sign up for Code Red alerts, and stay informed. He announced the June 27 Farm Share food distribution at the Caporella Aquatic Center and the June 28 Yard on the Lawn event, noting shuttle service due to limited parking. He invited the community to the July 4 Patriotic Splash and All-American Celebration and reminded that City facilities would be closed on July 4.

The next Commission meeting is scheduled for July 9 at 7:00 PM.

3. PUBLIC PARTICIPATION

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

1) Patty Lynn, Mainlands 8, congratulated Tamarac Fire Rescue for their outstanding work and asked whether the City was urging BSO leadership to promote Acting Captain Chris Palamara. Ms. Lynn provided an update on the Mainlands 8 paving project, praised the City's coordination, and thanked staff for the volunteer luncheon. She expressed appreciation for the Pride Month proclamation and shared her positive experiences at the Pride Center's Coffee and Conversation events. Ms. Lynn voiced concern about the harm fireworks cause to veterans and pets and urged tighter restrictions.

2) Mark Goggin, Tamarac Lakes, questioned the budget for the upcoming community event, raising concerns about the cost, BSO staffing, and resource allocation. Mr. Goggin asked why this event appeared larger than past events and thanked Tamarac Fire Rescue for their service and community presence. He reserved further comments for a later quasi-judicial item.

3) Kate Johnson, Mainlands 4, thanked Parks and Recreation for partnering on the domestic violence workshops and appreciated the support of Commissioners Patterson, Bolton, Wright, and Mayor Gomez. Ms. Johnson encouraged City staff to attend future sessions and praised Acting Captain Chris Palamara's leadership, supporting his permanent promotion. She questioned whether the rise in assaults reflected more incidents or improved enforcement. On Item 5E, Ms. Johnson raised concerns about anonymous reporting, lack of accountability, and the need for enforcement of anti-bullying policies.

4. COMMISSION REPORTS:

Commissioner Bolton commended Parks and Recreation for the successful Juneteenth event and promoted the popular FitZone classes held Tuesdays and Thursdays at Caporella Park. A special celebrity class featuring Ms. Kitty was scheduled for Saturday. Commissioner Bolton reported on the low resident turnout at the airport meeting and encouraged participation in the telephone town hall. He expressed excitement about Yard on the Lawn and emphasized the importance of celebrating all Caribbean countries during Caribbean American Heritage Month. He attended the domestic violence workshop led by Dr. Kate Johnson and praised its impact. Commissioner Bolton highlighted the ribbon cutting at Lucky Scoops and congratulated Commissioner Wright on hiring a new legislative aide.

Commissioner Wright Jr. clarified the hiring of his new aide, emphasizing it was a replacement, not a new position. He congratulated the scholarship recipients and Lucky Scoops on their grand opening. Commissioner Wright Jr. discussed the importance of the upcoming Yard on the Lawn concert and celebrated the Caribbean community's contributions to Tamarac. He reminded residents that the special guest, Ms. Kitty, is a respected attorney.

Commissioner Patterson invited District 3 residents to her Connect with Your Commissioner event on July 14. She thanked Dr. Kate Johnson for leading the City's first domestic violence initiative and encouraged staff to distribute resources in community centers. Commissioner

Patterson recommended improved marketing for future workshops and emphasized the importance of having materials accessible for residents who may need them.

Vice Mayor Daniel expressed sadness over a recent fire incident and praised Tamarac's firefighters and regional responders for their coordinated efforts. She also promoted the upcoming Senior Expo on July 12, which would include giveaways, vendor presentations, and a Senior Single Mingle for those interested in companionship. Vice Mayor Daniel encouraged community attendance and looked forward to the event.

Mayor Gomez congratulated scholarship winners and thanked Waste Management for their support. She highlighted the importance of the Senior Summit and warned residents about AI-driven scams that can convincingly impersonate public figures. Mayor Gomez recapped the Game Changer health event and recognized a BSO deputy who received a PBA award. She thanked Senator Osgood for the legislative update and reminded residents to monitor new laws taking effect. Mayor Gomez reported that FXC would provide citywide magnets with airport complaint information and encouraged residents to log low-flying aircraft concerns. She wished everyone a happy Fourth of July and promoted upcoming events including the Historical Society's program and the Yard on the Lawn concert.

5. CONSENT AGENDA

5.a TR14282 - A Resolution of the City Commission of the City of Tamarac, Florida, amending the City of Tamarac List of Charitable Entities, by adding "BRCASTRONG CORP." To the list of charitable entities with whom the City of Tamarac recognizes a formally approved relationship, attached hereto as Exhibit "A", 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.b TR14283 - A Resolution of the City Commission of the City of Tamarac, Florida, amending Resolution No. R-2021-017, entitled "Establishing a Policy for Awarding Keys to the City and Granting City Proclamations," to include a new award called "The Tamarac Medal of Honor"; providing for conflicts; providing for severability; and providing for an effective date.

5.c TR14285 - A Resolution of the City Commission of the City of Tamarac, Florida, ratifying the Grant Application to Broward County Cultural Division; accepting a $25,000.00 Grant, with a 1:1 local match, to support Tamarac's "Yard On The Lawn", Caribbean American Heritage Festival; authorizing the appropriate City Officials to execute a Grant Agreement and any necessary documents, with Broward County Cultural Division, pending legal review; providing for Conflicts; providing for Severability; and providing for an Effective Date.

5.d TR14286 - A Resolution of the City Commission of the City of Tamarac, Florida, ratifying the grant application to Broward County Cultural Division; accepting a $10,000.00 grant, with a 1:1 local match, to support Tamarac's 4th of July All American Celebration; authorizing the appropriate City

Officials to execute a grant agreement and any necessary documents, with Broward County Cultural Division, pending legal review; providing for conflicts; providing for severability; and providing for an effective date.

5.e TR14287 - A Resolution of the City Commission of the City of Tamarac, Florida, formally adopting the citywide anti-bullying and anti-hate policy consistent with resolution R-2025- 047, establishing a zero- tolerance position on bullying, harassment, and hate in all forms, authorizing implementation of community and workplace initiatives promoting a culture of respect, kindness, and inclusion; providing for conflicts; providing for severability; and providing for an effective date.

5.f TR14288 - A Resolution of the City Commission of the City of Tamarac, Florida, reauthorizing and adopting new Economic Development Incentive Program Guidelines attached hereto as Exhibit "A", through Fiscal Year 2027 in an amount not to exceed Three Million ($3,000,000) Dollars for the implementation and administration of a total of Four Economic Development Incentive Programs ; providing for Conflicts; providing for Severability; and providing for an Effective Date.

Commissioner Bolton requested to pull item 5.b.

Moved by Mayor Gomez; seconded by Commissioner Wright Jr.; to approve the Consent Agenda, except for 5.b.

Motion Approved: 5-0.

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

City Attorney Ottinot read the title of 5.b for the record.

Moved by Commissioner Bolton; seconded by Commissioner Patterson; to adopt Resolution TR14283.

Commissioner Bolton requested City Attorney Hans Ottinot to provide a synopsis of the policy regarding the Key to the City and Medal of Honor awards. City Attorney Ottinot explained that the City Commission previously directed staff to create a new award to recognize residents, citizens, or entities who demonstrate heroism and courage. The policy allows any elected official to sponsor the award and make the presentation on behalf of the Commission.

Commissioner Bolton asked for clarification on whether the term "organization" in the policy includes countries. City Attorney Ottinot confirmed that it does, noting that entities can include corporations or countries. Commissioner Bolton

emphasized for the record that "organization" in the policy is broadly defined to include countries.

Commissioner Bolton confirmed that the Medal of Honor initiative had previously received Commission consensus and that this policy now codifies it. City Attorney Ottinot read the criteria, stating that the Tamarac Medal of Honor may be awarded to individuals who demonstrate courage, sacrifice, commitment, integrity, and service to the City of Tamarac or the broader community, including those who perform acts of heroism to protect or promote the general community.

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

Commissioner Patterson asked City Attorney Ottinot to clarify whether the policy language stating that the presentation will be made by the sponsoring elected official at a regular City Commission meeting would prevent a commissioner from presenting a proclamation or award at an external event or location. City Attorney Ottinot confirmed that the policy does not preclude off-site presentations and noted that this has been done in the past when recipients were unable to attend a commission meeting. Commissioner Patterson confirmed that the document under discussion was an amendment to a previous policy and verified that this was the correct resolution that included the presentation guidelines.

Commissioner Bolton requested a revision to Section 2, Subsection (B) to clarify that the Key to the City, Medal of Honor, or any other award may be presented at a regular commission meeting or an alternate venue. Commissioner Bolton proposed this as a friendly amendment. Commissioner Patterson accepted the friendly amendment and recommended that the same language be updated consistently throughout all sponsor sections of the resolution. City Attorney Ottinot confirmed the changes.

Motion Approved: 5-0.

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

6. REGULAR AGENDA

There were none.

7. ORDINANCE(S) - FIRST READING

7.a TO2580 - An Ordinance of the City Commission of the City of Tamarac, Florida, amending Chapter 13, "Miscellaneous Offenses," of the City of Tamarac Code of Ordinances by renaming and amending Section 13-6, titled "Reserved," to "Trespassing on Private and City Properties to Access Public Waterways," and adding content thereto; providing for enforcement and penalties; 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 Commissioner Bolton; seconded by Commissioner Wright Jr.; to adopt Ordinance TO2580.

Mayor Gomez opened public comment.

1) Patty Lynn, Mainlands 8, supported the proposed ordinance, stating that residents in her community had experienced trespassing by individuals fishing in their backyards who claimed to be on public easements. She emphasized that this was a safety, crime, and insurance issue and supported the ordinance as a way to protect property owners.

2) Kate Johnson, Mainlands 4, expressed initial concern about the ordinance but was reassured after reading the exemption for homeowners who live on the water. Ms. Johnson supported the ordinance but raised a question about whether fishing from public bridges would still be permitted. She noted that in some cases, people fish from bridges to feed their families and requested that the City consider balancing enforcement with compassion for those facing food insecurity. She supported restrictions on boating nuisances but urged consideration for those who fish respectfully in public spaces.

Mayor Gomez closed public comment.

Commissioner Bolton restated opposition to the ordinance, believing "No Trespassing" signs alone would be more effective and less confrontational than adding "No Fishing." Commissioner Bolton said the ordinance was unnecessary, not enforceable, and would unfairly target people fishing for food. Commissioner Bolton suggested this issue could be handled through existing signage without new legislation.

Commissioner Daniel asked for clarification on the ordinance and signage. Deputy City Manager Calloway explained the ordinance only addressed trespassing on private and city property to access public waterways, not fishing itself. Signs could say "No Trespassing" or both "No Trespassing, No Fishing," with a future policy to determine distribution and costs. Commissioner Bolton objected to including "No Fishing" on signs and stressed protecting fishing as a positive, accessible activity.

Mayor Gomez supported the ordinance to help residents protect their property from intrusions and prevent parking and safety hazards. Mayor Gomez emphasized there were many public fishing areas available.

Commissioner Wright Jr. supported the ordinance after seeing signs effectively discourage trespassing near bridges. Commissioner Wright Jr. believed the ordinance balanced fishing access with protecting private property.

Vice Mayor Daniel disagreed, stating residents already have the right to install "No Trespassing" signs and expressed concern the ordinance could be misused to limit public fishing.

Commissioner Patterson asked if individual signs were enforceable. Acting Captain Palamara explained that BSO could issue warnings based on signage, but enforcement would require a trespass affidavit on file. Commissioner Patterson suggested designating public fishing areas to promote legal fishing access.

Deputy City Manager Calloway confirmed the ordinance aimed to prevent people from crossing private property to reach public waterways but would not regulate fishing itself. Commissioner Patterson supported more community discussion before moving forward.

Commissioner Bolton suggested commissioners could use initiative funds to purchase "No Trespassing" signs for residents and recommended holding district meetings for feedback.

Moved by Commissioner Bolton; seconded by Commissioner Patterson; to table the item.

Motion Approved: 3-2.

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

The City Commission recessed at approximately 12:06 PM.

The City Commission reconvened at approximately 12:22 PM.

8. ORDINANCE(S) - SECOND READING

8.a TO2593 - An Ordinance of the City Commission of the City of Tamarac, Florida, terminating "Zoning in Progress" by amending Chapter 10, Article 3, Section 10-3.2, entitled "Table of Allowed Uses," of the City of Tamarac Land Development Code; specifically, amending Table 10-3.1: Allowed Uses, to remove "funeral home" as a permitted use from the Mixed Use Neighborhood (MU-N), Mixed Use Corridor (MU-C), and Public Facilities (PF) zoning districts, while continuing to permit "funeral home" as a use type within the Business Park (BP) zoning district; 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 Commissioner Bolton; seconded by Vice Mayor Daniel; to adopt Ordinance TO2593.

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

Motion Approved: 5-0.

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

8.b TO2596 - An Ordinance of the City Commission of the City of Tamarac, Florida, Amending Chapter 15 of the City of Tamarac Code of Ordinances, Entitled "Parks and Recreation," by Specifically Amending Section 15-88, Entitled "Alcoholic Beverages," to Allow for the Sale and Serving of Alcoholic Beverages for Consumption in City Parks and Facilities; 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 Commissioner Bolton; seconded by Commissioner Patterson; to adopt Ordinance TO2596.

Mayor Gomez opened public comment.

1) Mark Goggin, East Tamarac, Tamarac Lake South, opposed allowing alcohol in city parks. Mr. Goggin believed parks should be family-friendly spaces for relaxation without alcohol-related risks. He raised concerns about public safety, impaired driving, and questioned the city's focus on promoting alcohol at recent events.

2) Kate Johnson, Mainlands 4, questioned why the alcohol policy returned so soon after being defeated and suggested it was tied to the upcoming Caribbean event. Ms. Johnson raised concerns about liability, selective enforcement, and questioned whether proper procedures were followed. She asked who would cover additional law enforcement costs and whether vendors contribute revenue to the city. Ms. Johnson believed the event could succeed without alcohol.

Mayor Gomez closed public comment.

Commissioner Bolton asked the City Manager to clarify who the designees would be under the ordinance. City Manager Sucuoglu stated the designee could be the Deputy City Manager or the person in charge of the event. Commissioner Bolton asked Deputy City Manager Calloway whether this type of ordinance is common. Deputy City Manager Calloway confirmed that most cities in Broward County, including Broward County itself, already have similar policies. Staff confirmed that only Tamarac, Lazy Lakes, and Sea Ranch Lakes currently do not allow alcohol in parks or facilities.

Commissioner Bolton asked if there have been issues in other cities with similar ordinances. Deputy City Manager Calloway confirmed no incidents were reported. Commissioner Bolton questioned whether this ordinance was tied to an upcoming event. City Manager Sucuoglu stated the goal was to align Tamarac with neighboring cities and modernize city policies. Commissioner Bolton asked whether any vendors had already been advertised, and staff confirmed no such advertising occurred.

Vice Mayor Daniel clarified that the event was originally planned at Colony West where alcohol is already permitted, but the location changed to the Sports Complex due to capacity concerns.

Mayor Gomez expressed concerns about transparency, noting the event changed without proper Commission discussion. She emphasized that decisions about alcohol at events should involve the City Commission and that the process felt rushed and lacked structure.

Commissioner Patterson asked about the regulation and approval process if the ordinance passed. City Manager Sucuoglu explained that the City Manager would oversee the approval, ensuring vendors were licensed and insured, with Deputy City Manager Calloway acting in the City Manager's absence. City Attorney Ottinot confirmed liability protections would be in place through vendor insurance.

Commissioner Patterson asked whether beer and wine would require the same ordinance, and City Attorney Ottinot confirmed it would.

Commissioner Wright Jr. supported the ordinance and shared observations from other cities where alcohol was served responsibly at events. City Manager Sucuoglu confirmed that the concept aligned with broader place-making goals.

Commissioner Wright Jr. asked about local vendor opportunities. City Manager Sucuoglu stated that local vendors would be considered during the planning process.

Commissioner Bolton asked Acting Parks Director Melissa Patron about how alcohol is typically served at city events. Ms. Patron confirmed alcohol is usually served from specialty trucks with designated cups, making outside alcohol easier

to detect. Ms. Patron acknowledged that residents have brought alcohol to past events despite the current prohibition, with no major issues reported.

Commissioner Bolton emphasized that this ordinance originated from staff and not the City Commission. He expressed interest in future events like wine tastings if the ordinance passed.

Mayor Gomez clarified that her concern was with the process, not responsible drinking, and reiterated that the ordinance rollout lacked transparency and proper City Commission involvement.

Motion Approved: 3-2.

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

9. PUBLIC HEARING(S)

There were none.

10. QUASI-JUDICIAL HEARING(S)

10.a TBO95 - Board Order granting/denying Special Exception application for Champion 4x4 Tamarac, to allow for a vehicle service and repair, minor or "auto repair shop" in the MU-C (Mixed-Use Corridor) zoning district, pursuant to the Table of Allowed Uses, Section 10-3.2, Tamarac Code of Ordinances located on the southwest corner of W. Commercial Boulevard (N.W. 50th Street) and W. Prospect Road (see Aerial Photograph above and attached Location Map).

City Attorney Ottinot read the title for the record and rules for quasi-judicial hearings.

No City Commission members had ex-parte communication.

City Clerk Dillon swore in those witnessed wishing to speak on items 10.a.

Moved by Commissioner Bolton; seconded by Commissioner Wright Jr.; to approve TBO95.

Mayor Gomez opened public comment.

1) Mark Goggin, East Tamarac, Tamarac Lake South, expressed concerns about traffic and safety near the shopping plaza adjacent to his community. He spoke with another vendor who supported the project if the area remains clean. Mr. Goggin highlighted ongoing problems with cars speeding from businesses like Savory Sliders, Domino's, Jimmy

John's, the smoke shop, and Patriot Auto through 50th Street and onto 28th Avenue. He emphasized safety risks for residents, including children and dog walkers, and shared a recent incident where a neighbor was forced to jump onto a lawn to avoid a speeding car. Mr. Goggin stressed the need for conditions to ensure the area is kept clean and recommended routing customers to exit via Prospect Road to avoid traffic through the neighborhood.

Mayor Gomez closed public comment.

Adrian Simon, designated agent for the applicant, presented the proposed auto plaza project. He described the site as an existing auto plaza since the late 1980s, currently surrounded by Patriot Auto and other businesses like Jimmy John's. Mr. Simon emphasized that the proposed business would operate as a boutique shop focusing on high-end, customized vehicles with large wheels, lights, and specialty features not serviced by traditional shops. He noted that their other locations in Miami and Sunrise maintain high cleanliness standards, do not store customer vehicles outside, and prioritize safety and organization. Mr. Simon acknowledged concerns raised by Mr. Goggin regarding speeding but assured that his team is committed to safe driving practices and responsible operations, including exiting through Prospect Road to minimize community impact.

Deputy City Manager Calloway summarized the staff's presentation. The request is for a special exception to allow a minor vehicle service and repair shop in a mixed-use commercial zoning district, previously occupied by Cheapskate Tires and Automotive. The site totals 1.1 acres with 36 parking spaces, which exceeds the parking requirement. The property is located at the southwest corner of West Commercial Boulevard and West Prospect Road, adjacent to residential neighborhoods and other commercial tenants. Deputy City Manager Calloway explained that the proposed use qualifies as a special exception under the zoning code and reviewed the definition of minor vehicle repair. Staff determined that the applicant met all special exception criteria and recommended approval subject to seven conditions. The Planning Board also recommended approval at their June 4 meeting.

Mayor Gomez raised concern that the backup materials were inconsistent, with no clear decision recorded. She also expressed discomfort with special exceptions transferring automatically and emphasized concern about the cut-through traffic impacting the adjacent neighborhood. Mayor Gomez asked the city to explore traffic calming measures or closing the entryway on Northwest 50th to reduce cut-through traffic.

Mr. Simon confirmed his business does not install loud mufflers, operates Monday to Friday from 9:00 AM to 7:00 PM, and Saturday from 9:00 AM to 3:00 PM. Mayor Gomez acknowledged the traffic concerns were not directly related to Mr. Simon's business but urged him to encourage customers to use the main Commercial Boulevard entrance.

Vice Mayor Daniel welcomed the business to Tamarac and wished Mr. Simon success.

Commissioner Bolton confirmed the business is a small operation, supports the item, and compared the traffic impact to other businesses like Savvy Sliders. Commissioner Bolton invited Mr. Simon to a city event and requested his business card.

Commissioner Patterson emphasized the importance of supporting small businesses and the local economy. She raised concerns about hazardous waste disposal and requested information about the applicant's disposal plans. Mr. Simon confirmed they use licensed disposal companies, store used tires indoors, and do not perform oil changes. Commissioner Patterson asked if local hiring preference could be a condition. City Attorney Ottinot explained that a local hiring requirement cannot be imposed by zoning, but the applicant could voluntarily agree to work with the city's economic development team.

Mr. Simon agreed to prioritize local hiring where possible and discussed the potential for internship partnerships with trade schools. Commissioner Patterson suggested the city explore citywide internship opportunities with small businesses to address local employment needs.

Mayor Gomez acknowledged the value of trades and expressed appreciation for Mr. Simon's local hiring approach.

Motion Approved: 5-0.

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

10.b TBO94 - Board Order granting/denying Variance applications requesting relief from:

- **Section 10-4.10(E)(2)(a); Table 10-4.12: Façade Sign Standards, to allow for a maximum character "letter" & graphic "logo" height of forty-two inches (42") in lieu of the permitted maximum thirty-one inches (31") on the South Elevation.**
- **Section 10-4.10(D)(3)(f)(i), to allow for two (2) façade signs per street frontage on the South Elevation in lieu of the permitted one (1)**

façade sign per street frontage to break up the large expanses of façade surface area on the South Elevation.

City Attorney Ottinot read the title for the record.

City Clerk Dillon swore in those witnessed wishing to speak on items 10.b.

No City Commission members had ex-parte communication.

Moved by Commissioner Bolton; seconded by Commissioner Wright Jr.; to approve TBO94.

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

Jennifer Ronneburger, designated agent for the applicant, presented on behalf of Sonny's The Carwash Factory. Ms. Ronneburger explained that Sonny's is the world's largest manufacturer of conveyor car wash equipment, with over 15,000 employees and operations in 20 states. The Tamarac location will serve as the company's headquarters.

Ms. Ronneburger requested two sign variances: one to allow two signs on the south elevation facing Commercial Boulevard, where only one is permitted by code, and a second to increase the logo height from the allowed 31 inches to 42 inches. She clarified that the text on the signs meets code, and the request for increased height applies only to the logo.

Ms. Ronneburger stated the facade is 775 feet long, and the signs would be non-illuminated and identical for uniform appearance. She noted that a similar variance was previously approved for the company's original location.

Mayor Gomez stated that this type of item should remain with City staff for approval. Mayor Gomez noted that the Commission already approved similar signage on the applicant's building and questioned why the applicant needed to return for another approval when it likely would be supported again. Mayor Gomez emphasized that requiring these approvals slows business progress unnecessarily and expressed full support for the request, thanking the applicant for their patience.

Motion Approved: 4-1.

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

11. OTHER

11.a Designation of voting delegate for the Florida League of Cities. *Requested by City Clerk Kimberly Dillon*

City Clerk Dillon requested consensus to select a voting delegate for the 2025 Florida League of Cities Annual Conference, taking place August 14-16 in Orlando. The selected delegate will vote on official business matters during the business meeting on August 16. Commissioner Bolton nominated Commissioner Patterson, who declined and nominated Commissioner Wright Jr. Commissioner Wright Jr. declined.

The Commission reached consensus to nominate Vice Mayor Daniel, who accepted the nomination.

12. ADJOURNMENT

There being nothing further to discuss, Mayor Gomez adjourned the meeting at 1:45 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, June 25, 2025.

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: July 9, 2025

SUBMITTED BY: Fariel Khan

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: 14290

AGENDA SECTION: **CONSENT AGENDA**

TITLE: TR14290 - A Resolution of the City Commission of the City of Tamarac, Florida, amending the City of Tamarac List of Charitable Entities, by adding “Inspire Life with Gratitude Inc.” and "Hairtostay" To the list of charitable entities with whom the City of Tamarac recognizes a formally approved relationship, attached hereto as Exhibit “A”, 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.

RECOMMENDATION:

The Director of Financial Services recommends that TR#14290 amending the list of charitable entities with which the City of Tamarac recognizes a sponsorship or co-sponsorship relationship be placed on the July 9, 2025, Consent Agenda for approval by the City Commission.

BACKGROUND:

The City of Tamarac has a rich history of sponsoring charitable organizations within the community. On October 11, 2011, the Board of County Commissioners of Broward County, Florida, adopted Ordinance No. 2011-19 (the “Code of Ethics”), which implemented a Code of Ethics for elected municipal officials.

The Code of Ethics establishes certain conditions and disclosure obligations on elected officials who engage in fundraising on behalf of charitable organizations. Specifically, Section 1-19(c)(5)a.4 of the Code of Ethics provides that the additional obligations shall not apply to an elected official who raises funds for those charities and

events which are sponsored by the elected official's municipality.

Since May 9, 2012, the City Commission, through Resolution No. R-2012-61 adopted its first list of entities with which the City has sponsorship relationships. In subsequent years, sometimes multiple times in the same year, the Commission has amended that list to include additional charitable entities with whom the City of Tamarac recognizes a sponsorship or co-sponsorship relationship.

On June 25, 2025 through Resolution No. R-2025-074, the City Commission amended the list, adding to the charitable entities with whom the City of Tamarac recognizes a sponsorship or co-sponsorship relationship.

The City Commission has reviewed the existing list of charitable entities approved as part of Resolution No. R-2025-074 and has reviewed the addition to the list of charitable entities as follows:

Additions:

- Inspire Life with Gratitude Inc.- *Mayor Michelle Gomez*
- Hairtostay- *Mayor Michelle Gomez*

Updated list of Charitable Organizations is also attached as Exhibit A.

- City staff has verified that the "Inspire Life with Gratitude Inc." and" Hairtostay", are a 501(c)(3) Charitable Organization and has attached information from Charity Navigator. See Exhibit B.

ISSUE:

Staff received a request by Mayor Michelle Gomez as indicated below to amend the list of charitable entities that are recognized as having a sponsorship or co-sponsorship relationship by the City of Tamarac.

STRATEGIC GOALS: Goal #3: Tamarac is Economically Resilient

ATTACHMENTS:

TR-14290 Amended_Charitable Entities Memo.docx
TR14290_Amending_List_of_charities_Resolution_.docx
TR-14290 Exhibit A.pdf
EXHIBIT B.pdf

City of Tamarac
Interoffice Memorandum
Financial Services Department
ADMINISTRATION DIVISION

To: **Levent Sucuoglu, City Manager**

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

Date: **June 23, 2025**

Re: **Temporary Resolution #14290 - Amending list of Charitable Entities**

Recommendation:
I recommend that TR#14290 amending the list of charitable entities with which the City of Tamarac recognizes a sponsorship or co-sponsorship relationship be placed on the July 9, 2025, Consent Agenda for approval by the City Commission.

Issue:
Staff received a request by Mayor Michelle Gomez as indicated below to amend the list of charitable entities that are recognized as having a sponsorship or co-sponsorship relationship by the City of Tamarac.

Background:
The City of Tamarac has a rich history of sponsoring charitable organizations within the community. On October 11, 2011, the Board of County Commissioners of Broward County, Florida, adopted Ordinance No. 2011-19 (the "Code of Ethics"), which implemented a Code of Ethics for elected municipal officials.

The Code of Ethics establishes certain conditions and disclosure obligations on elected officials who engage in fundraising on behalf of charitable organizations. Specifically, Section 1-19(c)(5)a.4 of the Code of Ethics provides that the additional obligations shall not apply to an elected official who raises funds for those charities and events which are sponsored by the elected official's municipality.

Since May 9, 2012, the City Commission, through Resolution No. R-2012-61 adopted its first list of entities with which the City has sponsorship relationships. In subsequent years, sometimes multiple times in the same year, the Commission has amended that list to include additional charitable entities with whom the City of Tamarac recognizes a sponsorship or co-sponsorship relationship.

On June 25, 2025 through Resolution No. R-2025-074, the City Commission amended the list, adding to the charitable entities with whom the City of Tamarac recognizes a sponsorship or co-sponsorship relationship.

The City Commission has reviewed the existing list of charitable entities approved as part of Resolution No. R-2025-074 and has reviewed the addition to the list of charitable entities as follows:

Additions:

- Inspire Life with Gratitude Inc.- *Mayor Michelle Gomez*
- Hairtostay- *Mayor Michelle Gomez*

Updated list of Charitable Organizations is also attached as Exhibit A.

- City staff has verified that the “Inspire Life with Gratitude Inc.” and” Hairtostay”, are a 501(c)(3) Charitable Organization and has attached information from Charity Navigator. See Exhibit B.

Fiscal Impact:

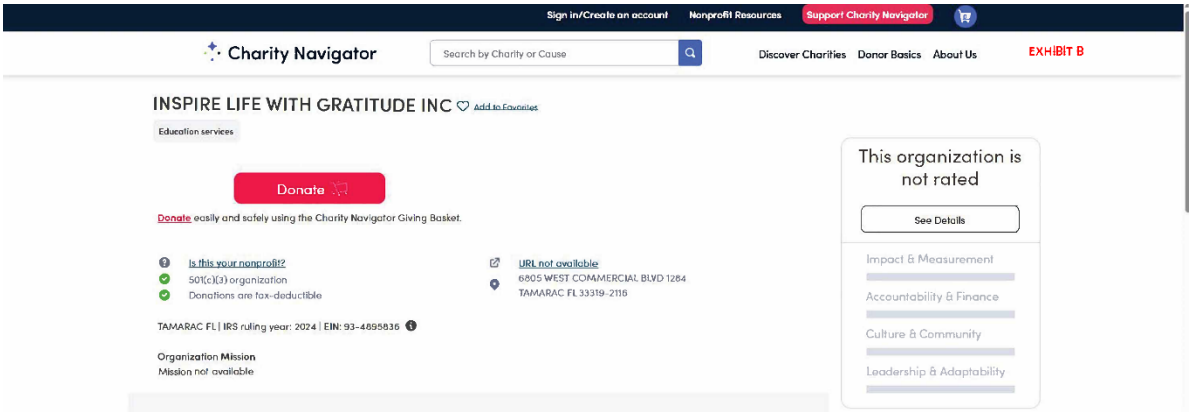
The City budgets an amount for total charitable contributions each year. There is no additional fiscal impact to the city from this resolution.

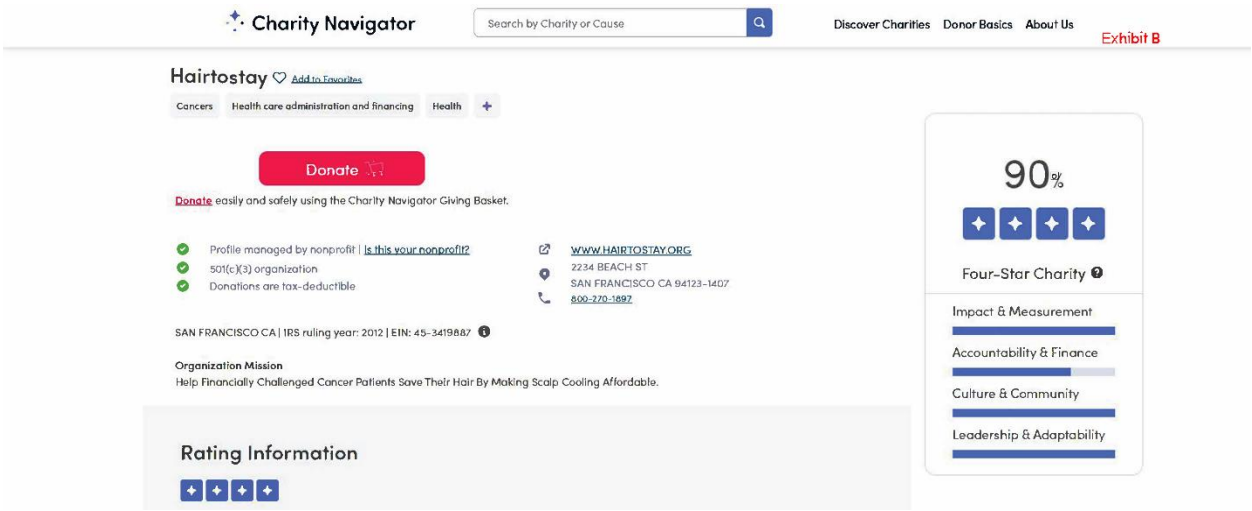
Exhibit A

City of Tamarac List of Charitable Entities

ORGANIZATION
100 Black Men of S. Florida
Aden Perry Good Samaritan and Scholarship Fund, Inc.
Aging & Disability Resource Center
Alzheimer's Association
American Cancer Society
American Red Cross
ARC Broward
Art Serve
Bahati Foundation
Bit by Bit, Inc.
BRCASTRONG Corp.
Broward Coalition-Homeless
Broward Education Foundation
Broward Health (Gold Coast Hospice)
Broward Homebound Program
Broward League of Cities
Broward Outreach Center
Broward Veterans Coalition, Inc.
Caring Hearts Helping Hands Inc.
Community Based Connections, Inc.
Cosac Foundation, Inc.
Dare to Care, Inc.
Dellenbach Foundation
Discover the Beauty
Family Central
Family and Friends Connection, Inc.
Father's MIA, Inc.
Feeding South Florida
First Call for Help
Florida Initiative for Suicide Prevention, Inc.
Florida Special Arts Center
For A Better Day Foundation, Inc.
Frankie L. Walls Ministries, Inc.
Get Visioned International Missions Inc.
Gilda's Club
Hadassah, The Women's Zionist Organization of America
Hairtostay
Haitian Lawyers Association, Inc.
HANDY, Inc.
Healing Ars Institute of South FL Inc.
Honor Flight South Florida, Inc.
HOPE South Florida, Inc.
House of Hope

ORGANIZATION
Humane Society of Broward County
Inspire Life with Gratitude Inc.
Iraq and Afghanistan War Memorial Found., Inc.
Island Society for the Promotion of Artistic and Cultural Education
Jamaican Men of Florida
Jewish Federation of Broward County
Junior Achievement South Florida
Kids in Distress
Kids Voting Broward
Kings Point Veterans Club Corp.
Kiwanis Tamarac Foundation, Inc.
Lakes Alzheimer's Foundation
LCpl Janos V. Lutz Live to Tell Foundation, Inc.
Level Up Cycling Movement, Inc.
Lighthouse of Broward
Mental Health Association of Broward
National Association of the Bahamas, Inc.
Nine Muses Art Center of Broward County
No More Tears, Inc.
OIC South Florida, Inc.
One Hundred Black Men of South Florida, Inc.
The Rapha Center, Inc.
Serendipity Women's Mental Wellness Found.
Sharon Wiles Foundation
Sirena's Grotto, Inc.
St. Jude's Children's Hospital
Social Services - City of Tamarac
Susan G. Komen for the Cure
Tamarac Bulldogs
Tamarac Challenger Baseball
Tamarac Chamber of Commerce
Tamarac Cougars
Tamarac Employee Benovolent Fund
Tamarac Historical Society
Tamarac Parks & Rec Foundation
United Mgd. Care, Alzheimer's Supp Group, Inc.
United Negro College Fund
United Way
Urban League of Broward County
Women In Distress of Broward County
Wounded Warriors
Youth Empowerment Village


Sign in/Create an account
Nonprofit Resources
Support Charity Navigator
Charity Navigator
Search by Charity or Cause
Discover Charities
Donor Basics
About Us
EXHIBIT B
INSPIRE LIFE WITH GRATITUDE INC
Add to Favorites
Education services
Donate
Donate easily and safely using the Charity Navigator Giving Basket.
Is this your nonprofit?
501(c)(3) organization
Donations are tax-deductible
URL not available
6805 WEST COMMERCIAL BLVD 1284
TAMARAC FL 33319-2116
TAMARAC FL | IRS ruling year: 2024 | EIN: 93-4895836
Organization Mission
Mission not available
This organization is not rated
See Details
Impact & Measurement
Accountability & Finance
Culture & Community
Leadership & Adaptability


Charity Navigator
Search by Charity or Cause
Discover Charities
Donor Basics
About Us
Exhibit B
Hairtostay
Add to Favorites
Cancers
Health care administration and financing
Health
Donate
Donate easily and safely using the Charity Navigator Giving Basket.
Profile managed by nonprofit | Is this your nonprofit?
501(c)(3) organization
Donations are tax-deductible
WWW.HAIRTOSTAY.ORG
2234 BEACH ST
SAN FRANCISCO CA 94123-1407
800-270-1897
SAN FRANCISCO CA | IRS ruling year: 2012 | EIN: 45-3419887
Organization Mission
Help Financially Challenged Cancer Patients Save Their Hair By Making Scalp Cooling Affordable.
Rating Information
90%
Four-Star Charity
Impact & Measurement
Accountability & Finance
Culture & Community
Leadership & Adaptability

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2025 -

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, AMENDING THE CITY OF TAMARAC LIST OF CHARITABLE ENTITIES, BY ADDING "INSPIRE LIFE WITH GRATITUDE INC ." AND "HAIRTOSTAY", TO THE LIST OF CHARITABLE ENTITIES WITH WHOM THE CITY OF TAMARAC RECOGNIZES A FORMALLY APPROVED RELATIONSHIP, ATTACHED HERETO AS EXHIBIT "A", 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.

WHEREAS, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal service, and exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, Article IV, Section 4.07 of the City Charter of the City of Tamarac ("City") empowers the City to adopt, amend, or repeal such ordinances and resolutions as may be required for the proper governing of the City; and

WHEREAS, on October 11, 2011, the Board of County Commissioners of Broward County, Florida, adopted Ordinance No. 2011-19 (the "Code of Ethics"), which implemented a Code of Ethics for elected municipal officials; and

WHEREAS, the Code of Ethics establishes certain conditions and disclosure obligations on elected officials who engage in fundraising on behalf of charitable organizations; and

WHEREAS, Section 1-19(c)(5)a.4 of the Code of Ethics provides that the additional obligations shall not apply to an elected official who raises funds for those charities and events which are formally approved by elected official's municipality; and

WHEREAS, on May 9, 2012, the City Commission approved Resolution No. R-2012-61 adopting a list of entities with which the City has formally approved relationships; and

WHEREAS in subsequent years, sometimes multiple times in the same year, the City Commission has amended the list of entities to include additional charitable organizations with whom the City of Tamarac recognizes a sponsorship or co-sponsorship relationship; and

WHEREAS, on June 25, 2025, through Resolution No. R-2025-074, the City Commission amended the list, adding to the charitable entities; and

WHEREAS, the City of Tamarac seeks to amend the previously adopted list of entities with which the City of Tamarac has a formally approved relationship with to include "Inspire Life with Gratitude Inc.", and "Hairtostay", as set forth in Exhibit "A", attached and incorporated herein, to ensure compliance with the Code of Ethics; and

WHEREAS, the City Commission finds that the formally approved charities and events organized by and promoted by those entities listed on Exhibit "A" is in

the best interest of the health, safety, and welfare of the business owner, residents, and visitors of the City.

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

Section 1: The foregoing recitals are true and correct, and incorporated herein by this reference and are hereby adopted as the legislative and administrative findings of the City Commission; and all exhibits attached hereto are incorporated herein and made a specific part of this Resolution.

Section 2: The City Commission of the City of Tamarac, Florida, hereby amends the City of Tamarac list of charitable entities to add “Inspire Life with Gratitude Inc.,” and “Hairtostay”, to the list of entities with which the City has a formally approved relationship as set forth in Exhibit “A”, attached and incorporated herein, to ensure compliance with the Code of Ethics.

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 adoption.
PASSED, ADOPTED AND APPROVED this _____ day of _____, 2025.

MICHELLE J. GOMEZ
MAYOR

ATTEST:

KIMBERLY DILLON, CMC
CITY CLERK

RECORD OF COMMISSION VOTE:

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

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

HANS OTTINOT
CITY ATTORNEY

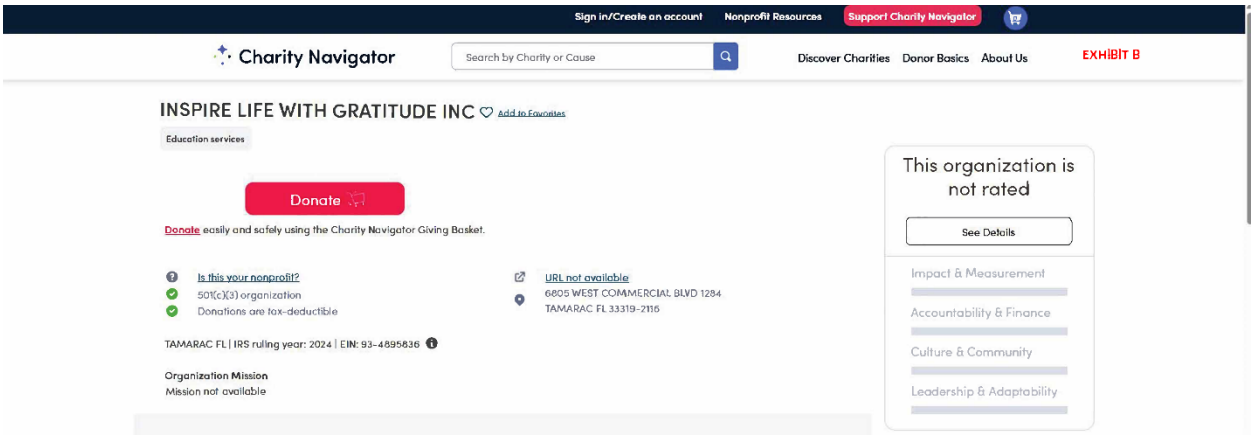
Exhibit A

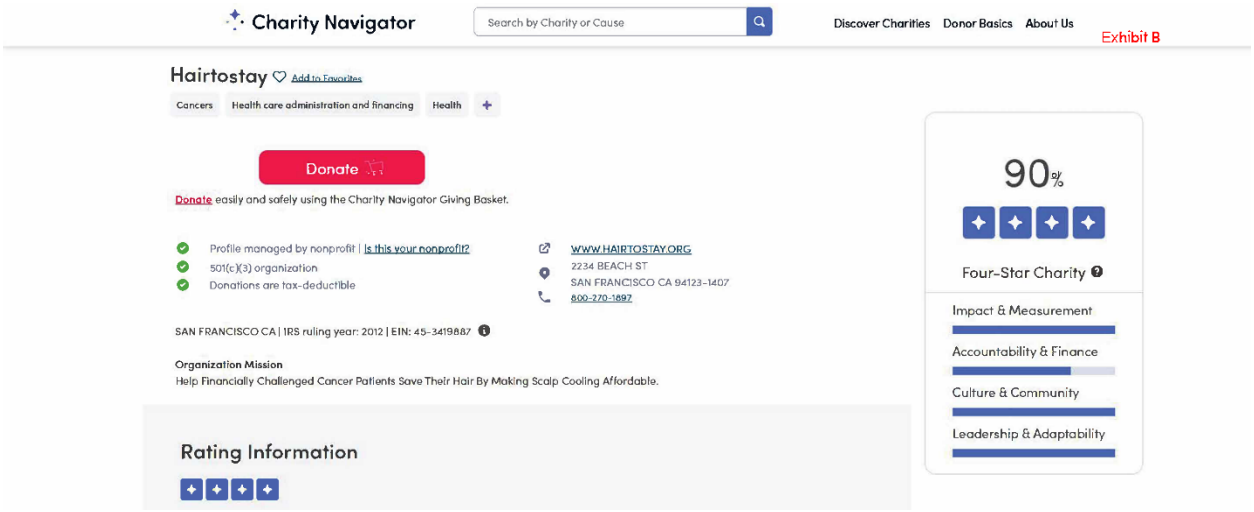
City of Tamarac List of Charitable Entities

ORGANIZATION
100 Black Men of S. Florida
Aden Perry Good Samaritan and Scholarship Fund, Inc.
Aging & Disability Resource Center
Alzheimer's Association
American Cancer Society
American Red Cross
ARC Broward
Art Serve
Bahati Foundation
Bit by Bit, Inc.
BRCASTRONG Corp.
Broward Coalition-Homeless
Broward Education Foundation
Broward Health (Gold Coast Hospice)
Broward Homebound Program
Broward League of Cities
Broward Outreach Center
Broward Veterans Coalition, Inc.
Caring Hearts Helping Hands Inc.
Community Based Connections, Inc.
Cosac Foundation, Inc.
Dare to Care, Inc.
Dellenbach Foundation
Discover the Beauty
Family Central
Family and Friends Connection, Inc.
Father's MIA, Inc.
Feeding South Florida
First Call for Help
Florida Initiative for Suicide Prevention, Inc.
Florida Special Arts Center
For A Better Day Foundation, Inc.
Frankie L. Walls Ministries, Inc.
Get Visioned International Missions Inc.
Gilda's Club
Hadassah, The Women's Zionist Organization of America
Hairtostay
Haitian Lawyers Association, Inc.
HANDY, Inc.
Healing Ars Institute of South FL Inc.
Honor Flight South Florida, Inc.
HOPE South Florida, Inc.
House of Hope

ORGANIZATION
Humane Society of Broward County
Inspire Life with Gratitude Inc.
Iraq and Afghanistan War Memorial Found., Inc.
Island Society for the Promotion of Artistic and Cultural Education
Jamaican Men of Florida
Jewish Federation of Broward County
Junior Achievement South Florida
Kids in Distress
Kids Voting Broward
Kings Point Veterans Club Corp.
Kiwanis Tamarac Foundation, Inc.
Lakes Alzheimer's Foundation
LCpl Janos V. Lutz Live to Tell Foundation, Inc.
Level Up Cycling Movement, Inc.
Lighthouse of Broward
Mental Health Association of Broward
National Association of the Bahamas, Inc.
Nine Muses Art Center of Broward County
No More Tears, Inc.
OIC South Florida, Inc.
One Hundred Black Men of South Florida, Inc.
The Rapha Center, Inc.
Serendipity Women's Mental Wellness Found.
Sharon Wiles Foundation
Sirena's Grotto, Inc.
St. Jude's Children's Hospital
Social Services - City of Tamarac
Susan G. Komen for the Cure
Tamarac Bulldogs
Tamarac Challenger Baseball
Tamarac Chamber of Commerce
Tamarac Cougars
Tamarac Employee Benovolent Fund
Tamarac Historical Society
Tamarac Parks & Rec Foundation
United Mgd. Care, Alzheimer's Supp Group, Inc.
United Negro College Fund
United Way
Urban League of Broward County
Women In Distress of Broward County
Wounded Warriors
Youth Empowerment Village

EXHIBIT B


Sign in/Create an account
Nonprofit Resources
Support Charity Navigator
Charity Navigator
Search by Charity or Cause
Discover Charities
Donor Basics
About Us
EXHIBIT B
INSPIRE LIFE WITH GRATITUDE INC
Add to Favorites
Education services
Donate
Donate easily and safely using the Charity Navigator Giving Basket.
Is this your nonprofit?
501(c)(3) organization
Donations are tax-deductible
URL not available
6805 WEST COMMERCIAL BLVD 1284
TAMARAC FL 33319-2116
TAMARAC FL | IRS ruling year: 2024 | EIN: 93-4895836
Organization Mission
Mission not available
This organization is not rated
See Details
Impact & Measurement
Accountability & Finance
Culture & Community
Leadership & Adaptability


Charity Navigator
Search by Charity or Cause
Discover Charities
Donor Basics
About Us
Exhibit B
Hairtostay
Add to Favorites
Cancers
Health care administration and financing
Health
Donate
Donate easily and safely using the Charity Navigator Giving Basket.
Profile managed by nonprofit | Is this your nonprofit?
501(c)(3) organization
Donations are tax-deductible
WWW.HAIRTOSTAY.ORG
2234 BEACH ST
SAN FRANCISCO CA 94123-1407
800-270-1897
SAN FRANCISCO CA | IRS ruling year: 2012 | EIN: 45-3419887
Organization Mission
Help Financially Challenged Cancer Patients Save Their Hair By Making Scalp Cooling Affordable.
Rating Information
90%
Four-Star Charity
Impact & Measurement
Accountability & Finance
Culture & Community
Leadership & Adaptability

TAMARAC
The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE: July 9, 2025

SUBMITTED BY: Vanessa Charry

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: TR14292

AGENDA SECTION: **CONSENT AGENDA**

TITLE: TR14292 - A Resolution of the City Commission of the City of Tamarac, Florida, ratifying past FY2025 expenditures with Everglades Equipment Group in the amount of $10,500.00 for the purchase of a John Deere Gator Utility Cart for Colony West; authorizing the appropriate City Officials to approve the purchase of a John Deere 4052R Compact Utility Tractor (40 PTO hp) from Everglades Equipment group, utilizing Sourcewell Grounds Maintenance Contract No. 112624-DAC (PG NB CG 70) pricing, in an amount not to exceed $55,669.60; authorizing expenditures from the appropriate accounts not to exceed the approved FY2025 budget for said purposes, for a total not to exceed authorized expenditure amount of $66,169.60; providing for conflicts; providing for scrivener errors; providing for severability; and providing for an effective date.

RECOMMENDATION: The Public Services Director recommends that the City Commission authorize the appropriate City Officials to approve the purchase of a John Deere 4052R Compact Utility Tractor (40 PTO hp) from Everglades Equipment Group, utilizing Sourcewell Grounds Maintenance Contract No. 112624-DAC (PG NB CG 70) pricing, in an amount not to exceed $55,669.60, and that the City Commission also ratify past Everglades Equipment Group expenditure in the amount of $10,500.00 for the purchase of a John Deere Gator Utility Cart for Colony West, for a total not to exceed authorized expenditure amount of $66,169.60; and that this item be placed on the July 9, 2025 City Commission Agenda.

BACKGROUND: Annually, the Public Services Department conducts a comprehensive review of the City's fleet to identify vehicles and equipment that warrant replacement. This evaluation considers key factors such as age, mileage, market value,

and cumulative repair costs. A replacement is recommended when the cost-effectiveness of retaining a vehicle diminishes and maintenance expenses become prohibitive.

In FY2025, the City issued Purchase Order No. 280856 to Everglades Equipment Group in the amount of $10,500.00 for the purchase of a John Deere Gator Utility Cart for Colony West, a vehicle needed for daily operational support, staff transport, and grounds maintenance activities at the facility.

The Public Services Department is now requesting City Commission approval to purchase a John Deere 4052R Compact Utility Tractor (40 PTO hp) from Everglades Equipment Group, utilizing Sourcewell Grounds Maintenance Contract No. 112624-DAC (PG NB CG 70) pricing, in an amount not to exceed $55,669.60, to replace a 2007 Kubota tractor, as approved and funded in the FY2025 Adopted Budget under the Public Services – Grounds Maintenance Operating Budget.

These purchases, while unrelated to each other, result in an aggregate spend amount of $66,169.60 during FY2025 with Everglades Equipment Group, which exceeds the administrative approval threshold of $65,000 requiring City Commission authorization. It is the City's policy that when the total spend for an individual vendor exceeds this limit within any fiscal year, the aggregate expenditure amount must be presented to the City Commission for ratification to ensure complete transparency related to the City's spend. Accordingly, we are presenting this item for City Commission approval as we have now reached this threshold for FY2025 expenditure with Everglades Equipment Group.

Public Services personnel systematically monitor the condition, maintenance expenditures, safety, and operational efficiency of all equipment. Based on this analysis, funds have been allocated in the Fiscal Year 2025 Construction Equipment Budget to support necessary replacements. The following equipment has been identified for replacement in Fiscal Year 2025:

• Kubota Tractor (Vehicle #750) – originally purchased in 2007.

Public Services staff conducted a thorough evaluation of available cooperative purchasing options, including but not limited to the Florida Sheriff's Association, Sourcewell

Contract, Florida Department of Management Services Agreement, and the National IPA, a national cooperative purchasing organization. As part of this process, competitive quotes were obtained for the replacement of equipment.

Following a comprehensive review and due diligence, City staff determined that utilizing the pricing under Sourcewell Grounds Maintenance Contract No. 112624-DAC (PG NB CG 70) offers the most advantageous procurement solution. A summary of the pricing for this replacement is provided below, with the detailed quote included in the Agenda packet for Temporary Resolution No. 14292.

EVERGLADES EQUIPMENT GROUP: **SOURCEWELL GROUNDS MAINT. 112624-DAC (PG NB CG 70)**	
Equipment	**PRICE**
John Deere 4052R Compact Utility Tractor (40 PTO hp)	$55,669.60
Total	$55,669.60

Contract Summary:
Purchase: John Deere 4052R Compact Utility Tractor (40 PTO hp)
Department: Public Services/Grounds
Vendor: Everglades Equipment Group
Vendor Location: Boynton Beach, FL
Purchase Cost: $55,669.60

I recommend that the City Commission accept the proposal, attached as Exhibit “1”, to purchase a John Deere 4052R Compact Utility Tractor (40 PTO hp) from Everglades Equipment Group, utilizing Sourcewell Grounds Maintenance Contract No. 112624-DAC (PG NB CG 70) pricing, in an amount not to exceed $55,669.60 to replace a 2007 Kubota tractor as approved and funded in the FY2025 Adopted Budget under the Public Services – Grounds Maintenance Operating Budget; and ratify the issuance of Purchase Order No. 280856 to Everglades Equipment Group for the prior purchase of a John Deere Gator Utility Cart for Colony West in the amount of $10,500.00, for a total not to exceed authorized expenditure amount of $66,169.60.

ISSUE: The authorization from the appropriate City Officials to approve the purchase of a John Deere 4052R Compact

Utility Tractor (40 PTO hp) to replace a 2007 Kubota tractor as approved and funded in the FY2025 Adopted Budget under the Public Services – Grounds Maintenance Operating Budget, and that the City Commission also ratify past Everglades Equipment Group expenditures in the amount of $10,500 for the purchase of a John Deere Gator Utility Cart for Colony West, for a total not to exceed authorized expenditure amount of $66,169.60.

STRATEGIC GOALS: Goal #1: Tamarac is Home

ATTACHMENTS:

TR_14292__MEMO_NEW__EQUIPMENT_7-1-2025.docx
TR_14292_RESOLUTION_NEW_LANDSCAPING_EQUIPMENT_-__7.1.25.docx
TR 14292 -EXHIBIT 1.pdf

CITY OF TAMARAC
INTEROFFICE MEMORANDUM

To: **Levent Sucuoglu, City Manager**

Thru: **Mustafa Albassam, P.E., Director of Public Services**

From: **Thomas Vreeland, Public Services Superintendent**

Date: **June 25, 2025**

Re: **Temp Reso. #14292 - Purchase of Landscaping Equipment: Replacement of Unit 750 in the Ground Division – City Commission Meeting of July 09, 2025**

Recommendation:

The Public Services Director recommends that the City Commission authorize the appropriate City Officials to approve the purchase of a John Deere 4052R Compact Utility Tractor (40 PTO hp) from Everglades Equipment Group, utilizing Sourcewell Grounds Maintenance Contract No. 112624-DAC (PG NB CG 70) pricing, in an amount not to exceed $55,669.60, and that the City Commission also ratify past Everglades Equipment Group expenditure in the amount of $10,500.00 for the purchase of a John Deere Gator Utility Cart for Colony West, for a total not to exceed authorized expenditure amount of $66,169.60; and that this item be placed on the July 9, 2025 City Commission Agenda.

Issue:

The authorization from the appropriate City Officials to approve the purchase of a John Deere 4052R Compact Utility Tractor (40 PTO hp) to replace a 2007 Kubota tractor as approved and funded in the FY2025 Adopted Budget under the Public Services – Grounds Maintenance Operating Budget, and that the City Commission also ratify past Everglades Equipment Group expenditures in the amount of $10,500 for the purchase of a John Deere Gator Utility Cart for Colony West, for a total not to exceed authorized expenditure amount of $66,169.60.

Background:

Annually, the Public Services Department conducts a comprehensive review of the City's fleet to identify vehicles and equipment that warrant replacement. This evaluation considers key factors such as age, mileage, market value, and cumulative repair costs. A replacement is recommended when the cost-effectiveness of retaining a vehicle diminishes and maintenance expenses become prohibitive.

In FY2025, the City issued Purchase Order No. 280856 to Everglades Equipment Group in the amount of $10,500.00 for the purchase of a John Deere Gator Utility Cart for Colony West, a vehicle needed for daily operational support, staff transport, and grounds maintenance activities at the facility.

The Public Services Department is now requesting City Commission approval to purchase a John Deere 4052R Compact Utility Tractor (40 PTO hp) from Everglades

Equipment Group, utilizing Sourcewell Grounds Maintenance Contract No. 112624-DAC (PG NB CG 70) pricing, in an amount not to exceed $55,669.60, to replace a 2007 Kubota tractor, as approved and funded in the FY2025 Adopted Budget under the Public Services – Grounds Maintenance Operating Budget.

These purchases, while unrelated to each other, result in an aggregate spend amount of $66,169.60 during FY2025 with Everglades Equipment Group, which exceeds the administrative approval threshold of $65,000 requiring City Commission authorization. It is the City's policy that when the total spend for an individual vendor exceeds this limit within any fiscal year, the aggregate expenditure amount must be presented to the City Commission for ratification to ensure complete transparency related to the City's spend. Accordingly, we are presenting this item for City Commission approval as we have now reached this threshold for FY2025 expenditure with Everglades Equipment Group.

Public Services personnel systematically monitor the condition, maintenance expenditures, safety, and operational efficiency of all equipment. Based on this analysis, funds have been allocated in the Fiscal Year 2025 Construction Equipment Budget to support necessary replacements. The following equipment has been identified for replacement in Fiscal Year 2025:

• Kubota Tractor (Vehicle #750) – originally purchased in 2007.

Public Services staff conducted a thorough evaluation of available cooperative purchasing options, including but not limited to the Florida Sheriff's Association, Sourcewell Contract, Florida Department of Management Services Agreement, and the National IPA, a national cooperative purchasing organization. As part of this process, competitive quotes were obtained for the replacement of equipment.

Following a comprehensive review and due diligence, City staff determined that utilizing the pricing under Sourcewell Grounds Maintenance Contract No. 112624-DAC (PG NB CG 70) offers the most advantageous procurement solution. A summary of the pricing for this replacement is provided below, with the detailed quote included in the Agenda packet for Temporary Resolution No. 14292.

EVERGLADES EQUIPMENT GROUP: SOURCEWELL GROUNDS MAINT. 112624-DAC (PG NB CG 70)	
Equipment	**PRICE**
John Deere 4052R Compact Utility Tractor (40 PTO hp)	$55,669.60
Total	$55,669.60

Contract Summary:

Purchase:	John Deere 4052R Compact Utility Tractor (40 PTO hp)
Department:	Public Services/Grounds
Vendor:	Everglades Equipment Group
Vendor Location:	Boynton Beach, FL
Purchase Cost:	$55,669.60

I recommend that the City Commission accept the proposal, attached as Exhibit "1", to purchase a John Deere 4052R Compact Utility Tractor (40 PTO hp) from Everglades Equipment Group, utilizing Sourcewell Grounds Maintenance Contract No. 112624-DAC (PG NB CG 70) pricing, in an amount not to exceed $55,669.60 to replace a 2007 Kubota tractor as approved and funded in the FY2025 Adopted Budget under the Public Services – Grounds Maintenance Operating Budget; and ratify the issuance of Purchase Order No. 280856 to Everglades Equipment Group for the prior purchase of a John Deere Gator Utility Cart for Colony West in the amount of $10,500.00, for a total not to exceed authorized expenditure amount of $66,169.60.

Fiscal impact:

Funding for the purchase of the John Deere Gator Utility Cart in the amount of $10,500.00 is available in Account No. 450-7099-572.64-01, under Purchase Order No. 280856, and funding for the purchase of one (1) new John Deere 4052R Compact Utility Tractor (40 PTO hp), totaling $55,669.60, is available in the Approved FY2025 Budget, Account Number 001-5090-541.64-01, for a total not to exceed authorized expenditure amount of $66,169.60.

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2025 ____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, RATIFYING PAST FY2025 EXPENDITURES WITH EVERGLADES EQUIPMENT GROUP IN THE AMOUNT OF $10,500.00 FOR THE PURCHASE OF A JOHN DEERE GATOR UTILITY CART FOR COLONY WEST; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO APPROVE THE PURCHASE OF A JOHN DEERE 4052R COMPACT UTILITY TRACTOR (40 PTO HP) FROM EVERGLADES EQUIPMENT GROUP, UTILIZING SOURCEWELL GROUNDS MAINTENANCE CONTRACT NO. 112624-DAC (PG NB CG 70) PRICING, IN AN AMOUNT NOT TO EXCEED $55,669.60; AUTHORIZING EXPENDITURES FROM THE APPROPRIATE ACCOUNTS NOT TO EXCEED THE APPROVED FY2025 BUDGET FOR SAID PURPOSES, FOR A TOTAL NOT TO EXCEED AUTHORIZED EXPENDITURE AMOUNT OF $66,169.60; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tamarac Grounds Division is responsible for the maintenance and management of the Citywide Parks and Landscaping Right of Ways. This includes the repair of public parks, fields and equipment, as well as coordinated response and restorations efforts following tropical storms and hurricanes; and

WHEREAS, the Kubota Tractor being replaced is approximately eighteen (18) years old, and has reached the end of its operational lifespan; and

WHEREAS, the prompt replacement of this equipment is crucial to ensure the continued efficient and effective maintenance of services while minimizing the risk of

critical equipment failure; and

WHEREAS, City of Tamarac Code, §6-148 allows the Purchasing Officer the authority to waive purchasing procedures and purchase equipment which is the subject of contracts with other governmental agencies; and

WHEREAS, Public Services Staff determined advantageous pricing for the purchase of the John Deere 4052R Compact Utility Tractor (40 PTO hp) from Everglades Equipment Group utilizing Sourcewell Grounds Maintenance Contract No. 112624-DAC (PG NB CG 70), at a cost of $55,669.60, a copy of the quote is attached hereto as Exhibit "1"; and

WHEREAS, funding for this purchase has been allocated in the City of Tamarac's Fiscal Year 2025 budget; and

WHEREAS, in FY2025, the City issued Purchase Order No. 280856 to Everglades Equipment Group in the amount of $10,500.00 for the purchase of a John Deere Gator Utility Cart for Colony West, a vehicle needed for daily operational support, staff transport, and grounds maintenance activities at the facility; and

WHEREAS, the Director of Public Services and the Director of Financial Services have determined that it is in the City's best economic interest to purchase (1) One John Deere 4052R Compact Utility Tractor (40 PTO hp) from Everglades Equipment Group utilizing Sourcewell Grounds Maintenance Contract No. 112624-DAC (PG NB CG 70), at a cost of $55,669.60; and

WHEREAS, the City Commission deems it to be in the best interest of the City of Tamarac to approve the purchase of the John Deere 4052R Compact Utility Tractor (40 PTO hp) from Everglades Equipment Group utilizing Sourcewell Grounds Maintenance Contract No. 112624-DAC (PG NB CG 70), at a cost of $55,669.60, and ratify the issuance of Purchase Order No. 280856 for the prior purchase of the John Deere Gator Utility Cart in the amount of $10,500.00, for a total not to exceed authorized expenditure amount of $66,169.60, and authorize the appropriate City Officials to approve purchases for this equipment not to exceed the Approved FY2025 Budget.

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 being true and correct and are hereby made a specific part of this Resolution upon adoption hereof. All Exhibits attached hereto are incorporated herein and made a specific part of this Resolution.

SECTION 2: The appropriate City Officials are authorized to approve the expenditure of $55,669.60 for the purchase of a John Deere 4052R Compact Utility Tractor (40 PTO hp) from Everglades Equipment Group utilizing Sourcewell Grounds Maintenance Contract No. 112624-DAC (PG NB CG 70), not to exceed the Approved FY2025 Budget, and to ratify the issuance of Purchase Order No. 280856 in the amount of $10,500.00 for the prior purchase of a John Deere Gator Utility Cart, for a total not to exceed authorized expenditure amount of $66,169.60.

SECTION 3: The City Manager or Designee is hereby authorized to approve Change Orders in amounts not to exceed $65,000.00 per Section 6-147 of the City Code, and close the contract award, which includes, but is not limited to making final payment and releasing bonds per Section 6-149 of the City Code, when the work has been successfully completed within the terms, conditions, and pricing of the Agreement.

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

SECTION 5: If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end, the provisions of this Resolution are declared to be severable.

"The remainder of this page left blank intentionally."

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

PASSED, ADOPTED AND APPROVED this_____day of _____ 2025.

MICHELLE J. GOMEZ
MAYOR

ATTEST:

KIMBERLY DILLON, CMC
CITY CLERK

RECORD OF COMMISSION VOTE:

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

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

HANS OTTINOT
CITY ATTORNEY

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):
Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
Everglades Equipment Group
1365 Neptune Drive
Boynton Beach, FL 33426
561-732-8905
leads@info.everglades.equipment

Quote Summary

Prepared For:
TAMARAC PUBLIC SERVICE FLEET DIV
6011 NOB HILL RD
FORT LAUDERDALE, FL 33321
Business: 305-724-2400

Delivering Dealer:
Everglades Equipment Group
Puig Rick
1365 Neptune Drive
Boynton Beach, FL 33426
Phone: 561-732-8905
rpuig@evergladesfarmequipment.com

Quote Id:	32969742
Created On:	05 June 2025
Last Modified On:	05 June 2025
Expiration Date:	05 July 2025

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 4052R Compact Utility Tractor (40 PTO hp)	$ 67,889.76	$ 55,669.60 X	1 =	$ 55,669.60

Contract: Sourcewell Grounds Maint 112624-DAC (PG NB CG 70)
Price Effective Date: June 4, 2025

Equipment Total **$ 55,669.60**

Trade In Total **$ 0.00**

* Includes Fees and Non-contract items

Quote Summary

Equipment Total	$ 55,669.60
Trade In	
SubTotal	**$ 55,669.60**
Est. Service Agreement Tax	$ 0.00
Total	$ 55,669.60
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	**$ 55,669.60**

Salesperson: X_____ **Accepted By: X**_____

Confidential

Selling Equipment

Quote Id: 32969742 **Customer Name:** TAMARAC PUBLIC SERVICE FLEET DIV

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):
Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
Everglades Equipment Group
1365 Neptune Drive
Boynton Beach, FL 33426
561-732-8905
leads@info.everglades.equipment

JOHN DEERE 4052R Compact Utility Tractor (40 PTO hp)

Contract: Sourcewell Grounds Maint 112624-DAC (PG NB CG 70)
Price Effective Date: June 4, 2025

Suggested List *
$ 67,889.76
Selling Price *
$ 55,669.60

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
036BLV	4052R Compact Utility Tractor (40 PTO hp)	1	$ 44,538.00	18.00	$ 8,016.84	$ 36,521.16	$ 36,521.16
	Standard Options - Per Unit						
0202	United States	1	$ 0.00	18.00	$ 0.00	$ 0.00	$ 0.00
0409	English Operator's Manual and Decal Kit	1	$ 0.00	18.00	$ 0.00	$ 0.00	$ 0.00
1520	eHydro™	1	$ 0.00	18.00	$ 0.00	$ 0.00	$ 0.00
1717	Factory Installed Loader with Bucket	1	$ 8,879.00	18.00	$ 1,598.22	$ 7,280.78	$ 7,280.78
2050	Cab with Standard Seat	1	$ 11,322.00	18.00	$ 2,037.96	$ 9,284.04	$ 9,284.04
2660	Factory Installed Stereo	1	$ 712.00	18.00	$ 128.16	$ 583.84	$ 583.84
4061	Less iMatch™ Quick Hitch Category 1	1	$ 0.00	18.00	$ 0.00	$ 0.00	$ 0.00
5253	22.50LLx16.1 (6PR, R3 Turf Special, 1 Position)	1	$ 693.00	18.00	$ 124.74	$ 568.26	$ 568.26
6253	27x12LL-15 (6PR, R3 Turf Special, 2 Position)	1	$ 98.00	18.00	$ 17.64	$ 80.36	$ 80.36
	Standard Options Total		**$ 21,704.00**		**$ 3,906.72**	**$ 17,797.28**	**$ 17,797.28**
	Dealer Attachments/Non-Contract/Open Market						
BXX11094	Cab Beacon Light Kit	1	$ 324.59	18.00	$ 58.43	$ 266.16	$ 266.16
BXX11039	DUAL REAR SCV - 4th and 5th Selective Control Valve Kit Cab	1	$ 1,323.17	18.00	$ 238.17	$ 1,085.00	$ 1,085.00
	Dealer Attachments Total		**$ 1,647.76**		**$ 296.60**	**$ 1,351.16**	**$ 1,351.16**
	Value Added Services Total		**$ 0.00**			**$ 0.00**	**$ 0.00**
Total Selling Price			**$ 67,889.76**		**$ 12,220.16**	**$ 55,669.60**	**$ 55,669.60**

Confidential

TAMARAC
The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE: July 9, 2025

SUBMITTED BY: Tanya Sterling

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: TR14293

AGENDA SECTION: **CONSENT AGENDA**

TITLE: TR14293 - A Resolution of the City Commission of the City of Tamarac, Florida, supporting the 2025 Amended and Restated Transportation System Surtax Interlocal Agreement (Third Amendment) with Broward County, Participating Municipalities, and Broward County City Manager's Association, Inc. (BCCMA); providing for conflicts; providing for severability; and providing for an effective date.

RECOMMENDATION: Staff recommend approval of Resolution supporting the 2025 Amended and Restated Transportation Surtax Interlocal Agreement (Third Amendment) between Broward County, participating municipalities, and Broward County City Manager's Association, Inc. (BCCMA).

BACKGROUND: On June 5, 2018, the Broward County Commission adopted Ordinance No. 2018-29, placing a 1% transportation surtax on November 6, 2018, ballot. On August 21, 2018, the County approved an Interlocal Agreement (ILA) outlining how surtax funds would be distributed and how municipal transportation projects would be prioritized. The Agreement guaranteed that at least 10% of annual surtax revenues—after deducting Community Bus Service costs—would be allocated to municipal projects. It also defined eligible project types and designated the Broward Metropolitan Planning Organization (MPO) to prioritize projects based on their ability to reduce traffic congestion and improve connectivity.

The City Commission approved the original ILA on September 24, 2018, through Resolution No. 2018-129. On November 6, 2018, Broward County voters approved the Transportation Surtax. Collections began in January 2019, and the County began receiving proceeds in March 2019.

To better distinguish between types of projects, the First Amendment and Restatement of the ILA was approved on June 11, 2019. This amendment clarified the definition of Municipal Capital Projects and separated them from Rehabilitation and Maintenance (R&M) projects. Many initial municipal submissions focused on R&M and did not align with the original goals of reducing congestion or improving connectivity, resulting in low rankings. The amendment reassigned responsibility for evaluating R&M projects from the MPO to Broward County, allowing for separate consideration and earlier funding opportunities.

The City Commission unanimously approved the First Amendment on July 10, 2019, via Resolution No. R-2019-67.

The Second Amendment to the ILA, approved on March 19, 2021, documented the MPO's Cycle 1 project rankings, established criteria for future applications, detailed funding allocations for FY2019–FY2021, and outlined Broward County's approach for evaluating and funding R&M projects, including adjustments to five-year capital improvement plans.

The City Commission unanimously approved the Second Amendment on February 24, 2021, via Resolution No. R-2021-019.

After five surtax application cycles, the Broward County City Manager's Association initiated a Third Amendment, known as the 2025 Amended and Restated ILA. This amendment addresses the status of Cycle 1 projects, introduces new terms such as "Municipal Capital Project Tails," reprioritizes funding among Community Shuttle Programs, Capital Projects, and R&M projects, establishes a formula-based approach for R&M funding, launches a Grant Match Program, and sets variable funding priorities from FY2026 through FY2048.

Analysis of the Third Amendment to the Surtax Interlocal Agreement

The amendment does not impact the City's currently funded Surtax projects. Key updates include:

1. Minimum Annual Guarantee (MAG): Remains at 10% for eligible municipal projects and Community Shuttle.
2. To avoid termination, projects must have executed Project Funding Agreements (PFAs).
3. Community Shuttle Program will maintain Priority 1 status through FY2048.
4. R&M/On-Demand Services Funding: Will be formula-based, using FDOT centerline miles. Tamarac's FY2026

projected allocation is $978,294.
5. Municipal Capital Project Tails: Must enter PFAs by FY2033 to receive funding. The City has no projects classified as Tails.
6. Grant Match Program (Effective FY2026): Requires a 25% local match and applies after Community Shuttle funding is deducted. It supports using surtax funds to match state or federal transportation grants.
7. Mobility Advancement Program (MAP) may terminate projects under PFAs if they are not construction ready. Released funds will return to the MAG pool.
8. Stand-alone sidewalks, bike paths, and greenways used for transportation are now eligible.

The amendment was finalized following BCCMA and County negotiations, allowing the County Administrator to make non-material changes. It was approved by the County Commission on June 10, 2025, and is included as Exhibit A.

ISSUE:

Issue:
Consideration of the Third Amendment to the Transportation Surtax Interlocal Agreement, which updates funding models and project requirements. This follows two prior amendments in 2019 and 2021 that clarified project types and funding criteria.

STRATEGIC GOALS:

Goal #1: Tamarac is Home

ATTACHMENTS:

Memo_TR14293_-_2025_Amended_and_Restated_Transportation_System_Surtax_Interlocal_Agreement.docx
Resolution Directing the City Manager to Execute Third Amendment to Surtax Agreement.docx
Exhibit A - Amended and Restated ILA (3rd Amendment) 6-11-25 FINAL EXECUTION COPY.pdf

CITY OF TAMARAC
INTEROFFICE MEMORANDUM
CITY MANAGER'S OFFICE

TO: **Levent Sucuoglu, City Manager**

DATE: **June 27, 2025**

THRU: **Maxine Calloway, Deputy City Manager**

FROM: **Tanya Sterling, Assistant to the City Manager**

RE: **TR14293 - 2025 Amended and Restated Transportation System Surtax Interlocal Agreement (Third Amendment) Between Broward County, Participating Municipalities, and Broward County City Manager's Association, Inc. (BCCMA)**

RECOMMENDATION:

Staff recommend approval of Resolution supporting the 2025 Amended and Restated Transportation Surtax Interlocal Agreement (Third Amendment) between Broward County, participating municipalities, and Broward County City Manager's Association, Inc. (BCCMA).

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After five surtax application cycles, the Broward County City Manager's Association initiated a Third Amendment, known as the 2025 Amended and Restated ILA. This amendment addresses the status of Cycle 1 projects, introduces new terms such as "Municipal Capital Project Tails," reprioritizes funding among Community Shuttle Programs, Capital Projects, and R&M projects, establishes a formula-based approach for R&M funding, launches a Grant Match Program, and sets variable funding priorities from FY2026 through FY2048.

Analysis of the Third Amendment to the Surtax Interlocal Agreement

The amendment does not impact the City's currently funded Surtax projects. Key updates include:

1. Minimum Annual Guarantee (MAG): Remains at 10% for eligible municipal projects and Community Shuttle.
2. To avoid termination, projects must have executed Project Funding Agreements (PFAs).
3. Community Shuttle Program will maintain Priority 1 status through FY2048.
4. R&M/On-Demand Services Funding: Will be formula-based, using FDOT centerline miles. Tamarac's FY2026 projected allocation is $978,294.
5. Municipal Capital Project Tails: Must enter PFAs by FY2033 to receive funding. The City has no projects classified as Tails.
6. Grant Match Program (Effective FY2026): Requires a 25% local match and applies after Community Shuttle funding is deducted. It supports using surtax funds to match state or federal transportation grants.
7. Mobility Advancement Program (MAP) may terminate projects under PFAs if they are not construction ready. Released funds will return to the MAG pool.

8. Stand-alone sidewalks, bike paths, and greenways used for transportation are now eligible.

The amendment was finalized following BCCMA and County negotiations, allowing the County Administrator to make non-material changes. It was approved by the County Commission on June 10, 2025, and is included as Exhibit A.

FISCAL IMPACT:

There is no financial impact at this time. Costs will only apply when individual project agreements are approved by resolution.

Goal # 1 Tamarac is Home

ATTACHMENT(S):
Exhibit A - 2025 Amended And Restated Transportation System Surtax Interlocal Agreement (Third Amendment)
TR14293 - Resolution

cc:
Tanya Williams, Grants and Governmental Affairs Manager
Christine Cajuste, Finance Director

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-20## -

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, DIRECTING THE CITY MANAGER TO EXECUTE THE THIRD AMENDMENT TO THE 2025 AMENDED AND RESTATED TRANSPORTATION SYSTEM SURTAX INTERLOCAL AGREEMENT WITH BROWARD COUNTY, PARTICIPATING MUNICIPALITIES, AND BROWARD COUNTY CITY MANAGER'S ASSOCIATION, INC. (BCCMA); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Broward County Board of County Commissioners (the "County") approved the Transportation System Surtax Interlocal Agreement on August 29, 2018 (the "Agreement") ; and

WHEREAS, the County approved the Second Amendment to the Agreement on March 19, 2021 ; and

WHEREAS, on June 10, 2025, the County authorized the County Administrator, in consultation with the County Attorney, to approve, in substantial form, the 2025 Amended and Restated Transportation System Surtax Interlocal Agreement (Third Amendment) ; and

WHEREAS, the Third Amendment addresses the status of the remaining Cycle 1 Projects and the ability of the County to terminate such projects which are not under a Surtax Funding Agreement ; and

WHEREAS, the Third Amendment reprioritizes the current distribution of transportation surtax funding ten percent (10%) Minimum Annual Guarantee (MAG)) to municipalities among Community Shuttle, Municipal Capital Projects (MCP), Rehabilitation and Maintenance (R&M) projects, and Grant Match Program ; and

WHEREAS, the Third Amendment introduces a Grant Match Program, commencing FY2026, where a minimum local match of twenty-five percent (25%) is required; and

WHEREAS, the Third Amendment provides for a new formula-based funding model for R&M projects and On-Demand Transportation, commencing FY2026, subject to transportation surtax funding availability ; and

WHEREAS, at the discretion of the Mobility Advancement Program (MAP) Administration, MCPs may be terminated, even if under Project Funding Agreements (PFA), if the projects are not construction-ready ; and

WHEREAS, the Third Amendment describes the role BCCMA will have in connection with certain parts of the Transportation Surtax Program ; and

WHEREAS, the City Manager recommends approval of the 2025 Amended and Restated Transportation System Surtax Interlocal Agreement (Third Amendment) With Broward County, Participating Municipalities, And Broward County City Manager's Association, Inc. (BCCMA); and

WHEREAS, the City Commission of the City of Tamarac, deems it to be in the best interests of the citizens and residents of the City of Tamarac to approve

the 2025 Amended and Restated Transportation System Surtax Interlocal Agreement (Third Amendment) With Broward County, Participating Municipalities, And Broward County City Manager's Association, Inc. (BCCMA).

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 being true and 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: The City Manager, or his designee, is hereby authorized to execute the Third Amendment to the 2025 Amended and Restated Transportation System Surtax Interlocal Agreement and is authorized to do all things necessary to effectuate this Resolution.

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 adoption.

PASSED, ADOPTED AND APPROVED this _____ day of _____,

2025.

MICHELLE J. GOMEZ
MAYOR

ATTEST:

KIMBERLY DILLON, CMC
CITY CLERK

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

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

HANS OTTINOT
CITY ATTORNEY

2025 AMENDED AND RESTATED
TRANSPORTATION SYSTEM SURTAX INTERLOCAL AGREEMENT (THIRD AMENDMENT)

This 2025 Amended and Restated Transportation System Surtax Interlocal Agreement ("2025 ILA") is entered into among Broward County, a political subdivision of the State of Florida ("County"), the municipalities that formally approved and are a party to the Transportation System Surtax Interlocal Agreement that was executed by County on August 29, 2018, and such additional municipalities that are signatories to this 2025 ILA (collectively, the "Municipalities" and each a "Municipality"), and the Broward County City Managers' Association, Inc. ("BCCMA"). County, Municipalities, and the BCCMA are each a "Party," and collectively referred to as the "Parties."

RECITALS

A. Pursuant to Section 31½-71, et seq., of the Broward County Code of Ordinances ("Transportation Surtax Ordinance"), a 30-year 1% transportation surtax ("Transportation Surtax") was levied after approval by referendum of the general electorate at the General Election on November 6, 2018, with the proceeds to be expended for authorized transportation and transit projects in accordance with applicable law, including Section 212.055(1), Florida Statutes.

B. On or about November 8, 2018, County and Municipalities entered the Transportation Surtax Interlocal Agreement that addressed the distribution of proceeds of the Transportation Surtax ("Original ILA"). The Original ILA was amended in June 2019 ("First Amendment"), and in March 2021 ("Second Amendment"), further defining the relationship between the parties thereto, and adding the Broward Metropolitan Planning Organization ("BMPO") as a party for purposes of the evaluation and ranking of certain capital projects for potential Transportation Surtax funding (the Original ILA, as amended by the two amendments, is referred to herein as the "ILA").

C. The portion of Transportation Surtax Proceeds (as defined herein) that County previously committed to distribute to Municipalities has, to the best of each Party's knowledge, been properly distributed for municipal programs and projects that were deemed statutorily eligible for Transportation Surtax funding under Section 212.055(1), Florida Statutes, such as community shuttle programs; capital planning, design, and projects; and road rehabilitation and maintenance projects.

D. As the Parties' working knowledge and experience with the Transportation Surtax program has increased, the Parties have determined it would be beneficial to fully restate the ILA, including (i) to address the status of the remaining Cycle 1 Projects and the ability of County to terminate such projects that are not under a Surtax Funding Agreement; (ii) to reprioritize the current distribution of Transportation Surtax funding to Municipalities among Community Shuttle, Capital Projects, and Rehabilitation and Maintenance (R&M) Projects; (iii) to provide for a new Formula-based Funding model as defined in Section 4.3.1. for R&M Projects and On-Demand Transportation during County Fiscal Years 2026 to 2032, subject to availability of

Transportation Surtax funding; (iv) to create new means of allowing Municipalities the ability to obtain Transportation Surtax funding to be used as required local match in relation to state and federal appropriations and grants; (v) to streamline the manner by which projects funded by the Transportation Surtax are placed under Surtax Funding Agreements; (vi) to provide Municipalities with flexibility on how each will use Formula-based Funding from the Transportation Surtax; (vii) to permit multiple Municipalities to collaborate on the joint management of their Community Shuttle programs; (viii) to permit the ILA to be more easily modified, if and as required, to more efficiently and effectively distribute the Transportation Surtax Proceeds committed to Municipalities; and (ix) to describe the role that the BCCMA will have in connection with certain parts of the programs established between County and Municipalities.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree to amend and restate the Interlocal Agreement, in its entirety, as follows:

ARTICLE 1. RECITALS; DEFINITIONS; AND EXHIBITS

1.1. Recitals. The above-stated Recitals are true and correct and are incorporated herein by this reference.

1.2. Definitions. The terms below have the following meanings as used in this 2025 ILA:

1.2.1. ***Adopted Municipal Transportation Surtax Funding*** means the percentage and dollar amount of Transportation Surtax Proceeds that is anticipated by County to be received in the applicable Fiscal Year and that is budgeted in the subsequent Fiscal Year's County budget, as adopted by the County Commission, to be used for Community Shuttle and Eligible Municipal Projects for the applicable County Fiscal Year budget.

1.2.2. ***Annual True-Up*** means County's annual determination (typically to occur in April or May of each year after the annual financial audit of the Transportation Surtax funds received in the prior Fiscal Year) of whether the County satisfied its Minimum Annual Guarantee commitment in the prior Fiscal Year. For example purposes, in April/May 2026, the results from the Fiscal Year 2025 annual financial audit will be completed and a determination will be made as to whether County met the Minimum Annual Guarantee commitment for Fiscal Year 2025.

1.2.3. **Applicable Law** means all applicable laws, codes, advisory circulars, rules, regulations, and ordinances of any federal, state, county, municipal, or other governmental entity, including without limitation the Americans with Disabilities Act of 1990 ("ADA"), as each may be amended.

1.2.4. ***CBE*** means a County Business Enterprise, as defined in Section 1-81.1, Broward County Code of Ordinances.

1.2.5. ***Centerline Miles*** means the aggregate length of roads under the jurisdiction of a Municipality, regardless of the number of lanes in such roads, as reported and updated by FDOT, typically on an annual basis.

1.2.6. ***Community Shuttle*** means the capital and operating expenses associated with existing, new, and/or expanded public transportation services, operated by one or more Municipalities within their jurisdictions, that supplement fixed-route mass transit service and that are available to persons traveling within the applicable Municipality or Municipalities.

1.2.7. ***County Commission*** means the Broward County Board of County Commissioners.

1.2.8. ***Cycle 1 Ranked Projects*** means the municipal projects not currently under a Surtax Funding Agreement listed in **Exhibit A** to this 2025 ILA.

1.2.9. ***Effective Date*** means the date of complete execution of this 2025 ILA by County, the BCCMA, and by such Municipalities that both (i) constitute a majority of the Municipalities that are a party to the Original ILA, as amended by the First Amendment and the Second Amendment, and (ii) cumulatively represent more than 50% of County's total population.

1.2.10. ***Eligible Municipal Project*** means a Municipal Capital Project, Municipal R&M Project, or On-demand Transportation Services that, pursuant to Section 212.055(1)(d), Florida Statutes, is statutorily eligible to receive funding from the Transportation Surtax pursuant to this 2025 ILA.

1.2.11. ***FDOT*** means the Florida Department of Transportation.

1.2.12. ***Fiscal Year*** means County's fiscal year, which begins on October 1 of each year and ends on September 30 of the following calendar year.

1.2.13. ***MAP Administration*** means County's Mobility Advancement Program Administration staff.

1.2.14. ***Minimum Annual Guarantee*** means County's commitment to utilize at least ten percent (10%) of the Transportation Surtax Proceeds to fund, collectively, Community Shuttle and Eligible Municipal Projects pursuant to the terms and conditions of this 2025 ILA.

1.2.15. ***Municipal Capital Project Tails*** means the remaining phases (e.g., design and/or construction) of Cycles 3 through 5 of Municipal Capital Projects that were approved for Transportation Surtax funding as of the Effective Date, but that included a future phase that was not included in an existing Municipal Five-Year Plan as of the Effective Date.

1.2.16. ***Municipal Capital Projects*** means design and/or construction phase municipal capital improvement projects for transportation purposes, including new or expanded roads, sidewalks, bike paths, bridges, transportation facilities (e.g., bus shelters, etc.), permanent transportation assets (e.g., motorized/non-motorized sensors), and similar transportation elements. Municipal Capital Projects do not include planning projects.

1.2.17. ***Municipal Five-Year Plan*** means the program of Transportation Surtax-funded Eligible Municipal Projects over a rolling period of the next five Fiscal Years, which program is subject to County Commission decisions regarding budgeting and appropriation of Transportation Surtax Proceeds for each applicable Fiscal Year. A Fiscal Year reference to a Five-Year Plan means the plan for the five years commencing with the stated Fiscal Year, such that "Fiscal Year 2025 Five-Year Plan" means the Five-Year Plan for the period that begins on October 1, 2024, and ends on September 30, 2029.

1.2.18. ***Municipal Capital Project Contingency*** means Transportation Surtax Proceeds allocated by the County Commission for the purpose of covering unforeseen Municipal Capital Project costs in a project's construction phase (e.g., tariffs, inflation/cost escalation, etc.), up to either a maximum of five percent (5%) of the total cost of construction or such higher maximum not-to-exceed amount if approved by County pursuant to Section 4.4.4.

1.2.19. ***Municipal R&M Projects*** means Eligible Municipal Projects that involve the rehabilitation of a road or other transportation-related capital improvement (e.g., sidewalks, bike paths, road and roadway lighting, road drainage, bus shelter, etc.) or asset (e.g., motorized/non-motorized sensors, etc.) to restore it to a safe and functional condition and/or preventative maintenance of any of the foregoing to preserve it from failure or decline. Municipal R&M Projects do not include, without limitation: mowing; tree trimming; pressure cleaning; painting; irrigation repairs; landscaping repairs and maintenance; cleaning and maintenance of catch basins, storm drains, and pipes; or any rehabilitation and maintenance of pathways or greenways that are purely recreational in nature and not for transportation purposes (including but not limited to self-contained (i) sidewalks, (ii) greenways, (iii), running paths, or (iv) cycling paths).

1.2.20. ***Municipal Single Point of Contact*** means an individual municipal employee designated in writing by the applicable Municipality to the BCCMA to represent its interests; send and receive communications related to the surtax program; and communicate regarding the Municipality's approved surtax projects, services, and initiatives.

1.2.21. ***New Municipal Capital Projects*** means all Municipal Capital Projects other than (a) each Municipal Capital Project approved during Cycles 1 through 5, and (b) Municipal Capital Project Tails.

1.2.22. ***On-demand Transportation Services*** shall have the meaning as provided in Section 212.055(1)(e), Florida Statutes, as may be amended. As of the Effective Date, the term "On-demand Transportation Services" means transportation provided between flexible points of origin and destination selected by individual users with such service being provided at a time that is agreed upon by the user and the provider of the service and that is not fixed-schedule or fixed-route in nature.

1.2.23. ***Oversight Board*** means the Independent Transportation Surtax Oversight Board established by the Transportation Surtax Ordinance.

1.2.24. ***Road*** shall have the general meaning as stated in the Florida Transportation Code, Section 334.03(22), Florida Statutes, as amended. As of the Effective Date, "road" means "a way open to travel by the public, including, but not limited to, a street, highway, or alley." Absent express conflicting modification to that statutory definition of "road," for the purposes of this 2025 ILA: a "road" includes, without limitation, a roadway (i.e., a road meant for vehicular travel), a bicycle path, a sidewalk, or other modality whereby pedestrians, cyclists, or drivers of motorized vehicles may travel from one place to another. Notwithstanding anything to the contrary in the Florida Transportation Code definition of "road," for purposes of this 2025 ILA, a "road" does not include, among other things, privately owned roads or roadways, privately owned rights-of-way, roads or roadways within gated communities, self-contained pathways such as running/walking tracks, self-contained bicycle pathways (such as biking courses within parks), or other pathways intended primarily for recreational (rather than transportation) purposes.

1.2.25. ***Surtax Funding Agreement*** means an interlocal agreement executed by County and the applicable Municipality, pursuant to Section 212.055(1), Florida Statutes, in the form acceptable to County, that provides for the remittance of Transportation Surtax funds to the Municipality for a specific Eligible Municipal Project or expenditure.

1.2.26. ***Transportation Surtax Proceeds***, except where the context indicates otherwise, means the amount of Transportation Surtax funds County received for the applicable Fiscal Year from the Florida Department of Revenue, exclusive of the five percent (5%) set-aside amount required by Section 129.01(2)(b), Florida Statutes.

1.3. Exhibits. The following exhibits are incorporated into this 2025 ILA:

Exhibit A	**Cycle 1 Ranked Projects Not Under a Surtax Funding Agreement**
Exhibit B	**Fiscal Year 2026 Formula-based Funding Amounts**
Exhibit C	**List of Municipal Capital Project Tails**
Exhibit D	**Municipal Projects Awarded for Fiscal Years 2020 – 2029**

ARTICLE 2. ELIGIBLE MUNICIPAL PROJECTS

To constitute an Eligible Municipal Project, in addition to meeting the requirements contained within Section 212.055(1), Florida Statutes, the proposed project must meet the following eligibility criteria, as applicable:

2.1. Primarily Public Benefit: No proposed Eligible Municipal Project relating to a road is eligible for Transportation Surtax funding unless the primary benefit of such project is associated with a public road or public right-of-way. Proposed projects located within gated communities and other nonpublic roads or nonpublic rights-of-way are not eligible for funding under this 2025 ILA.

2.2. Street Lighting: A proposed Eligible Municipal Project that includes improvements to lighting systems is only eligible if it illuminates the road or public right-of-way primarily for the benefit of vehicles, pedestrians, or bicyclists. Such street lighting work may be a component of a Municipal Capital Project that included phases that were funded earlier with Transportation Surtax funds and/or different funding source. Municipalities must obtain a lighting justification report consistent with any applicable written County and FDOT policies as well as the criteria outlined in the version of the Florida Greenbook in use at the time the design and construction work are being performed.

2.3. Drainage: Public road stormwater drainage system improvements are eligible to the extent the applicable Municipality obtains certification from a licensed Florida professional engineer stating that the drainage improvements primarily address stormwater runoff from public property onto a public road or public right-of-way. Drainage improvements onto or from private roads and/or developments may have partial eligibility if the drainage improvements primarily benefit a public road or right-of-way.

2.4. Sound Walls: Noise abatement projects involving the construction or improvement to sound walls are only eligible for Transportation Surtax funding if the requested sound wall: (1) (a) is part of an Eligible Municipal Project involving the addition of through lanes to an existing roadway; (b) alters the roadway alignment significantly; or (c) involves the construction of a new roadway; and (2) is also consistent with any applicable written County and FDOT policies as well as the criteria outlined in the version of the Florida Greenbook in effect at the time the project design and construction work are being performed.

2.5. Fiber-Optic Improvements/Real-time Transportation Signage: A proposed Eligible Municipal Project relating to the installation or improvement to real-time transportation signage (e.g., traffic warnings, notifications of roadway closures, etc.) that involves fiber-optic improvements or connections is eligible for Transportation Surtax funding only if access to the fiber-optic system has received written approval from all entities that are responsible for maintaining and operating that fiber-optic system.

2.6. Landscaping: Landscaping improvements are only eligible if within the public road right-of-way immediately adjacent to the road improvement project at issue. Such landscaping improvements may be a component of a Municipal Capital Project that included phases that were funded earlier with Transportation Surtax funds and/or different funding source.

2.7. Parking: Improvements used for park-and-ride (or other transit-oriented development parking) that serves the public are eligible, provided that any parking fees charged that exceed the actual costs of operating and maintaining the facility may only be utilized for transportation-related improvements within the applicable Municipality and provided such improvements, if Transportation Surtax funding had been sought, would have been eligible for Transportation Surtax funding.

2.8. ADA Accommodations: Components of Eligible Municipal Projects involving improvements to roads for purposes of ADA compliance are eligible for Transportation Surtax funding.

2.9. Safety Assets: Proposed Eligible Municipal Projects involving traffic calming improvements (i.e., speed control devices or improvements that otherwise comply with Applicable Law other than cameras used to issue citations) on a public road or right-of-way are eligible.

2.10. Decorative Elements/Functional Public Art: Proposed Eligible Municipal Projects that include decorative elements and/or functional public art (e.g., pavers for crosswalks, decorative wayfinding signage for roads, decorative sidewalk benches, artistic road lights, decorative shade structures over sidewalks or public transit shelters, etc.) are eligible for partial Transportation Surtax Funding in an amount equal to the cost of the standard, nondecorative/nonartistic alternative for design and/or construction (as applicable), and provided that Municipality's engineer of record attests in writing that the decorative/functional public art component has a useful life that is at least as long as the standard, nondecorative/nonartistic alternative. Municipalities are encouraged to coordinate the inclusion of decorative elements and/or functional public art components with applicable County agencies (e.g., the Cultural Division, the Public Works Department, etc.).

ARTICLE 3. STATUS AND TERMINATION OF CYCLE 1 RANKED PROJECTS

As of the Effective Date, the Cycle 1 Ranked Projects shown on Exhibit A are not currently under a Surtax Funding Agreement. MAP Administration may, in its discretion, after consultation with the affected Municipality, terminate any such project unless, within ninety (90) days after the Effective Date, Municipality and County have entered into a Surtax Funding Agreement for that project. MAP Administration shall provide the Municipality with at least thirty (30) days' advance written notice of any intention to terminate a Cycle 1 Project pursuant to this section.

Should Municipality believe it has good cause for an extension beyond the ninety (90) day period provided for in this section and disagree with MAP Administration's decision to terminate a

project, Municipality may seek an extension from the County Administrator for up to an additional ninety (90) day period. To exercise this right to seek an extension for such projects, Municipality must provide written notice to MAP Administration between the date it receives the written notice of MAP Administration's intent to terminate but prior to the effective date of termination. Municipality's written request for additional time must include all supporting documentation Municipality believes should be considered as part of the request and must be received by MAP Administration at least fifteen (15) days prior to the noticed date of termination; if such a request and supporting documentation is timely received, the cancellation will be suspended pending consideration of the request by the County Administrator, whose decision regarding the extension request shall be final and not subject to further review. If the County Commission amends the Transportation Surtax Ordinance to authorize the Oversight Board to perform the functions of County Administrator set forth in this section regarding review and consideration of extension requests, all references to the County Administrator in this section relating to extension requests shall be automatically replaced with "Oversight Board."

Notwithstanding the foregoing, any Cycle 1 Ranked Project not under a Surtax Funding Agreement that was completed by a Municipality with a funding source other than the Transportation Surtax may be terminated by MAP Administration at any time with at least thirty (30) days' written notice to Municipality, and such termination shall not be subject to further review or consideration.

All appropriated funds from Cycle 1 Ranked Projects terminated pursuant to this section will be reallocated to Municipalities for Eligible Municipal Projects in the next Fiscal Year as part of the Adopted Municipal Transportation Surtax Funding. Such reallocated funds have already counted towards a prior Fiscal Year's Minimum Annual Guarantee and shall therefore not count towards County's Minimum Annual Guarantee obligations for the next Fiscal Year.

All existing Cycle 1 Ranked Projects shall no longer be eligible to receive separate cost escalation funding from County and the contingency provisions in Section 4.4.4 shall apply.

ARTICLE 4. ELIGIBLE MUNICIPAL PROJECTS AND FUNDING PRIORITIES

4.1. Funding Priorities. Each Fiscal Year, and subject to County's commitment to provide Municipalities at least the Minimum Annual Guarantee, County will advise Municipalities in writing of the Adopted Municipal Transportation Surtax Funding for the upcoming Fiscal Year and the method by which such funding will be divided between the various types of Eligible Municipal Projects, based on the following prioritization:

- **Fiscal Years 2026-2029**
  - **Priority 1**: Community Shuttle as described in Section 4.2. below.
  - **Priority 2:** Existing Eligible Municipal Projects contained in then-current Municipal Five-Year Plan.
  - **Priority 3:** Formula-based Funding for Municipal R&M Projects and On-Demand Transportation Services as described in Section 4.3. below.
  - **Priority 4:** Grant Match Program as described in Section 4.5 below.

- **Fiscal Years 2030-2033**
  - **Priority 1:** Community Shuttle as described in Section 4.2 below.
  - **Priority 2:** Municipal Capital Project Tails as described in Section 4.4 below.
  - **Priority 3:** Formula-based Funding for Municipal R&M Projects and On-Demand Transportation Services as described in Section 4.3 below.
  - **Priority 4:** Grant Match Program as described in Section 4.5 below.

- **Fiscal Years 2034-2048**
  - **Priority 1:** Community Shuttle as described in Section 4.2 below.
  - **Priority 2:** Formula-based Funding for Municipal R&M Projects and On-Demand Transportation Services as described in Section 4.3 below.
  - **Priority 3:** Grant Match Program as described in Section 4.5 below.
  - **Priority 4:** New Municipal Capital Projects as described in Section 4.4 below.

Notwithstanding the prioritization schedule above or any other provision of this 2025 ILA, County shall have no obligation to fund the Municipalities any amounts over the Minimum Annual Guarantee in any Fiscal Year.

4.2. Community Shuttle**.**

4.2.1. Community Shuttle Funding. A portion of the Transportation Surtax Proceeds will be used to directly fund the applicable Municipalities for the operating, maintenance, and capital costs of existing, expanded, and new Community Shuttle in the amounts provided for in separate Community Shuttle interlocal agreements between each Municipality and County. Funding of Community Shuttle from Transportation Surtax Proceeds is not subject to an evaluation or ranking process (whether by County or any County vendor). Unless otherwise agreed in writing by County, to be eligible for Transportation Surtax Proceeds, a Municipality's Community Shuttle must meet or exceed the minimum passengers per revenue service hour per route or such other County-imposed standards for the applicable Fiscal Year(s). County may, in its sole discretion, modify these standards based on future population and ridership and future County needs. County's Transportation Department participates in the administration of the Community Shuttle program and allocated Community Shuttle funding is included in the Transportation Department's annual Fiscal Year budget. County may suspend minimum ridership standards at any time because of interruptions due to hurricane, other natural disasters, or other unexpected conditions, as deemed appropriate by the County Commission.

4.2.2. Joint Municipal Community Shuttle. Subject to written approval by County's Transportation Department's Director or their written designee, Municipalities may jointly develop a Community Shuttle that crosses municipal jurisdictions. For such joint Municipal Shuttle programs, the written agreement with County must include all

participating Municipalities as parties but will identify one (1) Municipality as the primary administrator and main point of contact for that joint Community Shuttle program.

4.3. Formula-based Funding for Municipal R&M Projects/On-demand Transportation Services.

4.3.1. Purpose of Formula-based Funding. The goal of formula-based funding as set forth herein ("Formula-based Funding") is to ensure that each Municipality receives funding every year to be utilized: (a) to supplement (and not to supplant) their existing municipal budgets for Municipal R&M Projects; and/or (b) for On-demand Transportation Services, in accordance with this 2025 ILA.

4.3.2. Annual Formula-based Funding. Commencing for Fiscal Year 2026 and continuing for each Fiscal Year through Fiscal Year 2033, County will determine the amount of and set aside Formula-based Funding from available Transportation Surtax funds based on amounts appropriated but unused from previous years' Eligible Municipal Projects (e.g., differential between contracted amounts for Community Shuttle and amount actually expended, cost savings on projects that were completed under budget, etc.). For Fiscal Year 2034 through Fiscal Year 2048, Formula-based Funding shall be set at sixty percent (60%) of the remaining Adopted Municipal Transportation Surtax Funding after deducting the full maximum contracted amount for all Municipalities' Community Shuttle. For each Fiscal Year, Formula-Based Funding will be allocated among the Municipalities based on the number of Centerline Miles in each Municipality as identified in the most recent report from FDOT. The distribution of Formula-based Funding for Fiscal Year 2026 (which is based on Fiscal Year 2023 reporting to FDOT) is shown on Exhibit B. Each Fiscal Year, on or about July 31, County will advise Municipalities of County's then-known best estimate of Formula-based Funding that each Municipality will be eligible to receive for Municipal R&M Projects and On-demand Transportation Services for the upcoming Fiscal Year.

4.3.3. Minimum Requirements for Formula-based Funding for Municipal R&M Projects. Formula-based Funding that a Municipality elects to use for Municipal R&M Projects is intended to supplement, and not supplant, the amounts Municipality already spends from non-Transportation Surtax revenue sources for such activities. Supplanting occurs when a Municipality reduces its use of non-Transportation Surtax funds for activities that would otherwise qualify as a Municipal R&M Project because Transportation Surtax funds are available (or expected to be available) to fund that same project or activity. Supplementing occurs when Transportation Surtax funds are provided to a Municipality for Municipal R&M Projects to enhance existing projects, to undertake new projects, or accelerate projects planned in future Fiscal Years. Contemporaneous with a Municipality's submission of its list of proposed Municipal R&M Projects each Fiscal Year, Municipality shall, through its Municipal Single Point of Contact or another individual specifically authorized by the Municipality's elected body, represent and warrant in writing to County that Formula-based Funding for Municipal R&M Projects will not be used to supplant non-Transportation Surtax projects approved and/or adopted in the Municipality's budget. County may annually audit each Municipality's compliance with the requirements of this

section. A Municipality using the Formula-based Funding for Municipal R&M Projects that are currently budgeted may be evidence of supplanting. If County determines at any time that any Municipality has utilized Formula-based Funding to supplant funding for activities from non-Transportation Surtax funding, then County may, in the County Administrator's discretion, withhold future Formula-based Funding up to the amount determined to have been supplanted in the applicable Fiscal Years(s). If circumstances outside the reasonable control of Municipality render it unable to meet the requirements contained in this section in a given Fiscal Year (e.g., change in law regarding ad valorem taxation; act of God causing emergency expenditure of non-Surtax dollars by Municipality such as a hurricane or tropical storm; etc.), or if a Municipality believes that other good cause exists for it to be able to use Formula-based Funding for a Fiscal Year for a Municipal R&M Project that is in that Municipality's adopted budget for that same Fiscal Year , Municipality may request in writing from the County Administrator to have the requirements contained in this section waived or modified for that Fiscal Year, which waiver or modification may be granted or denied, in whole or in part, in the County Administrator's sole discretion.

4.3.4. Application, Review, and Approval of Municipal R&M Projects. Within thirty (30) days after County provides Municipalities with the amounts for Formula-based Funding for the upcoming Fiscal Year, each Municipality must submit, on a form approved by MAP Administration, a list of proposed Municipal R&M Projects on which Municipality intends to utilize its Formula-based Funding for the upcoming Fiscal Year. The list must include at least the following details for each proposed Municipal R&M Project: (i) a description of the geographic areas of the project; (ii) the anticipated start and completion date of work to be performed in connection with the project; (iii) the proposed CBE commitment for the project, which shall be at least the minimum requirements provided for in this 2025 ILA; and (iv) such other details as may be requested by MAP Administration. Upon receipt of the list, County will review the proposed projects for eligibility pursuant to Section 212.055(1)(d), Florida Statutes, and this 2025 ILA, and to determine whether the projects or proposed timing will create negative impacts, including but not limited to potential conflicts with other proposed or ongoing projects (whether municipal, county, state, or federal). Within sixty (60) days after receipt of each Municipality's list, MAP Administration shall notify Municipality, in writing, if (a) the projects are approved as submitted (in which case MAP Administration shall advise what the CBE goals, if any, are required for the project(s)); (b) the projects have been found statutorily eligible or ineligible (in whole or in part) for Transportation Surtax funding; and/or (c) a conflict with another project exists. If a proposed project is deemed statutorily ineligible for funding or a conflict with another project exists, MAP Administration will advise Municipality that it may either delay the commencement date or submit a replacement project (as applicable).

4.3.5. Deferral of Formula-based Funding for Municipal R&M Projects. A Municipality may elect, in any given Fiscal Year, to defer receipt of its Formula-based Funding for Municipal R&M Projects to allow it to receive a larger sum in such later Fiscal Year and

permit it to perform larger Municipal R&M Projects. A Municipality that wishes to defer its Formula-based Funding pursuant to this section must provide MAP Administration with written notification of its intention to defer within sixty (60) days after County notifies Municipality of its Formula-based Funding amount for that Fiscal Year; election to defer does not alleviate Municipality's obligation to timely provide the project details required in Section 4.3.4 above in the Fiscal Year it intends to use the deferred funding. Municipality may, with timely notice to MAP Administration, defer its Formula-based Funding for Municipal R&M Projects for up to three (3) consecutive Fiscal Years. Deferral requests for more than three (3) consecutive Fiscal Years and up to five (5) consecutive Fiscal Years are subject to review and approval of the County Administrator, in their discretion. No Municipality may seek a deferral of Formula-based Funding for more than five (5) consecutive Fiscal Years after the Fiscal Year that Municipality was scheduled to receive such funding. Deferred funds that would otherwise have been allocated to Municipality for R&M Projects but for Municipality's deferral request will be held by County until the Fiscal Year following the deferral period. Such deferred funds will be counted towards the Minimum Annual Guarantee in the Fiscal Year(s) the funds would have been paid to the Municipality but for the deferral request and shall not count towards the Minimum Annual Guarantee in the Fiscal Year(s) such amounts are paid as a result of the deferral request. Deferrals pursuant to this section shall affect only the timing of Municipality's receipt of the Formula-based Funding and shall not impact the amounts allocated to Municipality pursuant to Section 4.3.2. above.

4.3.6. On-demand Transportation Services. Each Municipality shall have the discretion to utilize all or some of its annual Formula-based Funding for On-demand Transportation Services as it deems appropriate, subject to Municipality entering into a written agreement with the On-demand Transportation Service provider and further subject to meeting the eligibility criteria and other requirements stated in this 2025 ILA and the provisions of this section:

4.3.6.1. A Municipality with an existing Community Shuttle may not terminate or reduce the services associated with that program and replace it with On-demand Transportation Services except with the prior written consent of County's Transportation Department Director or written designee, and until after all vehicles purchased for Municipality's Community Shuttle program (including any applicable joint Community Shuttle program) have met or exceeded the minimum useful life expectancy under applicable Federal Transportation Administration ("FTA") regulations and guidelines (currently five (5) years in service and at least two hundred fifty thousand (250,000) miles).

4.3.6.2. Municipality represents and warrants that its agreements with any On-demand Transportation Services provider and all vehicles used by such provider will at all times comply with all Applicable Law, including without limitation all FTA drug and alcohol testing requirements for transit operators, the ADA, and (to the extent applicable) Florida law regarding the operation of low-speed vehicles. In

addition, Municipality agrees that each contract it enters into with an On-demand Transportation Services provider includes a requirement that the provider obtain and maintain automobile business liability insurance (including owned, hired, non-owned, scheduled) in an amount not less than one million dollars ($1,000,000) per occurrence for property damage and not less than one million dollars ($1,000,000) per occurrence for bodily injury, with both Municipality and County named as additional insureds under such policies.

4.3.6.3. Prior to the commencement of On-demand Transportation Services funded by Transportation Surtax Proceeds, each Municipality shall provide County, on a form approved by MAP Administration, the name of each On-demand Transportation Services provider with which it has contracted to perform such services, a copy of the contract with such provider, the provider's Certificate of Insurance, and such other information as may be requested by MAP Administration.

4.3.6.4. Each Municipality utilizing Transportation Surtax Proceeds to provide On-demand Transportation Services is solely responsible for administering all contracts it has entered with providers of such services and shall, to the maximum extent allowable under Applicable Law, indemnify, defend, and hold County harmless from all claims, causes of action, and damages of any kind associated with such On-demand Transportation Services.

4.3.7. Payment of Formula-based Funds; Return of Unused Funds. Except if a Municipality has elected to defer receipt of Formula-based Funding for a specific Fiscal Year as provided for in Section 4.3.5, each Municipality will receive its annual Formula-based Funds, in full, within forty-five (45) days after County's approval of Municipality's list of proposed Municipal R&M Projects and On-demand Transportation Services (if applicable). If a Municipality does not wish to receive advance funding and would rather receive its Formula-based Funding quarterly throughout the Fiscal Year on a reimbursement basis, the Municipality may make such request in writing to the County Administrator, who shall have the authority, in their discretion, to approve or reject such request. If a Municipality does not fully encumber all Formula-based Funds in a single Fiscal Year (i.e., not committed to an approved project already under contract), within thirty (30) days after the issuance of Municipality's annual comprehensive financial report, Municipality shall notify the County in writing regarding the status of such unencumbered funds and may request to have those unencumbered funds rolled over to the next Fiscal Year so that the project(s) on which such funds were intended to be used can be completed. The County Administrator, upon receipt of the Municipality' request, may either approve the rolling over of such funds to the same project, which must be completed within the next Fiscal Year, or direct in writing that such unencumbered funds be returned to County within sixty (60) days of such written direction, and such funds may be reallocated by County towards approved Municipal R&M Projects and On-demand Transportation Services for the next Fiscal Year (e.g., a refund of Formula-based Funding

received for Fiscal Year 2026 may be requested by the Municipality for Municipal R&M Projects and On-demand Transportation Services for Fiscal Year 2027).

4.3.8. Small Municipality Formula-based Funding Enhancement. A Municipality that has less than or equal to one percent (1%) of Centerline Miles within Broward County and does not, as of the Effective Date, have a Community Shuttle operating within the Municipality, may elect, at any time, to permanently waive for the term of this 2025 ILA the ability to seek funding for Community Shuttle, the Grant Match Program, and for New Municipal Capital Projects. Such waiver must be in writing, approved by the elected body of Municipality, and delivered to MAP Administration. Should a Municipality provide County with such a waiver, that Municipality's annual Formula-based Funding amount will be increased by an amount equal to the percentage of Centerline Miles owned by that Municipality, divided by the total number Centerline Miles within all Municipalities, and then multiplied by the total amount funded that Fiscal Year for Municipal R&M Projects, On-demand Transportation Services, and the Grant Match Program. For example, if Municipality has 0.5% of the Centerline Miles located within all Municipalities within Broward County, and $40 million is allocated that Fiscal Year for Municipal R&M Projects and On-demand Transportation Services and the Grant Match Program, the increase in Municipality's Formula-based Funding for that Fiscal Year will be $200,000 (i.e., $40 million x 0.5%).

4.4. Funding of Municipal Capital Projects and Municipal Capital Project Tails.

4.4.1. Municipal Capital Projects with Existing Surtax Funding Agreements. Municipalities seeking funding for the next phase(s) of previously approved Municipal Capital Projects that are included in the current or prior Municipal Five-Year Plans and that are already under a Surtax Funding Agreement as of the Effective Date must enter into a new Surtax Funding Agreement that will govern all future phases of that project.

4.4.2. Municipal Capital Projects without a Surtax Funding Agreement. Municipal Capital Projects that have not been the subject of a Surtax Funding Agreement prior to the Effective Date must have a fully executed Surtax Funding Agreement in order to be funded with Transportation Surtax Proceeds.

4.4.3. Municipal Capital Project Tails. Municipal Capital Projects that were approved for planning or design phases prior to the Effective Date, and for which subsequent phases were not included in any Municipal Five-Year Plan prior to the Effective Date, will be prioritized for funding of subsequent phases in future Fiscal Years, subject to the processes described in this section. A list of these projects and currently recommended funding amounts is attached as Exhibit C. Each Fiscal Year, MAP Administration will conduct a readiness review of the projects identified in Exhibit C and identify which

projects are able to receive funding and identify the anticipated Fiscal Year in the Five-Year Plan in which funding will be provided.

4.4.4. Municipal Capital Project Contingency; Cost Escalation. Municipal Capital Project Contingency will only apply to or be available to fund construction-phase Municipal Capital Projects. Contingency amounts included in any Surtax Funding Agreement will be part of the maximum not-to-exceed Transportation Surtax funding amount for that phase of the project, inclusive of any Transportation Surtax funding rolled over from previous phases. A Municipality may request that additional Municipal Capital Project Contingency be added to a Surtax Funding Agreement above and beyond the maximum not-to-exceed amount of Transportation Surtax funding awarded for the project during the negotiation of the Surtax Funding Agreement. If there are appropriated but unallocated Transportation Surtax Funds within the Adopted Municipal Transportation Surtax Funding, the County Administrator may, in their sole discretion and on a case-by-case basis, agree to include in the Surtax Funding Agreement a line item for Municipal Capital Project Contingency up to a maximum amount not-to-exceed twenty-five percent (25%) of the Transportation Surtax-funded portion of the Municipal Capital Project. The Transportation Surtax funds associated with Municipal Capital Project Contingency are payable on a reimbursement basis and may only be requested by Municipality after all work on the applicable project has been completed, as documented by final invoices for the project and certifications of completion from Municipality (including attestations from Municipality's project manager or engineer of record on the applicable project).

4.5. Grant Match Program. Commencing in Fiscal Year 2026 and continuing each subsequent Fiscal Year through Fiscal Year 2033, subject to the prioritization schedule shown in Section 4.1, County may allocate a portion of Adopted Municipal Transportation Surtax Funding towards a Grant Match Program. For Fiscal Year 2034 through Fiscal Year 2048, Grant Match Program funding shall be set at forty percent (40%) of the Adopted Municipal Transportation Surtax Funding after deducting the full maximum contracted amount for all Municipalities' Community Shuttle. The purpose of the Grant Match Program is to allow Municipalities to seek Transportation Surtax funds for use toward required local match amounts in connection with state or federal grant funding or appropriations for otherwise Eligible Municipal Projects. In addition to all other requirements contained in this 2025 ILA, the following shall apply to the Grant Match Program:

4.5.1. Each Municipality seeking funding from the Grant Match Program for an Eligible Municipal Project shall submit an application to MAP Administration providing details of the proposed Eligible Municipal Project for which funding is sought including, without limitation: (a) the geographic area where the project will be constructed; (b) the proposed start and completion date of the project; (c) the state or federal grant program or appropriation; (d) a copy of the grant application or notice of funding award (if applicable); and (e) such other information as MAP Administration may require.

4.5.2. Each proposed project is subject to County review for eligibility under Section 212.055(1)(d), Florida Statutes, and this 2025 ILA.

4.5.3. Approval may be subject to confirmation that the proposed project does not create deleterious competition to a project actively supported by County.

4.5.4. Each Municipality shall only be able to apply for funding from the Grant Match Program one (1) time each Fiscal Year. Multiple Municipalities may apply jointly for funding from the Grant Match Program for projects that are located within their collective jurisdictions. A joint application shall count as an application by each Municipality participating in the joint project.

4.5.5. To be eligible for funding through the Grant Match Program, the Municipality (or Municipalities, if a joint project) must pledge to fund at least twenty-five percent (25%) of the required local match from non-Transportation Surtax Funds.

4.5.6. Depending on availability of funds, County may, at the beginning of each Fiscal Year, establish and notify Municipalities of a per-project limit on match funding from the Grant Match Program.

Funding from the Grant Match Program is generally available on a first-come/first-served basis throughout the Fiscal Year. Funding from the Grant Match Program in the amount requested by each Municipality will be encumbered upon MAP Administration's approval of a completed Grant Match Program application. Municipality must notify MAP Administration in writing regarding the status of their grant or appropriation application no later than thirty (30) days after notices of award are announced by prospective grantors. If a Municipality is not awarded the state or federal grant or appropriation during that grant or legislative cycle, the Grant Match Program approval will be deemed cancelled and the encumbered funds will be made available to other Municipalities that wish to apply for funding from the Grant Match Program. If a Municipality receives a reduced amount of the grant or appropriation, the funding from the Grant Match Program will be reduced in a proportionate amount.

If Municipality is awarded a grant or appropriation for the Eligible Municipal Project and will receive funding from the Grant Match Program, in addition to all other obligations contained in the grant or appropriation agreement, Municipality must comply with all other requirements of this 2025 ILA in connection with its receipt of Transportation Surtax funding for that project, including the obligation to enter into a Surtax Funding Agreement for the project. To the extent there is any express, direct conflict between (a) the terms of this 2025 ILA and/or a Surtax Funding Agreement and (b) the requirements contained in any state or federal grant or appropriation (e.g., prohibitions or limitations on CBE or other County ordinance, etc.), the requirements of the federal or state grant or appropriation shall govern.

Commencing in March of each Fiscal year, MAP Administration will review the status of all previously approved Grant Match Program funding requests and cancel approvals of Grant Match Program funding under the following circumstances: (i) the grant or appropriation was not

awarded to the applicable Municipality; (ii) the Municipality's project was selected for the grant/appropriation but the award level is insufficient to allow the project to move forward without additional (and unavailable) non-Surtax funds from the Municipality; or (iii) the grant program ends without making an award. If a Grant Match Program approval is canceled, the Transportation Surtax funds associated with the County grant for that project will be unencumbered and be made available for other Eligible Municipal Projects, as more fully described in Section 4.6 below.

4.6. Unencumbered Grant Match Program Funds; New Municipal Capital Projects.

If approved Grant Match Program funding is unencumbered as provided in Section 4.5 above, MAP Administration will periodically notify the BCCMA in writing of the amount of funding that has become unencumbered and request that the BCCMA provide a written response regarding how such unencumbered funds should be utilized during the next Fiscal Year (i.e., reapplied to the Grant Match Program, used for additional Formula-based Funding for Municipal R&M Projects and On-demand Transportation Services, or dedicated to fund New Municipal Capital Projects through a competitive application process). If the BCCMA does not provide a written response to MAP Administration within sixty (60) days after receipt of the notice regarding the unencumbered funds, the County Administrator may, in their discretion, determine the disposition of such funds for Eligible Municipal Projects for the next Fiscal Year.

If the BCCMA advises that it wishes to have the unencumbered funds used to pay for New Municipal Capital Projects through a competitive application process, the BCCMA and MAP Administration will collaborate to establish the timeline for submission of such applications, the criteria to be utilized by the BCCMA to rank such applications, and any other material aspects of the program. The details regarding the application process and program will be distributed to all Municipalities at least sixty (60) days prior to the deadline for applications. All applications will be reviewed by County for eligibility for Transportation Surtax Funding pursuant to Section 212.055(1)(d), Florida Statutes, and the terms of this 2025 ILA. After eligibility determinations are made and the BCCMA completes its ranking process, the BCCMA shall provide the County Administrator with its list of recommended New Municipal Capital Projects. Any Municipality recommended for a New Municipal Capital Project that is ultimately approved by the County Commission for Transportation Surtax funding must enter into a Surtax Funding Agreement to receive Transportation Surtax funding.

ARTICLE 5. DISTRIBUTION OF TRANSPORTATION SURTAX PROCEEDS

5.1. County's Minimum Annual Guarantee; Project Funding; Annual True-Up.

5.1.1. For each Fiscal Year, the annual amount of Transportation Surtax appropriated for Eligible Municipal Projects shall be no less than the Minimum Annual Guarantee for the applicable Fiscal Year. Notwithstanding anything else stated in this 2025 ILA, the Parties acknowledge and stipulate that County has no obligation to fund Eligible Municipal Projects in any Fiscal Year in excess of the Minimum Annual Guarantee. In addition, the

Parties acknowledge and stipulate that County may in any Fiscal Year, without any further condition and in its sole discretion, utilize Transportation Surtax Proceeds in excess of the Minimum Annual Guarantee amount allocated to the Municipalities for that Fiscal Year to fund Eligible Municipal Project(s), whether or not the project(s) were ever ranked by the BCCMA and regardless of any ranking priority that had previously been assigned to the project(s). Further, the Parties agree that: (i) any Eligible Municipal Project's previous ranking does not apply to Municipal Capital Projects or Municipal R&M Projects that County elects to fund in excess of the Minimum Annual Guarantee; and (ii) County has complete discretion to fund any such Eligible Municipal Projects in excess of the Minimum Annual Guarantee if, and on such terms and conditions, that County chooses.

5.1.2. Each Fiscal Year, County shall perform an Annual True-Up comparing (i) the Adopted Municipal Transportation Surtax Funding for the previous Fiscal Year against (ii) the actual Transportation Surtax Proceeds received by County and (iii) the actual amount paid out to Municipalities for Eligible Municipal Projects.

5.1.2.1. If, as a result of the Annual True-Up, County determines that County received less Transportation Surtax Proceeds than anticipated and, as a result, the Adopted Municipal Transportation Surtax Funding paid to Municipalities in a Fiscal Year was more than the percentage of Transportation Surtax Proceeds that County advised Municipalities was committed by County to Municipalities for that Fiscal Year (such amount being the "Overpayment Amount"), County may, in the County Administrator's discretion, reduce the Adopted Municipal Transportation Surtax Funding in the next Fiscal Year or delay funding for Municipal Capital Projects (where: (a) a Surtax Funding Agreement for a construction phase has not been executed; or (b) the Municipality has not completed its solicitation or no Notice of Proceed to a contractor has been issued) until a future Fiscal Year, or a combination of both, provided the total amounts reduced or delayed does not exceed the Overpayment Amount. For example, if County anticipated to receive $500 million in Transportation Surtax Proceeds for Fiscal Year 2025, and County committed 10% ($50 million) to Municipalities for that Fiscal Year (so the Adopted Municipal Transportation Surtax Funding was budgeted at $50 million), and upon completing the Annual True-Up in April/May 2026, County determined that only $480 million in Transportation Surtax Proceeds were actually received by County in Fiscal Year 2025, County may reduce the Adopted Municipal Transportation Surtax Funding in Fiscal Year 2027 by the Overpayment Amount of $2 million).

5.1.2.2. If, as a result of the Annual True-Up, County determines that either (i) more Transportation Surtax Proceeds were received by County than anticipated; or (ii) the full amount of Adopted Municipal Transportation Surtax Funding was not appropriated in that Fiscal Year for Community Shuttle and/or Eligible Municipal Projects (with the additional funds or the under-appropriated funds being the "Differential Amount"), then County, in its sole discretion, after

consultation with the BCCMA, will: (i) make funding available in the current Fiscal Year for Municipal Capital Project Contingency; and/or (ii) roll over funds to the next Fiscal Year to increase (a) the Formula-based Funding for Municipal R&M Projects and On-demand Transportation Services and/or (b) the funding of the Grant Match Program; the total additional funding available in the current Fiscal Year and the roll over funds to the next Fiscal Year shall not exceed the Differential Amount. For example, if County anticipated receiving $500 million in Transportation Surtax Proceeds for Fiscal Year 2025, and committed 10% ($50 million) in Transportation Surtax Proceeds to Municipalities for that Fiscal Year, and upon completing the Annual True-Up in April/May 2026, County determined that $520 million in Transportation Surtax Proceeds was actually received in Fiscal Year 2025, County may add funding in Fiscal Year 2026 to Municipal Capital Project Contingency and/or increase the Adopted Municipal Transportation Proceeds in Fiscal Year 2027, up to an aggregate total of $2 million. Any increase in funding to Municipalities due to the Annual True-Up shall not count towards the Minimum Annual Guarantee for the Fiscal Year in which the increase is made.

5.1.3. Upon a written request from a Municipality, County in its sole discretion may apply previously approved funding for a designated phase (i.e., planning and design) of an Eligible Municipal Project previously approved (whether during the term of this 2025 ILA or an earlier version of the ILA) to another phase of the same project (i.e., design or construction) if the following conditions are met: (i) the previously recommended phase(s) are completed or other circumstances render Transportation Surtax funding of those phase(s) futile (e.g., the phase was funded with non-Transportation Surtax funds); (ii) the replacement phase to be funded has been deemed by County to be statutorily eligible for Transportation Surtax funding; and (iii) Municipality demonstrates to MAP Administration that it has committed sufficient non-Transportation Surtax funds necessary to complete the replacement project phase. The funding amount previously approved for the replaced phase is the maximum amount that County will apply to the replacement phase. Any funding reallocated pursuant to this section shall be counted towards County's Minimum Annual Guarantee obligations for the applicable Fiscal Year that such funding was originally allocated.

5.1.4. The timing and process of funding any Eligible Municipal Project shall be consistent with Applicable Law, including Section 129.01, Florida Statutes. Transportation Surtax Proceeds shall not be utilized to fund any Eligible Municipal Project unless County has determined the project is legally eligible for funding with Transportation Surtax Proceeds. Notwithstanding anything in this 2025 ILA to the contrary, Transportation Surtax Proceeds may not be used to fund: (i) an Eligible Municipal Project submitted by a municipality that is not a party to this 2025 ILA; or (ii) any project (or element of a project) that is determined to be statutorily ineligible to be funded with Transportation Surtax Proceeds.

5.1.5. Reimbursements to Municipalities for Eligible Expenditures. Except for Formula-based Funding provided to Municipalities in accordance with this 2025 ILA, all other payments to Municipalities will be based on the funding schedule provided for in the applicable Surtax Funding Agreement (which may include advance funding and/or reimbursement-based funding). To the extent permissible under Applicable Law, the Surtax Funding Agreement may be executed after Municipality has expended non-Surtax funds on an Eligible Municipal Project but must be executed before County provides any Transportation Surtax funds for the Eligible Municipal Project, and the applicable Surtax Funding Agreement shall govern the eligibility (if any) of Municipality's earlier expenditures for reimbursement. Funding shall be limited to the funds budgeted and allocated for that project in the then-current Fiscal Year, as distributed by County consistent with this 2025 ILA.

5.2. County's Annual Budget and Five-Year Plan.

5.2.1. Minimum Annual Guarantee Satisfaction through Fiscal Year 2025. The Parties agree and stipulate that to the best of each Party's knowledge, funding allocated by County for Eligible Municipal Projects through the Effective Date meets all Minimum Annual Guarantee obligations through Fiscal Year 2025.

5.2.2. Fiscal Year Budgets and Five-Year Plans for Fiscal Year 2026 through 2033. For Fiscal Year 2026 and continuing through Fiscal Year 2033, in the normal course of County's annual budget and capital improvement planning process, County will, through the County Commission acting within its discretion, allocate funding for projects funded by the Transportation Surtax for the then-current Fiscal Year and approve a Five-Year Plan, including Eligible Municipal Projects and County projects planned to utilize Transportation Surtax funding.

5.2.3. County Commission Approval; Allocation for Eligible Municipal Projects. Through and including Fiscal Year 2033, MAP Administration will develop a proposed Municipal Five-Year Plan that includes at least the Adopted Municipal Transportation Surtax Funding, consistent with prior rankings made under the Second Amendment (subject to this 2025 ILA and any subsequent amendments) and County funding recommendations for the applicable Fiscal Years. MAP Administration will notify the BCCMA and Municipalities of County's proposed Municipal Five-Year Plan and the recommended municipal Transportation Surtax program for the applicable timeframe. As used in this 2025 ILA, an Eligible Municipal Project (including, as applicable, the designated phase of an Eligible Municipal Project) is "funded" when the allocation of funding for the Eligible Municipal Project (or the designated phase, as applicable) is included in County's adopted budget for that Fiscal Year. A list of all municipal Transportation Surtax funded projects (Municipal Capital Projects and Municipal R&M Projects) for Fiscal Years 2020 through 2029 are attached as Exhibit D.

5.2.4. County's Discretion to Reorder Funding of Eligible Municipal Projects. The Parties agree and stipulate that County, with written approval of the County Administrator or their written designee, under the circumstances set forth herein, may deviate from rankings of Eligible Municipal Projects to accelerate or delay funding of an Eligible Municipal Project for the applicable Fiscal Year with the goal of ensuring Transportation Surtax Proceeds are utilized legally, responsibly, efficiently, and with the least disruption to visitors, residents, and businesses. Deviations from rankings of Eligible Municipal Projects in one Fiscal Year shall not operate to automatically modify the order of priority for funding of Eligible Municipal Projects in any subsequent Fiscal Year, which decision shall remain with the County Administrator or their written designee and subject to the provisions of this section. If County uses its discretion pursuant to this section in any Fiscal Year, it shall provide written notice to the impacted Municipality(ies) of such deviation and the reason(s) for such deviation and commit to promptly fund any delayed Eligible Municipal Project(s) once the reason(s) for the deviation as stated in County's written notice are resolved, subject to the availability of Transportation Surtax funds committed by County for the applicable Fiscal Year. The circumstances under which County may exercise its discretion pursuant to this section include but are not limited to the following:

a. Demonstrated need, documented in writing, to coordinate the construction timeline of the applicable Eligible Municipal Project and the timing of other projects that affect the same or nearby transportation elements, to avoid waste;

b. The Eligible Municipal Project is scheduled for construction funding for that Fiscal Year but is not ready for construction to commence for any of the following reasons:

(i) The Municipality does not have 100% complete, signed, sealed, design plans and required construction documents for the project;

(ii) The Municipality has not obtained the written approval necessary to construct the project from the owner(s) of the impacted road(s);

(iii) Right-of-way required to construct the project has not been acquired;

(iv) The permits required to construct the project have not been obtained;

(v) The utility relocation required for the project to begin construction work has not been completed or a utility relocation plan has not yet been approved by all applicable entities;

(vi) Design plans for the Eligible Municipal Project materially change the project in ways that impact the construction phase or otherwise impact the project's statutory eligibility, as determined by the Transportation Surtax General Counsel;

(vii) Non-Transportation Surtax funding required to construct the project is not available; or

(viii) The construction of the project requires coordination with other projects being constructed in the area.

c. The applicable Municipality(ies) fails to execute or materially breaches a Surtax Funding Agreement or this 2025 ILA;

d. The timing of a Municipality's receipt of non-Transportation Surtax funding in the form of grants and/or appropriations necessitates modifying a project schedule; and/or

e. When necessary to comply with the laws, rules, court decisions, orders, and regulations of applicable governmental authorities.

5.3. County Discretion to Terminate Funding for Municipal Capital Projects. MAP Administration may, in its discretion, terminate funding for a Municipal Capital Project, in any phase, if (i) it fails to meet the construction-ready requirements listed in Section 5.2.4. above, or (ii) Municipality fails to enter into a Surtax Funding Agreement within 180 days after (a) the project's funding is appropriated by the County Commission, and (b) all prior phases and County reviews and approvals of the project have been completed (e.g., OESBD review, etc.). If a project is terminated, it will lose its ranking and its allocated funding will become available to fund other Eligible Municipal Projects for any of the applicable Municipalities in the then-current Fiscal Year or within two (2) Fiscal Years thereafter, whether through the Formula-based Funding or by additional funding being made available to the Grant Match Program or for Municipal Capital Project Contingency (construction projects only). Such reallocated funding from terminated projects shall count towards County's satisfaction of the Minimum Annual Guarantee in the Fiscal Year in which the funding was originally intended to be spent and not in the Fiscal Year in which it was reallocated to other Eligible Municipal Projects. A Municipality may elect to resubmit for consideration, in a subsequent Fiscal Year, an Eligible Municipal Project previously terminated by County. If Municipality disagrees with MAP Administration's termination of a project pursuant to this section, Municipality may, within fifteen (15) days after MAP Administration provides written notice to Municipality of termination, provide MAP Administration with written notice of its intent to seek further review of the termination and request for up to an additional ninety (90) day extension from County to either satisfy the conditions that were the basis of the determination to terminate or have the project be placed under a Surtax Funding Agreement, as applicable. Municipality shall, within thirty (30) days after timely providing notice of its intent to seek further review, provide MAP Administration with all documentation and other materials it wishes to have considered by the County Administrator. The decision of the County Administrator

on whether to confirm the termination or provide the extension to Municipality is final. If the County Commission amends the Transportation Surtax Ordinance to authorize the Oversight Board to perform the functions of County Administrator set forth in this section regarding review and consideration of extension requests, all references to the County Administrator in this section relating to extension requests shall be automatically replaced with "Oversight Board."

5.4. County's Discretion to Deliver an Eligible Municipal Project. County may elect, at any time prior to executing a Surtax Funding Agreement for the project and with the consent of the applicable Municipality(ies) (which consent shall not be unreasonably withheld), to have County or FDOT deliver any Eligible Municipal Project. County will provide written notice to the Municipality of its intent to deliver the project. In such circumstances, the funding that would have been provided to Municipality for it to deliver the Eligible Municipal Project will be retained by County and/or paid to FDOT for the construction of the project. Notwithstanding the delivery of an Eligible Municipal Project by County or FDOT, the funding for the project will be counted toward that Fiscal Year's satisfaction of County's Minimum Annual Guarantee obligations.

5.5. Surtax Funding Agreements. For each Eligible Municipal Project, the Municipalities shall receive Transportation Surtax Proceeds from County subject to and upon execution of a Surtax Funding Agreement between County and Municipality. Transportation Surtax-funded Eligible Municipal Projects must comply with the County Business Enterprise Program (in effect at the time the Surtax Funding Agreement is executed) and include a CBE goal as determined by the Office of Economic and Small Business Development. As of the Effective Date, each Eligible Municipal Project (other than On-demand Transportation Services) shall include, to the extent permitted by Applicable Law, at least a 30% CBE commitment of the Transportation Surtax Proceeds utilized for the project, unless such requirement is determined inapplicable by the Director of County's Office of Economic and Small Business Development or is modified or waived by the County Commission. In addition to the foregoing, each Surtax Funding Agreement will include various requirements that Municipality must agree to in connection with the project, including without limitation requirements that it comply with all Applicable Law relating to the procurement of the contractor performing the work, the utilization of certain provisions contained within County's surtax-funded construction contract, obligations to provide financial and status reports regarding the project for the project's duration, adequate supporting documentation, and such other requirements as may be requested by MAP Administration.

ARTICLE 6. ADDITIONAL REQUIREMENTS

6.1. Each Municipality shall: (a) fully comply and otherwise fully cooperate with the auditing, project review, and oversight requirements stated in Section 31½-71, et seq., Broward County Code of Ordinances, as same may be amended by County; (b) ensure that all of its expenditures of Transportation Surtax Proceeds are consistent with Applicable Law and with any conditions required by the County Commission; and (c) comply with the reporting requirements stated in the applicable Surtax Funding Agreement, which may include requirements to report project financials, performance data, and deliverables, as may be prescribed by MAP Administration.

6.2. Reporting and Accounting. Each Municipality receiving Transportation Surtax Proceeds shall deposit and maintain all Transportation Surtax Proceeds in a segregated fund or account, which shall be subject to annual reporting by Municipality as part of Municipality's required independent financial audit, along with audit by County and/or the Oversight Board. Any interest earned or proceeds received by Municipality for any Transportation Surtax funds shall constitute Transportation Surtax Proceeds and may only be utilized by Municipality for Eligible Municipal Projects and in accordance with the terms of the applicable Surtax Funding Agreement. Upon prior written approval by County, Municipality may utilize other methods of separate accounting for the Transportation Surtax Proceeds provided the accounting method permits a full and complete audit of the funds.

6.3. Permitting. To limit public inconvenience and facilitate the expeditious and efficient completion of projects funded with Transportation Surtax Proceeds, for any project funded by Transportation Surtax Proceeds that is performed by County and is in whole or in part within the geographical boundaries of Municipality, that Municipality shall waive, unless prohibited by applicable state or federal law, all municipal permitting requirements, except that this requirement shall not apply to any portion of construction work performed by County that will be owned, operated, and maintained by that Municipality. This waiver shall apply to, without limitation, the requirements of permit application, permit issuance, inspections, and permitting fees. County shall be responsible for ensuring adequate plan review, inspections, and compliance with state and County standards for work performed by County. County shall waive all County permitting fees for Municipal Capital Projects and Municipal R&M Projects unless and to the extent prohibited by applicable state or federal law.

6.4. Road Closures. To the extent requested by County, each Municipality shall institute and comply with a cooperative notification program, in a format prescribed by County, that ensures County is promptly notified and promptly provided with data reasonably requested by County regarding all municipal roads in Municipality that are closed for any reason, including but not limited to construction of Eligible Municipal Projects, other construction, or flooding.

6.5. Branding and Marketing. Each Municipality shall participate in reasonable branding and marketing efforts in the manner and content prescribed by County, including but not limited to signage prominently acknowledging that the applicable projects are funded with Transportation Surtax Proceeds. Such branding and marketing shall utilize County-approved wording, logos, or other imagery that acknowledges the project contributions of County, the applicable Municipality or Municipalities, and other participating agencies, when applicable. Municipalities receiving Transportation Surtax funds must coordinate with MAP Administration regarding the type, location, and quantities of signage for each project. The costs for all construction signage, memorialized signage, and other branding and marketing materials requested by County pursuant to this section shall be paid by MAP Administration using Transportation Surtax Proceeds. County branding and marketing materials for Eligible Municipal Projects does not count towards the Minimum Annual Guarantee.

6.6. Data Collection and Sharing. To the extent requested by MAP Administration, each Municipality shall ensure that each of its projects funded in whole or in part with Transportation Surtax Proceeds includes incorporation and placement of sensors or other devices on municipal roads, rights-of-way, properties, and assets, for County-approved applications for mobility-related data collection purposes, provided such placement shall not unreasonably interfere with the aesthetics or Municipality's use of such roads, rights-of-way, properties, or assets. County shall fund the costs for any such incorporation and placement requested by County. To the extent that Municipality controls data collection from these sensors or other devices, each Municipality shall ensure the collection of data includes and is consistent with the scope, type, frequency, quantity, and format requested by County to facilitate countywide collection and utilization of transportation data. For the useful life of the applicable Eligible Municipal Project, to the extent requested by MAP Administration, each Municipality shall provide County with all access to such data, including recurring or real-time access or periodic download, as appropriate.

ARTICLE 7. GENERAL PROVISIONS

7.1. Term of Agreement. This 2025 ILA shall remain in full force and effect until all Transportation Surtax Proceeds paid by County for Eligible Municipal Projects have been fully expended by all Municipalities and ninety (90) days have elapsed after the Oversight Board has completed its review of each applicable Party's final audit.

7.2. No Impact on Future Levies. Nothing in this 2025 ILA shall impact in any way, whatsoever, any future ballot question seeking to impose, extend, or increase any levy of any surtax, or impact in any way any distribution from any such new, extended, or increased levy.

7.3. Funding Limited to Transportation Surtax Proceeds. County's funding obligations under this 2025 ILA shall be met using only Transportation Surtax Proceeds, and all funding provided by County shall be consistent with and subject to Applicable Law, including Section 129.01, Florida Statutes. Should there be a change in Applicable Law that results in the elimination or otherwise materially modifies the Transportation Surtax (e.g., a requirement that County reduce *ad valorem* taxes as a condition of keeping the Transportation Surtax, etc.), County shall have the right, in the County Commission's discretion, to terminate this 2025 ILA and any Surtax Funding Agreement then in effect, with such termination(s) effective as of the change in Applicable Law, and no further funding obligations pursuant to this 2025 ILA or the applicable Surtax Funding Agreement shall remain after the effective date of such termination. Notwithstanding the termination right referenced in the prior sentence, Surtax Funding Agreements that were executed prior to the effective date of the change in Applicable Law will not be terminated so long as the change in Applicable Law contains a "grandfathering" provision that permits County to continue funding such Surtax Funding Agreements with Transportation Surtax Proceeds through the expiration of such agreements. Any termination by County pursuant to this section shall not constitute a breach of any obligations to the Municipalities hereunder or under any Surtax Funding Agreement.

7.4. Amendment. This 2025 ILA may be amended, and such amendment shall be binding on all Parties, as follows:

7.4.1. By a written document formally approved by County and by such Municipalities that both (i) constitute a majority of Municipalities that are a Party to this 2025 ILA, and (ii) cumulatively represent more than 50% of Broward County's total population; and

7.4.2. Notwithstanding Section 7.4.1 above, no amendment that directly or indirectly: (i) creates any additional liability or obligation of any one Party (but not all Parties); (ii) disproportionately removes a right of only one Party; or (c) has a disproportionate, material adverse effect on any Party, will be effective unless it is approved by such Party (or Parties) as evidenced by the adoption of a resolution approving the amendment by that Party's (or Parties') elected body.

7.5. Governing Law, Venue, and Waiver of Jury Trial. This 2025 ILA shall be interpreted and construed in accordance with, and governed by, the laws of the State of Florida. The Parties agree that the exclusive venue for any lawsuit arising from, related to, on in connection with this 2025 ILA shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. **BY ENTERING INTO THIS 2025 ILA, EACH PARTY EXPRESSLY WAIVES ANY AND ALL RIGHTS THAT PARTY MAY HAVE TO A TRIAL BY JURY OF ANY CAUSE OF ACTION OR CLAIM ARISING FROM, RELATED TO, OR IN CONNECTION WITH THIS 2025 ILA.**

7.6. Counterparts. This 2025 ILA may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same agreement.

7.7. Further Actions. If an audit conducted in connection herewith or in connection with Chapter 31½, Broward County Code of Ordinances, documents any misspent funds or other violation of this 2025 ILA by one or more Municipalities, the Party in violation shall promptly take all reasonable and required actions to correct the violation. This provision shall survive the expiration or earlier termination of this 2025 ILA.

7.8. Notices. For a notice to a Party to be effective, notice must be sent via U.S. first-class mail, hand delivery, or commercial overnight delivery, each with contemporaneous copy via email, to the addresses listed below and shall be effective upon mailing or hand delivery (provided the contemporaneous email is also sent). The addresses for notices shall remain as set forth in this section unless and until changed by providing notice of such change in accordance with the provisions of this section.

As to County: Broward County Administrator
115 S. Andrews Avenue, Room 409
Fort Lauderdale, FL 33301
Email: mcepero@broward.org

With a copy to: Broward County Attorney
115 S. Andrews Avenue, Room 423
Fort Lauderdale, FL 33301
Email: nklitsberg@broward.org
ameyers@broward.org

As to Municipality: Manager/Administrator
Name, address, and current email provided on signature page

With a copy to: Municipal Attorney
Name, address, and current email provided on signature page

As to BCCMA: BCCMA President
Name, address, and current email provided on signature page

With a copy to: BCCMA Counsel
Name, address, and current email provided on signature page

A Party's notice address may be changed at any time by that Party giving notice of such change consistent with the requirements of this section.

7.9. Entire Agreement. This 2025 ILA constitutes the final and complete understanding of the Parties regarding the subject matter of the items addressed herein, and except as expressly provided for in this 2025 ILA, supersedes the Original ILA, the First Amendment, the Second Amendment, and all prior and contemporaneous negotiations and discussions regarding that subject matter. There is no commitment, agreement, or understanding concerning the subject matter of this 2025 ILA that is not expressly contained herein, except for those contained in Surtax Funding Agreements relating to specific Eligible Municipal Projects (whether associated with Community Shuttle, Municipal R&M Project, Municipal Capital Project, or otherwise). To the extent of any conflict between or among this 2025 ILA, the Original ILA, First Amendment, or Second Amendment, the provisions of this 2025 ILA shall prevail.

7.10. Headings. The section and subsection headings in this 2025 ILA are inserted for convenience only and shall not affect in any way the meaning or interpretation of this 2025 ILA.

7.11. Joint Preparation. The preparation of this 2025 ILA has been a joint effort of the Parties hereto, and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against any Party.

7.12. Severability. If any portion of this 2025 ILA is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective and the Parties agree to negotiate in good faith to modify the invalidated portion of this 2025 ILA in a manner designed to effectuate the intent of the Parties.

7.13. Advice of Counsel. Each Party acknowledges and agrees that it has had the opportunity to consult with and be represented by counsel of its choice in connection with the negotiation and preparation of this 2025 ILA.

7.14. Individual Liability. Except for the obligations of Municipalities to defend, indemnify, and/or hold County harmless as provided for in this 2025 ILA or in an individual agreement associated with an Eligible Municipal Project, each Party agrees and commits to fully comply with the obligations of this 2025 ILA for that Party, with each Party only being responsible for its own compliance; a default by any one Party of any obligation under this 2025 ILA shall not constitute a default by any other Party.

7.15. Waiver and Release. Each Party agrees and stipulates that as of the Effective Date, there has been no known breach, by any Party, of any right, obligation, term, or other condition of the Original ILA, the First Amendment, and/or the Second Amendment. To the extent any Party has actual knowledge of any potential claim for a breach or default under the Original ILA, the First Amendment, and/or the Second Amendment that accrued prior to the Effective Date, each Party fully waives and releases such claims against each other Party. Notwithstanding anything in this section to the contrary, this section shall not in any way impact any claims, defenses, or rights that a Party may have pursuant to a Surtax Funding Agreement that was executed prior to the Effective Date and during the effective period of the Original ILA, the First Amendment, or the Second Amendment.

7.16. Measurement of Time; Time of the Essence. All time periods referenced in this 2025 ILA shall be measured in calendar days. Time is of the essence for all Municipality obligations under this 2025 ILA.

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IN WITNESS WHEREOF, the Parties have made and executed this 2025 Amended and Restated Transportation System Surtax Interlocal Agreement (Third Amendment) on the respective dates under each signature: BROWARD COUNTY, through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the 10th day of June, 2025 (Agenda Item 65); the BCCMA, signing by and through its authorized officer or official; and each Municipality, signing by and through its authorized officer or official.

COUNTY

ATTEST:

Broward County, by and through
its Board of County Commissioners

By: _____
Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

By: _____
Mayor

____ day of _____, 20__

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600

By: _____
Nathaniel A. Klitsberg (Date)
Transportation Surtax General Counsel

NAK
Amended and Restated ILA (3rd Amendment) 5-14-25.docx
06/09/2025
#1168734.20

2025 AMENDED AND RESTATED
TRANSPORTATION SYSTEM SURTAX INTERLOCAL AGREEMENT (THIRD AMENDMENT)

CITY/TOWN/VILLAGE OF **Tamarac** through its governing body, signing by and through its _____, authorized to execute the same by action of its governing body on the _____ day of _____, 2025.

MUNICIPALITY

WITNESS:

_____
Signature of Witness

_____
Print or Type Name of Witness

_____
Signature of Witness

_____
Print or Type Name of Witness

By: _____
, Mayor

_____ day of _____, 2024

By: _____
, Municipal Manager

_____ day of _____, 2024

ATTEST:

_____
Kimberly Dillon, City Clerk

Approved as to legal form by:

_____
Hans Ottinot, City Attorney

Notices to Municipality: (name/address/ email):

Michelle J. Gomez, Mayor

7525 NW 88th Ave.

Tamarac, FL 33321

With a copy to Municipality Counsel:

Hans Ottinot, City Attorney

7525 NW 88th Ave.

Tamarac, FL 33321

2025 AMENDED AND RESTATED
TRANSPORTATION SYSTEM SURTAX INTERLOCAL AGREEMENT (THIRD AMENDMENT)

The Broward County City Managers Association, Inc., through its governing body, signing by and through its _____, authorized to execute the same by BCCMA action on the _____ day of _____, 2025.

BCCMA

WITNESS:

_____
Signature of Witness

Print or Type Name of Witness:

_____

_____
Signature of Witness

_____
Print or Type Name of Witness

By: _____
Signature

Print Name/Title:

_____

_____ day of _____, 2024

Approved as to form by:
BCCMA Counsel

_____
Signature

_____
Print Name

Notices to BCCMA: (name/address/email)

_____

_____

_____

With a copy to BCCMA Counsel:

_____

_____

_____

EXHIBIT A

Cycle 1 Municipal Capital Projects (MCP) Not Under a Surtax Funding Agreement

Project ID	FY Approved	Municipality
COOP-036	2020	Cooper City
DEER-003	2020	Deerfield Beach
LLAK-006	2020	Lauderdale Lakes
MARG-002	2020	Margate
MARG-047	2020	Margate
OAKL-007	2020	Oakland Park
PPIN-039	2020	Pembroke Pines
PPRK-010	2020	Pembroke Park
SUNR-075	2020	Sunrise
TAMA-008	2020	Tamarac
WILT-009	2020	Wilton Manors
WPRK-007	2020	West Park

Cycle 1 Municipal Rehabilitation & Maintenance Projects (R&M)
Not Under a Surtax Funding Agreement

Project ID	FY Approved	Municipality
DBEACH-FY2020-00001	2020	Dania Beach
FTLAUD-FY2020-00001	2020	Fort Lauderdale
HBEACH-FY2020-00001	2020	Hallandale Beach
LAHILL-FY2020-00001	2020	Lauderhill
LHPOINT-FY2020-00001	2020	Lighthouse Point
LHPOINT-FY2020-00002	2020	Lighthouse Point
LLAKES-FY2020-00001	2020	Lauderdale Lakes
MARG-FY2020-00001	2020	Margate
MARG-FY2020-00002	2020	Margate
MARG-FY2020-00003	2020	Margate
MARG-FY2020-00004	2020	Margate
NRTHLAUD-FY2020-00006	2020	North Lauderdale
NRTHLAUD-FY2020-00008	2020	North Lauderdale
OAKLAND-FY2020-00003	2020	Oakland Park
SUNRISE-FY2020-00003	2020	Sunrise
SUNRISE-FY2020-00006	2020	Sunrise

EXHIBIT B
Fiscal Year 2026 Formula-based Funding Amounts

Municipal Centerline Mileage (Data as of September 30, 2023)				Formula Allocation by Municipality FY2026	
Municipality	Municipal Roads			Amount: $30,000,000	
	Paved	Unpaved	Total Miles	Percentage of Centerline Miles [1]	Surtax Allocation [2]
Coconut Creek	48.000	0.000	48.000	1.14%	$343,110
Cooper City	75.040	0.000	75.040	1.79%	$536,396
Coral Springs	226.100	0.000	226.100	5.39%	$1,616,193
Dania Beach	93.265	0.000	93.265	2.22%	$666,671
Davie	310.210	5.500	315.710	7.52%	$2,256,738
Deerfield Beach	146.600	0.000	146.600	3.49%	$1,047,917
Ft. Lauderdale	509.500	27.900	537.400	12.80%	$3,841,408
Hallandale Beach	68.193	0.000	68.193	1.62%	$487,453
Hillsboro Beach [3]	0.500	0.000	0.500	0.01%	$3,574
Hollywood	365.370	61.100	426.470	10.16%	$3,048,465
Lauderdale-By-The-Sea	16.680	0.000	16.680	0.40%	$119,231
Lauderdale Lakes	44.000	0.000	44.000	1.05%	$314,518
Lauderhill	106.500	0.000	106.500	2.54%	$761,276
Lazy Lake Village	2.000	0.000	2.000	0.05%	$14,296
Lighthouse Point	45.500	0.000	45.500	1.08%	$325,240
Margate	101.090	0.000	101.090	2.41%	$722,605
Miramar	166.380	0.000	166.380	3.96%	$1,189,307
North Lauderdale	54.000	0.000	54.000	1.29%	$385,999
Oakland Park	115.000	0.000	115.000	2.74%	$822,036
Parkland	29.200	0.000	29.200	0.70%	$208,726
Pembroke Park	9.900	0.000	9.900	0.24%	$70,767
Pembroke Pines	469.850	0.000	469.850	11.20%	$3,358,551
Plantation	219.800	0.000	219.800	5.24%	$1,571,160
Pompano Beach	279.208	0.000	279.208	6.65%	$1,995,816
Sea Ranch Lakes	2.040	0.000	2.040	0.05%	$14,582
Southwest Ranches	67.600	0.300	67.900	1.62%	$485,358
Sunrise	186.020	8.400	194.420	4.63%	$1,389,740
Tamarac	136.860	0.000	136.860	3.26%	$978,294
West Park	51.550	0.000	51.550	1.23%	$368,486
Weston	100.743	0.000	100.743	2.40%	$720,125
Wilton Manors	47.000	0.000	47.000	1.12%	$335,962
TOTALS	**4,093.699**	**103.200**	**4,196.899**	**100%**	**$30,000,000**

Source: *2023 City County Mileage*, FDOT City/County Road Mileage *Report, Retrieved from https://ftp.fdot.gov/public/folder/nNfIAvma106mshfAabOmyQ/City_and_County_Roads [BCCMA Surtax Subcommittee]*

Notes:

(1) ***Percentage of Centerline Miles*** is calculated using the Total of Paved + Unpaved Municipal-owned Roads

(2) ***Surtax Allocation*** is obtained by applying the ***Percentage of Centerline Miles*** by Municipality to $30,000,000

(3) Hillsboro Beach reports both .5 public miles, and 0; allocation calculated with 0.5 miles

EXHIBIT C
List of Municipal Capital Project Tails

Surtax Municipal Capital Project Information for Projects with Unfunded Tails[1]								
Project Information				Project Phase & Future Programming Information			Unfunded Phase(s) & Future Funding Information	
	Municipality	Project ID	Project Name	Funded Phase	Fiscal Year Programmed	Amount Programmed	Unfunded Phase	Estimated Cost (2)
1	Wilton Manors	WILT-22-001	Five Points Redesign Project Construction Phase	Design	2026	$ 500,000.00	Construction	$ 4,725,000
2	Miramar	MIRA-017	Bass Creek Road Expansion from SW 148th Avenue to FL Turnpike	Design	2027	$ 506,520.00	Construction	$ 4,280,128
3	Oakland Park	OAKL-22-020	NE 6th Avenue Improvements	Planning	2028	$ 552,779.00	Design & Construction	$ 12,823,731
4	Oakland Park	OAKL-22-003	NW 39th Street Improvements	Planning	2028	$ 235,414.00	Design & Construction	$ 3,554,459
5	Fort Lauderdale	FORT-22-001	SW 14 Avenue and Middle Street capacity increase and added parking lane	Design	2028	$ 223,320.00	Construction	$ 7,882,936
6	West Park	WPRK-001	County Line Road from SW 56th Avenue to South State Road 7 Improvement	Design	2027	$ 115,400.00	Construction	$ 1,350,729
7	Weston	WEST-312	South Post Road Roadway Improvements	Design	2027	$ 1,181,617.00	Construction	$ 10,851,452
8	Miramar	MIRA-013	SW 184th Avenue Expansion from Miramar Parkway to Pembroke Road	Design	2028	$ 1,527,120.00	Construction	$ 25,106,984

Notes:

(1) Projects #1-5 were recommended by the MPO for construction funding in new fifth year of Municipal Five-Year Plan (FY2030), totaling $33,266,254.

(2) Estimated cost utilized for unfunded phases is based on the data and report created by the MPO, titled "Ranking and Recommendations Cycle 6 Results," submitted to the County on April 15, 2025.

EXHIBIT D
Municipal Five-Year Plans for Fiscal Years 2020 - 2029

TYPE	CYCLE	MUNICIPALITY	PROJECT ID	FY 2020	PH	FY 2021	PH	FY 2022	PH	FY 2023	PH	FY 2024	PH	FY 2025	PH	FY 2026	PH	FY 2027	PH	FY 2028	PH	FY 2029	PH	Total
R&M	1	Lauderhill	BC-LAHILL-FY2020-00001	$ 15,500	C																			$ 15,500
R&M	1	Plantation	BC-PLANT-FY2020-00002	$ 2,749,823	C																			$ 2,749,823
R&M	1	Fort Lauderdale	BC-FTLAUD-FY2020-00002	$ 2,553,217	C																			$ 2,553,217
R&M	1	Hollywood	BC-HLYWD-FY2020-00002	$ 1,666,863	C																			$ 1,666,863
R&M	1	Fort Lauderdale	BC-FTLAUD-FY2020-00004	$ 1,617,300	C																			$ 1,617,300
R&M	1	Hollywood	BC-HLYWD-FY2020-00001	$ 2,967,457	C																			$ 2,967,457
R&M	1	Tamarac	BC-TAM-FY2020-00001	$ 2,817,339	C																			$ 2,817,339
R&M	1	Coconut Creek	BC-CCREEK-FY2020-00001	$ 3,000,000	C																			$ 3,000,000
R&M	1	Deerfield Beach	BC-DFBEACH-FY2020-00001	$ 791,219	C																			$ 791,219
R&M	1	Southwest Ranches	BC-SWRANCHES-FY2020-0000	$ 1,223,165	C																			$ 1,223,165
R&M	1	Lighthouse Point	BC-LHPOINT-FY2020-00001	$ 913,588	C																			$ 913,588
R&M	1	Oakland Park	BC-OAKLAND-FY2020-00001	$ 2,981,440	C																			$ 2,981,440
R&M	1	Miramar	BC-MIRAM-FY2020-00003	$ 2,234,426	C																			$ 2,234,426
R&M	1	Southwest Ranches	BC-SWRANCHES-FY2020-0000	$ 737,005	C																			$ 737,005
R&M	1	Hollywood	BC-HLYWD-FY2020-00003	$ 1,038,006	C																			$ 1,038,006
R&M	1	Hallandale Beach	BC-HBEACH-FY2020-00001	$ 2,971,710	C																			$ 2,971,710
R&M	1	Oakland Park	BC-OAKLAND-FY2020-00002	$ 2,072,800	C																			$ 2,072,800
R&M	1	Miramar	BC-MIRAM-FY2020-00002	$ 1,854,177	C																			$ 1,854,177
R&M	1	Weston	BC-WESTON-FY2020-00004	$ 72,765	C																			$ 72,765
R&M	1	Cooper City	BC-COOPERC-FY2020-00001	$ 1,036,960	C																			$ 1,036,960
R&M	1	Dania Beach	BC-DBEACH-FY2020-00001	$ 297,905	C																			$ 297,905
R&M	1	Miramar	BC-MIRAM-FY2020-00001	$ 1,995,001	C																			$ 1,995,001
R&M	1	Coral Springs	BC-CSPRINGS-FY2020-00001	$ 399,406	C																			$ 399,406
R&M	1	North Lauderdale	BC-NRTHLAUD-FY2020-00008	$ 1,440,093	C																			$ 1,440,093
R&M	1	Margate	BC-MARG-FY2020-00002	$ 293,350	C																			$ 293,350
R&M	1	Weston	BC-WESTON-FY2020-00001	$ 596,268	C																			$ 596,268
R&M	1	Fort Lauderdale	BC-FTLAUD-FY2020-00001	$ 1,252,300	C																			$ 1,252,300
R&M	1	Margate	BC-MARG-FY2020-00001	$ 176,064	C																			$ 176,064
R&M	1	Lighthouse Point	BC-LHPOINT-FY2020-00002	$ 1,051,247	C																			$ 1,051,247
R&M	1	North Lauderdale	BC-NRTHLAUD-FY2020-00006	$ 2,914,575	C																			$ 2,914,575
R&M	1	Sunrise	BC-SUNRISE-FY2020-00003	$ 852,796	C																			$ 852,796
R&M	1	Pembroke Pines	BC-PBRKPINES-FY2020-00001	$ 483,380	C																			$ 483,380
R&M	1	Weston	BC-WESTON-FY2020-00002	$ 191,834	C																			$ 191,834
R&M	1	Fort Lauderdale	BC-FTLAUD-FY2020-00003	$ 522,757	C																			$ 522,757
R&M	1	Margate	BC-MARG-FY2020-00003	$ 1,053,184	C																			$ 1,053,184
R&M	1	Wilton Manors	BC-WMANORS-FY2020-00001	$ 1,334,667	C																			$ 1,334,667
R&M	1	Wilton Manors	BC-WMANORS-FY2020-00003	$ 1,425,600	C																			$ 1,425,600
R&M	1	Wilton Manors	BC-WMANORS-FY2020-00002	$ 1,651,467	C																			$ 1,651,467
R&M	1	Sunrise	BC-SUNRISE-FY2020-00006	$ 1,853,260	C																			$ 1,853,260
R&M	1	Lauderdale Lakes	BC-LLAKES-FY2020-00001	$ 400,000	C																			$ 400,000
MCP	1	Wilton Manors	WILT-006	$ 247,711	C																			$ 247,711
MCP	1	Sunrise	SUNR-025.1	$ 5,180,000	C																			$ 5,180,000
MCP	1	Pompano Beach	POMP-004	$ 1,174,741	C																			$ 1,174,741
MCP	1	North Lauderdale	NLAU-007.1	$ 1,998,187	C																			$ 1,998,187
MCP	1	Weston	WEST-224	$ 1,612,082	C																			$ 1,612,082
MCP	1	West Park	WPRK-004	$ 1,638,987	C																			$ 1,638,987
MCP	1	Coral Springs	CORA-115.1	$ 496,917	C																			$ 496,917
MCP	1	Dania Beach	DANI-019	$ 2,191,740	C																			$ 2,191,740
MCP	1	Davie	DAVI-003	$ 4,859,167	C																			$ 4,859,167
MCP	1	Cooper City	COOP-036	$ 30,000	C																			$ 30,000
MCP	1	Hallandale Beach	HALL-026	$ 513,600	C																			$ 513,600
MCP	1	Deerfield Beach	DEER-003	$ 800,000	C																			$ 800,000
MCP	1	Southwest Ranches	SWRA-032	$ 124,000	C																			$ 124,000
MCP	1	Oakland Park	OAKL-099	$ 330,000	C																			$ 330,000
MCP	1	Hollywood	HOLL-064	$ 5,000,000	C																			$ 5,000,000
MCP	1	Pembroke Park	PPRK-002					$ 1,272,115	C															$ 1,272,115
MCP	1	Fort Lauderdale	FORT-122	$ 2,996,668	C																			$ 2,996,668
MCP	1	Tamarac	TAMA-003.1	$ 528,902	C																			$ 528,902
MCP	1	Wilton Manors	WILT-012	$ 629,804	C																			$ 629,804
MCP	1	Pompano Beach	POMP-006	$ 3,741,868	C																			$ 3,741,868
MCP	1	Hallandale Beach	HALL-005	$ 2,977,563	C																			$ 2,977,563
MCP	1	Davie	DAVI-001	$ 1,000,000	C																			$ 1,000,000
MCP	1	Hollywood	HOLL-035	$ 700,000	C																			$ 700,000
MCP	1	Lauderdale Lakes	LLAK-015	$ 863,663	C																			$ 863,663
MCP	1	Weston	WEST-308	$ 319,086	C																			$ 319,086
MCP	1	Weston	WEST-307.1	$ 232,739	C																			$ 232,739
MCP	1	Tamarac	TAMA-014	$ 445,817	C																			$ 445,817
MCP	1	Wilton Manors	WILT-013	$ 639,650	C																			$ 639,650
MCP	1	Miramar/Pembroke Pines	MIRA-001	$ 5,930,000	D	$ 3,500,000	R					$ 10,000,000	C	$ 10,000,000	C	$ 11,000,000	C	$ 10,000,000	C	$ 10,000,000	C			$ 60,430,000
MCP	1	Fort Lauderdale	FORT-108	$ 195,000	P	.				$ 780,000	D			$ 2,762,500	C	$ 2,762,500	C							$ 6,500,000
MCP	1	Oakland Park	OAKL-023	$ 945,000	D	$ 6,930,000	C																	$ 7,875,000
MCP	1	Coral Springs	CORA-097	$ 600,000	P			$ 250,000	D	$ 9,450,000	C			$ 250,000	D	$ 9,450,000	C							$ 20,000,000
MCP	1	Pompano Beach	POMP-002	$ 2,983,200	D			$ 10,938,400	C			$ 10,938,400	C											$ 24,860,000
MCP	1	Hollywood	HOLL-036	$ 120,000	D	$ 880,000	C																	$ 1,000,000
MCP	1	Davie	DAVI-016	$ 360,000	D	$ 2,640,000	C																	$ 3,000,000
MCP	1	Pembroke Pines	PPIN-039	$ 132,938	P									$ 531,750	D	$ 3,766,562	C							$ 4,431,250
MCP	1	West Park	WPRK-002	$ 90,000	D	$ 660,000	C																	$ 750,000
MCP	1	Lauderdale Lakes	LLAK-006	$ 25,500	P					$ 102,000	D			$ 722,500	C									$ 850,000
MCP	1	Pembroke Park	PPRK-010	$ 264,000	D	$ 220,000	C							$ 1,909,497	C									$ 2,393,497
MCP	1	Weston	WEST-303	$ 588,000	D							$ 4,312,000	C											$ 4,900,000
MCP	1	Deerfield Beach	DEER-007	$ 480,000	D					$ 3,520,000	C													$ 4,000,000
MCP	1	Tamarac	TAMA-008	$ 135,000	P			$ 540,000	D					$ 3,825,000	C									$ 4,500,000

TYPE	CYCLE	MUNICIPALITY	PROJECT ID	FY 2020	PH	FY 2021	PH	FY 2022	PH	FY 2023	PH	FY 2024	PH	FY 2025	PH	FY 2026	PH	FY 2027	PH	FY 2028	PH	FY 2029	PH	Total
MCP	1	Lighthouse Point	LHP-010	$ 67,500	P							$ 270,000	D	$ 1,912,500	C									$ 2,250,000
MCP	1	North Lauderdale	NLAU-007.2	$ 360,218	D			$ 4,639,782	C															$ 5,000,000
MCP	1	Margate	MARG-002	$ 20,880	D					$ 153,120	C													$ 174,000
MCP	1	Fort Lauderdale	FORT-104	$ 360,000	D			$ 2,640,000	C															$ 3,000,000
MCP	1	Oakland Park	OAKL-007	$ 150,000	P																			$ 150,000
MCP	1	Coral Springs	CORA-098	$ 600,000	P									$ 250,000	D	$ 9,450,000	C	$ 9,700,000	C					$ 20,000,000
MCP	1	Hollywood	HOLL-038	$ 150,000	P							$ 600,000	D	$ 4,250,000	C									$ 5,000,000
MCP	1	Miramar	MIRA-020	$ 144,000	D					$ 1,056,000	C													$ 1,200,000
MCP	1	Lauderdale Lakes	LLAK-016	$ 15,000	P					$ 60,000	D					$ 425,000	C							$ 500,000
MCP	1	Sunrise	SUNR-075	$ 1,110,000	D					$ 2,860,000	C					$ 5,280,000	C							$ 9,250,000
MCP	1	Davie	DAVI-012	$ 240,000	D							$ 1,760,000	C											$ 2,000,000
MCP	1	Wilton Manors	WILT-003	$ 240,000	D					$ 1,760,000	C													$ 2,000,000
MCP	1	West Park	WPRK-003	$ 420,000	D							$ 3,080,000	C											$ 3,500,000
MCP	1	Weston	WEST-192	$ 369,600	D							$ 3,091,549	C											$ 3,461,149
MCP	1	Deerfield Beach	DEER-005	$ 300,000	D					$2,200,000	C													$ 2,500,000
MCP	1	North Lauderdale	NLAU-008	$ 360,000	D			$2,640,000	C															$ 3,000,000
MCP	1	Cooper City	COOP-024	$ 480,000	D							$ 2,112,000	C	$ 1,408,000	C									$ 4,000,000
MCP	1	Parkland	PARK-002	$ 312,000	D			$2,288,000	C															$ 2,600,000
MCP	1	Margate	MARG-047	$ 120,000	D									$ 880,000	C									$ 1,000,000
MCP	1	Southwest Ranches	SWRA-022	$ 5,160	D			$37,840	C															$ 43,000
MCP	1	Tamarac	TAMA-001	$ 120,000	P																			$ 120,000
MCP	1	Dania Beach	DANI-017	$ 865,440	D			$ 6,346,560	C															$ 7,212,000
MCP	1	Coral Springs	CORA-102	$ 45,000	D									$ 330,000	C									$ 375,000
MCP	1	Miramar/Pembroke Pines	MIRA-025	$ 252,000	D							$ 1,848,000	C											$ 2,100,000
MCP	1	Lauderdale Lakes	LLAK-018	$ 120,000	D											$ 880,000	C							$ 1,000,000
MCP	1	Hallandale Beach	HALL-019	$ 180,000	D											$ 1,320,000	C							$ 1,500,000
MCP	1	Davie	DAVI-014	$ 336,000	D											$ 2,464,000	C							$ 2,800,000
MCP	1	Coconut Creek	COCO-016	$ 330,600	D									$ 2,424,400	C									$ 2,755,000
MCP	1	West Park	WPRK-008	$ 240,000	D							$ 1,760,000	C											$ 2,000,000
MCP	1	Pompano Beach	POMP-013	$ 711,452	D							$ 5,217,316	C											$ 5,928,768
MCP	1	Parkland	PARK-007	$ 72,000	D											$ 528,000	C							$ 600,000
MCP	1	Margate	MARG-033	$ 24,000	D											$ 176,000	C							$ 200,000
MCP	1	Hollywood	HOLL-056	$ 100,000	D							$ 733,333	C											$ 833,333
MCP	3	Miramar	MIRA-017															$ 506,520	D					$ 506,520
MCP	3	West Park	WPRK-001															$ 115,400	D					$ 115,400
MCP	3,4	Davie	DAVI-019															$ 370,416	D	$ 5,871,572	C			$ 6,241,988
MCP	3	Weston	WEST-312															$ 1,181,617	D					$ 1,181,617
MCP	3,4	Davie	DAVI-002															$ 367,726	D	$ 5,619,520	C			$ 5,987,246
MCP	3	Oakland Park	OAKL-22-004															$ 471,137	C					$ 471,137
MCP	3,4	Davie	DAVI-011															$ 331,979	D	$ 5,796,163	C			$ 6,128,142
MCP	3	Lauderhil	LHIL-518															$ 511,563	D	$ 10,363,448	C			$ 10,875,011
R&M	1	Oakland Park	OAKL-2020-003							$ 510,510	C													$ 510,510
R&M	1	Coral Springs	CORA-2020-002											$ 1,712,582	C									$ 1,712,582
R&M	1	Hallandale Beach	HALL-2020-002							$ 162,979	C													$ 162,979
R&M	1	North Lauderdale	NLAU-2020-002															$ 1,646,365	C					$ 1,646,365
R&M	1	Lauderdale Lakes	LLAK-2020-002															$ 2,000,000	C					$ 2,000,000
R&M	1	Margate	MARG-2020-004							$ 123,599	C													$ 123,599
MCP	4,5	Coconut Creek	COCO-23-007																	$ 1,623,055	D	$ 14,745,559	C	$ 16,368,614
MCP	4,5	Fort Lauderdale	FORT-23-001																	$ 500,000	D	$ 9,677,609	C	$ 10,177,609
MCP	4	Coconut Creek	COCO-23-001																	$ 6,371,882	C			$ 6,371,882
MCP	4	Oakland Park	OAKL-22-020																	$ 552,779	P			$ 552,779
MCP	4	Wilton Manors	WILT-22-001													$ 500,000	D							$ 500,000
MCP	4	Oakland Park	OAKL-22-003																	$ 235,414	P			$ 235,414
MCP	4	Fort Lauderdale	FORT-22-001																	$ 223,320	D			$ 223,320
MCP	4	Miramar	MIRA-013																	$ 1,527,120	D			$ 1,527,120

MCP = Municipal Capital Project; R&M = Rehabilitation & Maintenance Project
PH = Phases: P - Planning, D - Design, R - Right of Way, C - Construction
NOTE: MCPs or R&Ms that have been combined with other awarded municipal projects are referred to as "bundles"; only one Project ID associated with a bundle is shown. MCPs or R&Ms that have been withdrawn or removed from the municipal surtax program are not shown.

TAMARAC
The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE: July 9, 2025

SUBMITTED BY: Monica Barros Assistant City Clerk

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: TR14295

AGENDA SECTION: **CONSENT AGENDA**

TITLE: TR14295 - A Resolution of the City Commission of the City of Tamarac, Florida, approving a Purchase And Sale agreement between the City of Tamarac and Eglise Chretienne Des Ambassadeurs De Jesus Christ, Inc. for the Property Located at 4969 N. State Road 7, Tamarac, Florida for One Million Eight Hundred Thirty Thousand Dollars ($1,830,000.00) in substantially the same form as Exhibit “A”; providing the City Manager and the City Attorney with the authority to do all things necessary to effectuate this resolution; and providing for an effective date.

RECOMMENDATION: Staff recommends the City Commission approve Resolution Temp. Reso. #14295, authorizing the execution of a Purchase and Sale Agreement between the City of Tamarac and Eglise Chretienne Des Ambassadeurs de Jesus Christ, Inc. for the acquisition of property located at 4969 N. State Road 7, Tamarac, FL, in the amount of $1,830,000.00.

BACKGROUND: As part of Tamarac’s long-term strategic plan for redevelopment along the State Road 7 corridor, the city has been actively acquiring key parcels to facilitate transformative economic development and guide the character of future projects in alignment with the city’s comprehensive plan.

The City became aware that 4969 N. State Road 7 was available for sale and proactively expressed interest in acquiring the property. In response, the property owner was receptive to the City’s interest, and discussions regarding a potential sale moved forward. The city subsequently conducted appropriate due diligence, which included commissioning an independent appraisal.

The appraisal was performed by The Urban Group and

completed on May 29, 2025. The property was appraised at $1,830,000.00, which reflects current fair market value and supports the agreed-upon purchase price.

This acquisition is particularly strategic, as the city already owns the adjacent parcels including 4949 N. State Road 7 (0.57 acres), and 4959 N. State Road 7 (0.57 acres). With the addition of 4969 N. State Road 7 (0.65 acres), the city will assemble a contiguous site totaling approximately 1.79 acres under municipal ownership. This consolidated site significantly strengthens the city's ability to influence the scope, design, and quality of future development. It also enhances opportunities to leverage the site's size and prominent location for catalytic redevelopment efforts and to attract developers with projects that align with the City's long-term goals and vision for the State Road 7 corridor.

ISSUE:

The City Commission is required to approve real estate transactions involving the purchase or sale of City-acquired property. Approval of the Purchase and Sale Agreement is necessary to proceed with the acquisition of 4969 N. State Roady 7, supporting ongoing redevelopment and economic revitalization efforts along the State Roady 7 corridor.

ATTACHMENTS:

TR14295_Memo 4969 N State Rd 7 PSA.docx
TR14295 Resolution PSA Between the City of Tamarac and Eglise Chretienne Des Ambassadeurs-7-9-25.docx
Ex. A - 4969 N, State Road 7, Tamarac, Appraisal Report.pdf
TR14295 PSA-City of Tamarac-4969 N State Road Agmt.docx

CITY OF TAMARAC
INTEROFFICE MEMORANDUM
CITY MANAGER'S OFFICE

TO: Honorable Mayor and City Commission

FROM: Levent Sucuoglu,
City Manager

THROUGH Maxine Calloway,
Deputy City Manager

DATE July 9, 2025

RE Temp. Reso. #14295: Approval of a Purchase and Sale Agreement between the City of Tamarac and Eglise Chretienne Des Ambassadeurs de Jesus Christ, Inc. for the Property Located at 4969 N. State Road 7, Tamarac, Florida

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Recommendation:

Staff recommends the City Commission approve Resolution Temp. Reso. #14295, authorizing the execution of a Purchase and Sale Agreement between the City of Tamarac and Eglise Chretienne Des Ambassadeurs de Jesus Christ, Inc. for the acquisition of property located at 4969 N. State Road 7, Tamarac, FL, in the amount of $1,830,000.00.

Issue:

The City Commission is required to approve real estate transactions involving the purchase or sale of City-acquired property. Approval of the Purchase and Sale Agreement is necessary to proceed with the acquisition of 4969 N. State Roady 7, supporting ongoing redevelopment and economic revitalization efforts along the State Roady 7 corridor.

Background:

As part of Tamarac's long-term strategic plan for redevelopment along the State Road 7 corridor, the city has been actively acquiring key parcels to facilitate transformative economic development and guide the character of future projects in alignment with the city's comprehensive plan.

The City became aware that 4969 N. State Road 7 was available for sale and proactively expressed interest in acquiring the property. In response, the property owner was receptive to the City's interest, and discussions regarding a potential sale moved forward. The city subsequently conducted appropriate due diligence, which included commissioning an independent appraisal.

The appraisal was performed by The Urban Group and completed on May 29, 2025. The property was appraised at $1,830,000.00, which reflects current fair market value and supports the agreed-upon purchase price.

This acquisition is particularly strategic, as the city already owns the adjacent parcels including 4949 N. State Road 7 (0.57 acres), and 4959 N. State Road 7 (0.57 acres). With the addition of 4969 N. State Road 7 (0.65 acres), the city will assemble a contiguous site totaling approximately 1.79 acres under municipal ownership. This consolidated site significantly strengthens the city's ability to influence the scope, design, and quality of future development. It also enhances opportunities to leverage the site's size and prominent location for catalytic redevelopment efforts and to attract developers with projects that align with the City's long-term goals and vision for the State Road 7 corridor.

Fiscal Impact:

The $1,830,000.00 acquisition cost is included in the city's FY2025 adopted budget and will be funded through designated capital improvement or economic development funds.
.

Attachments: Exhibit A – Appraisal Report

CC:

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2025-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, APPROVING A PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF TAMARAC AND EGLISE CHRETIENNE DES AMBASSADEURS DE JESUS CHRIST, INC. FOR THE PROPERTY LOCATED AT 4969 N. STATE ROAD 7, TAMARAC, FLORIDA FOR ONE MILLION EIGHT HUNDRED THIRTY THOUSAND DOLLARS ($1,830,000.00) IN SUBSTANTIALLY THE SAME FORM AS EXHIBIT "A"; PROVIDING THE CITY MANAGER AND THE CITY ATTORNEY WITH THE AUTHORITY TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, over the past few years, the City of Tamarac has purchased several properties within the State Road 7 corridor to spur economic development on State Road 7; and

WHEREAS, the owner of the property located at 4969 N State Road 7, Tamarac, Florida advised the City that it is willing to sell its property to the City of Tamarac for One Million Eight Hundred Thirty Thousand Dollars ($1,830,000.00), and the property would be significant addition to the City's redevelopment plan along the State Road 7 corridor; and

WHEREAS, the City Manager has obtained the necessary appraisals, and the price offered is within the guidelines of the appraisals; and

WHEREAS, the City Commission of the City of Tamarac believes that it is in the best interest of the City to approve the Purchase and Sale Agreement between the City of Tamarac and Eglise Chretienne Des Ambassadeurs De Jesus Christ, Inc., attached as Exhibit "A" in substantially the same form.

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

SECTION 1**.** That the foregoing WHEREAS clauses are hereby adopted and incorporated herein.

SECTION 2**.** The City Commission of the City of Tamarac hereby approves a Purchase and Sale Agreement between the City of Tamarac and Eglise Chretienne Des Ambassadeurs De Jesu Christ, Inc. for the Property located at 4969 N. State Road 7, Tamarac, Florida for One Million Eight Hundred Thirty Thousand Dollars ($1,830,000.00) in substantially the same form as Exhibit "A".

SECTION 3**.** The City Commission of the City of Tamarac provides the City Manager and the City Attorney with the authority to do all things necessary to effectuate this Resolution.

SECTION 4. This Resolution shall become effective immediately upon adoption.

PASSED, ADOPTED AND APPROVED this___ day of _____, 2025.

MICHELLE J. GOMEZ
MAYOR

ATTEST:

KIMBERLY DILLON, CMC
CITY CLERK

RECORD OF COMMISSION VOTE:

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

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

HANS OTTINOT
CITY ATTORNEY

APPRAISAL REPORT
OF
IMPROVED PROPERTY CURRENTLY BEING UTILIZED AS A RELIGIOUS FACILITY



LOCATED AT
4969 N. STATE ROAD 7
TAMARAC, FLORIDA 33319

OWNER:
EGLISE CHRETIENNE DES
AMBASSADEURS DE JESUS CHRIST, INC.

AS OF
May 27, 2025

PREPARED FOR
CITY OF TAMARAC
MR KENNETH LOPEZ
ECONOMIC AND REDEVELOPMENT ADMINISTRATOR
CITY OF TAMARAC
7525 NW 88TH AVENUE
TAMARAC, FLORIDA 33321

EXHIBIT
A

The URBAN Group
REAL ESTATE CONSULTANTS

May 29, 2025

City of Tamarac
Mr. Kenneth Lopez
Economic and Redevelopment Administrator/City Manager's Office
7525 NW 88th Avenue
Tamarac, Florida 33321

RE: Appraisal-Market Value
4969 N. State Road 7
Tamarac, Florida 33319
Folio: 4941-13-01-0047

Dear Mr. Lopez:

Per your request, we have completed our review and inspection of the above referenced property. The property consists of a 0.651 acre or 28,359 square foot parcel of land zoned NC Neighborhood Commercial in the City of Tamarac, Broward County, Florida. The property is improved with a two-story building containing 3,454 square feet of usable building area currently being utilized as a church. The subject property is located on the west side of North State Road 7 with an address of 4969 N State Road 7, Tamarac, Broward County, Florida 33319.

The purpose of this assignment is to form an opinion of the market value of the subject property as of a current date. The function of this report is to assist the City with a potential purchase of the property. The intended users of the report are our client, the owner, and their legal and financial representatives.

We have prepared the attached **Appraisal Report**, which contains a recapitulation of the data utilized to form an opinion of the market value as of May 27, 2025. If any additional data is required, please advise.

Market value is defined as "the most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress."

Based upon the conclusions contained in the attached appraisal report, in my opinion, the market value of the property as of May 27, 2025, would be as follows:

FEE SIMPLE MARKET VALUE

ONE MILLION EIGHT HUNDRED THIRTY THOUSAND DOLLARS
($1,830,000)

We were not provided with a survey or title report. It appeared that there may be some cross access easements to the properties to the north and south. We are unaware of any cross-access easements and have valued the site with a fee simple analysis considering typical utility easements only.

Respectfully submitted,



Robert D. Miller, ASA
State Certified General Real Estate Appraiser#RZ1270

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ADDENDUM

Photographs of Subject Property
Tamarac NC Neighborhood Commercial Zoning Information
Most Recent Deed
Current MLS listing
Qualifications of Appraiser

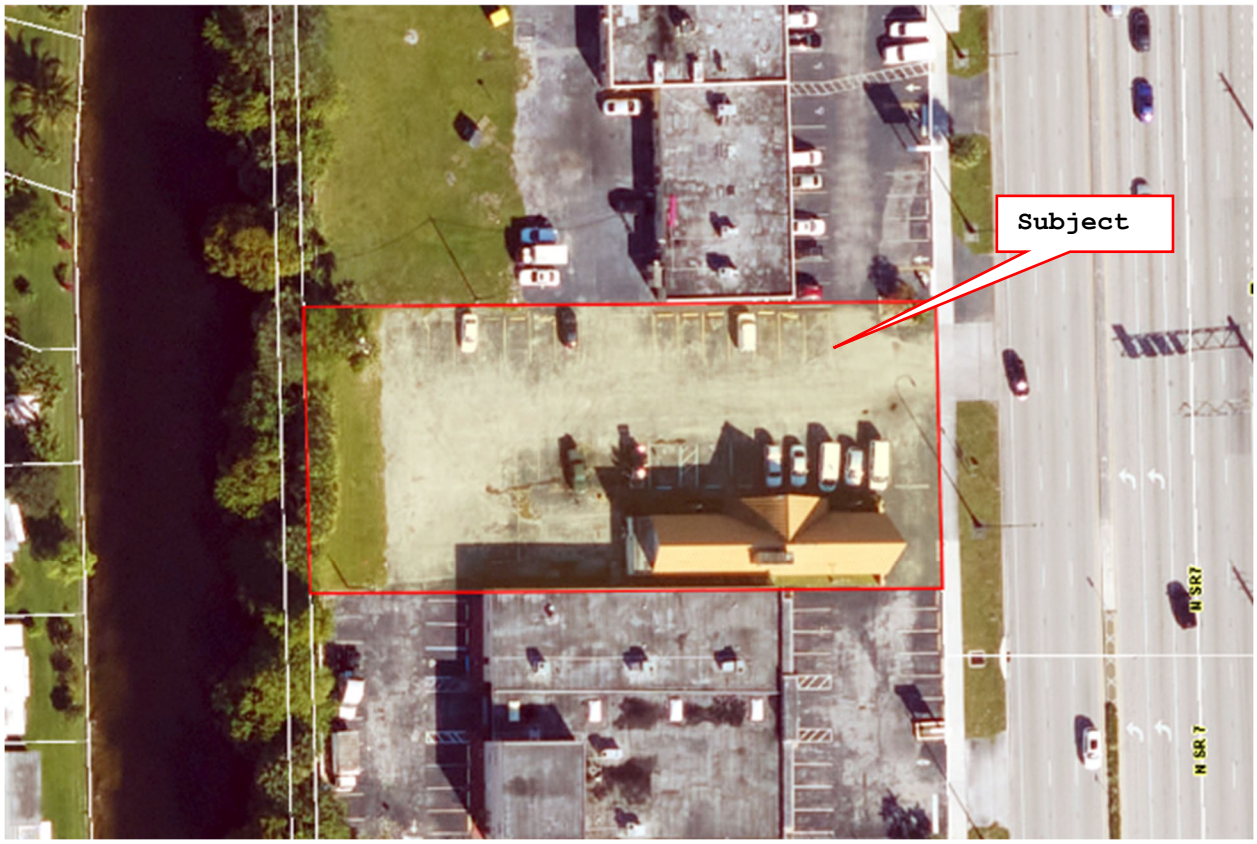
SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY TYPE:	Two-Story building being utilized as a church and originally built as an IHOP restaurant.
PROPERTY LOCATION:	The subject property is located on the west side of N. State Road 7 approximately 375 feet south of W. Commercial Boulevard with a common address of 4969 N. State Road 7 Tamarac, Florida 33319.
OWNER'S NAME/ADDRESS:	Eglise Chretienne Des Ambassadeurs De Jesus Christ, Inc. 4969 N. State Road 7 Tamarac, Florida 33319
DATE OF INSPECTION:	May 27, 2025
FOLIO NUMBER:	4941-13-01-0047
LAND SIZE:	0.651-acre or 28,359 Square Feet of land area
BUILDING SIZE:	3,454 square feet of building area.
ZONING:	NC – Neighborhood Commercial Tamarac, Florida.
PRESENT USE:	Religious facility.
HIGHEST AND BEST USE:	As improved
ACCESS:	Property has access through a driveway on the west side of State Road 7.

SUMMARY OF SALIENT FACTS AND CONCLUSIONS (CONTINUED)

IMPROVEMENTS:	The property is improved with a two-story building being utilized as a church, built in 1970. The building was originally built as a restaurant. The space is occupied with the church facility and an asphalt parking lot 36 spaces), curbs, sidewalk, minimal landscaping, etc. The first floor contains 2,454 square feet of useable area with approximately 1,000 square feet of useable area on the second floor.
LEGAL DESCRIPTION:	Lengthy legal description. See the latest deed attached in the addendum section of this report.
COST APPROACH TO VALUE:	N/A
SALES COMPARISON APPROACH TO VALUE:	$1,815,000 - $1,845,000
INCOME APPROACH TO VALUE:	N/A
MARKET VALUE OF THE WHOLE PROPERTY (RECONCILIATION):	$1,830,000
DATE OF VALUATION:	May 27, 2025

AERIAL OF THE SUBJECT PROPERTY



HISTORY OF PROPERTY:

The subject property was transferred on April 28, 2015, via Warranty Deed, Instrument Number 113004479 for $450,000 by D-PH Import & Export, LLC to the current owner Eglise Chretienne Des Ambassadeurs De Jesus Christ, Inc. The next prior transfer was on March 18, 2013, via Warranty Deed, Instrument Number 111445696 for $300,000 by Tamar, LC, to D-PH Import & Export, LLC. The subject property is currently listed for sale for $3,500,000 (see listing in addendum). The appraiser does not consider the asking price to be realistic at the present time.

PROPERTY INTEREST APPRAISED:

For the whole property, the property rights appraised are fee simple title ownership considering any restrictions of use (see appraisal assumption page).

PURPOSE OF THE APPRAISAL:

The purpose of the appraisal is to provide our client with an opinion of the market value of the subject property as of the current date.

FUNCTION OF THE APPRAISAL

The function and intended use of the report is for the negotiations to potentially purchase the property by The City of Tamarac.

EFFECTIVE DATE (DATE OF VALUE):

The date of value is May 27, 2025.

MARKETING PERIOD

Based upon discussions with various brokers and review of the marketing period for similar properties, we have estimated that the property would need to be exposed to the marketplace for nine to twelve months, assuming the property is competitively priced in line with our estimate of the market value contained herein.

DEFINITION OF MARKET VALUE

Market value is defined in the 2022-2023 Edition of the Uniform Standards of Professional Practice from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 21, 1990, as follows:

The most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto, and;
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

COMPETENCY PROVISION

The appraiser has completed numerous appraisals for commercial improved properties in his 43 years as a real estate appraiser in Broward County. As a result of the appraiser's experience, the competency provision of USPAP has been met.

SCOPE OF SERVICES

The appraisal problem in this assignment is to estimate the market value for the property as of a current date. We have compiled all the necessary data in order to formulate an opinion of value. We have presented the applicable data in this Appraisal Report format. Any additional supporting data can be found in our work or office files. In preparing our report, we have reviewed and relied upon the following data.

1. Sales and listings of properties with similar utility and highest and best use throughout Broward County over the past five years.

2. Review of public records for all pertinent sales data. Retrieved from LoopNet, CoStar, MLS, and the Property Appraiser's Office.

3. Review and consider the sales history of the subject property and neighborhood.

4. Review of Tamarac, Broward County, and neighborhood trends.

5. Inspection of neighborhoods and analysis of land use patterns and trends.

6. We conducted an exterior and interior inspection of subject property. Our research of the comparable sales was all verified using public information and listings from Property Appraisal websites, MLS, and CoStar.

DESCRIPTION OF THE PROPERTY

PROPERTY LOCATION:	The subject property is located on the west side of N. State Road 7, approximately 375 feet south of W. Commercial Boulevard with a common address of 4969 N. State Road 7 Tamarac, Florida 33319.
OWNER'S NAME/ADDRESS:	Eglise Chretienne Des Ambassadeurs De Jesus Christ, Inc. 4969 N. State Road 7 Tamarac, Florida 33319
FOLIO NUMBER:	4941-13-01-0047
ASSESSED VALUE (2025):	$484,730
REAL ESTATE TAXES:	$2,494.46 Paid 12/26/2024
SITE SIZE:	0.651 Acres or 28,359 +/- square feet
BUILDING SIZE:	3,454 square feet of useable building area.
SHAPE:	Rectangular
ACCESS:	The property has access via a driveway on the west side of State Road 7.
ZONING:	NC, Neighborhood Commercial Tamarac, Florida
PRESENT USE:	Two-story building being used as a church.
HIGHEST AND BEST USE:	As improved
FLOOD ZONE:	Subject is not in a flood zone. Flood Zone X, according to Flood Insurance Rate Map Community Panel Number 12011C0362J dated July 31, 2024.

FLOOD ZONE MAP



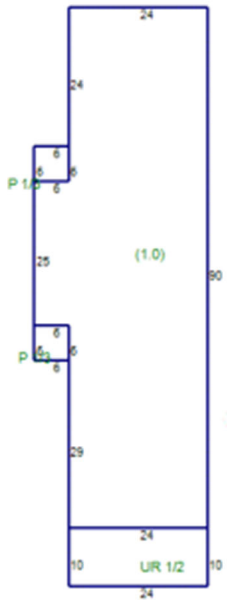
IMPROVEMENTS: 4969 N. State Road 7

The subject is a two (2) story building built in 1970 with 3,454 square feet of usable building area and a land to building ratio of 8.210 to 1. The structure has a metal roof with a high pitch and the second story is only partially useable. It functions as a loft and storage area with a half bathroom. The building appears to have been used as a restaurant (IHOP) and is now utilized as a church. The parking is easily accessible to the building. The parking lot can be accessed through the entranceway on the west side of North State Road 7. The subject property abuts a canal in the rear (west end) of the property. The property is in average condition and appears to have been well maintained.

BCPA Building Sketch

BCPA Sketch : 494113010047
Building 1of 1

Code	Description	Long Description
P 1/3	Porch	Porch
(1.0)	One Story	One Story
UR 1/2	Utility Room	Utility Room



Details :

Page : 1
File : 9113-01-0047.xml
Subject information :

Area Summary :

Code	Description	Area	Perimeter	Adj. Area	Adj. Perim	Factor	Stories	Level
P 1/3	Porch	36.00	24.00	11.88	24.00	0.33	1.00	1.00
P 1/3	Porch	36.00	24.00	11.88	24.00	0.33	1.00	1.00
(1.0)	One Story	2,310.00	240.00	2,310.00	240.00	1.00	1.00	1.00
UR 1/2	Utility Room	240.00	68.00	120.00	68.00	0.50	1.00	1.00

SITE SKETCH


4904
4902
4900
4808
4806
4804
4802
NW 41st Ave
4971-4989
4979
250 ft
114 ft
28359 sqft
114 ft
250 ft
4959
4103
N State Rd 7
7
N State Rd 7
4959
4880
7

ZONING

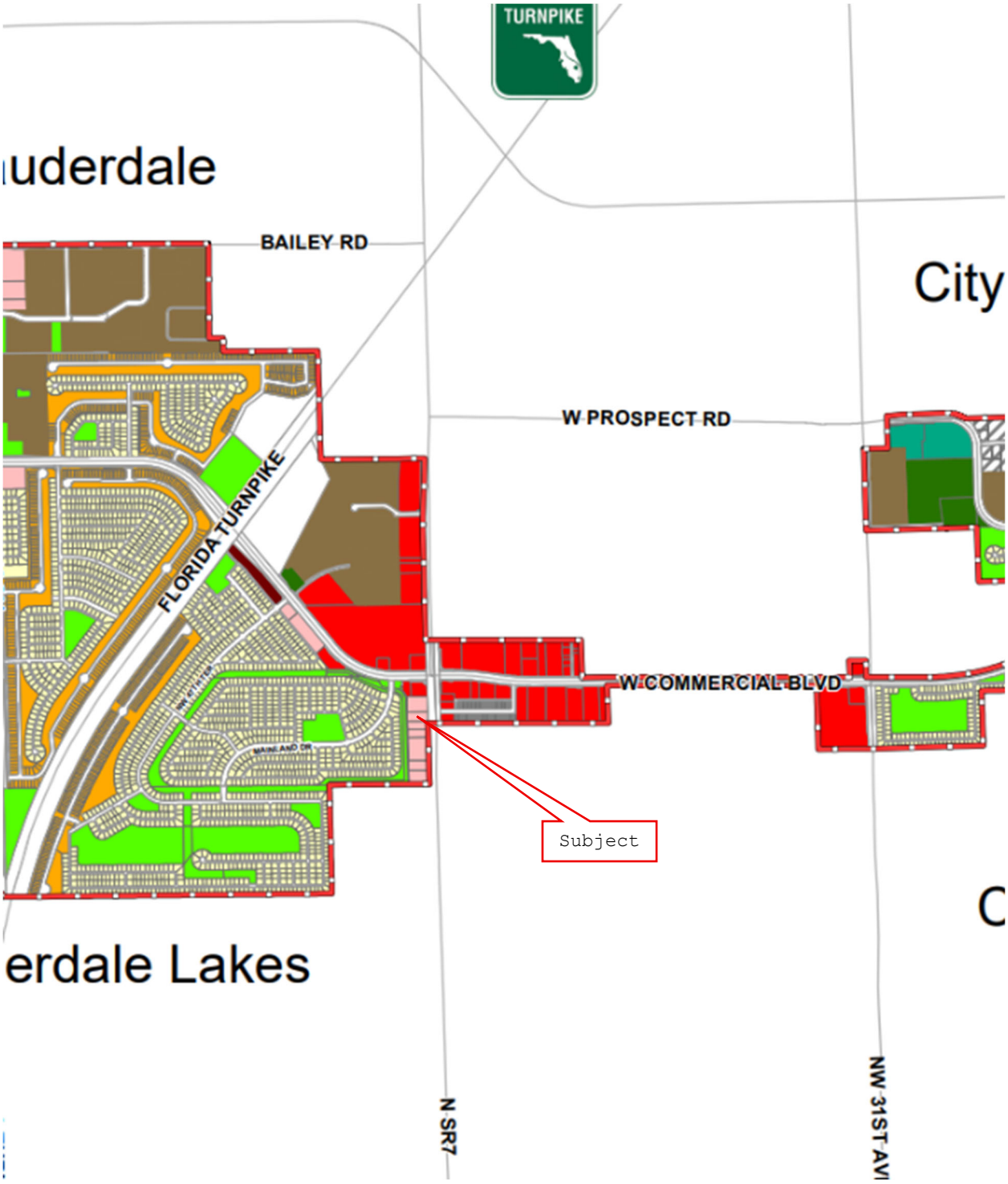
The subject property is zoned NC – Neighborhood Commercial in the City of Tamarac. The NC (Neighborhood Commercial) zoning district is specifically designed to accommodate small, compact commercial and mixed-use developments that primarily serve the daily needs of surrounding residential neighborhoods.

- **Purpose:** The main goal of the NC district is to provide convenient, walkable retail and service destinations for residents. It aims to create a more pedestrian-friendly environment by encouraging a mix of uses within a close proximity to homes.
- **Scale and Character:** Development in NC zones is intended to be compatible in scale and character with the adjacent residential areas. This means buildings and activities should not be overly large or intense, minimizing negative impacts on residential quality of life.
- **Allowed Uses:** NC zoning permits a range of retail, service, and office uses that cater to daily household needs. Examples often include:
    - Small shops (e.g., convenience stores, dry cleaners)
    - Restaurants and cafes
    - Personal services (e.g., hair salons, nail salons)
    - Professional offices
- **Mixed-Use Focus:** The NC district encourages both vertical and horizontal mixed-use development. This means you might find residential units above ground-floor retail or different commercial uses side-by-side. The emphasis is on creating vibrant, active street frontages.
- **Pedestrian Orientation:** Regulations often aim to create an interesting and walkable environment through specific building design and streetscape standards. This might include encouraging continuous commercial frontages with minimal interruptions from driveways and parking.

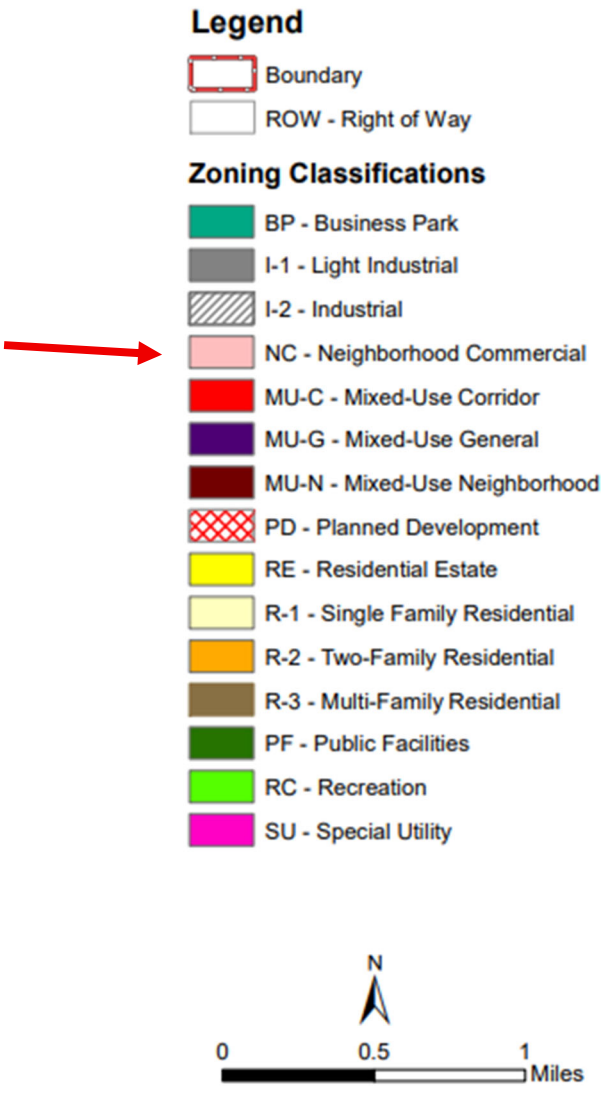
- **Parking Considerations:** While providing for necessary parking, the district aims to minimize the amount of land needed for surface parking to promote more efficient land use and a pedestrian-friendly atmosphere.
- **Consistency with Comprehensive Plan:** Any development or rezoning within an NC district must be consistent with the City's Comprehensive Plan, which guides future land use and development in Tamarac.

ZONING MAP

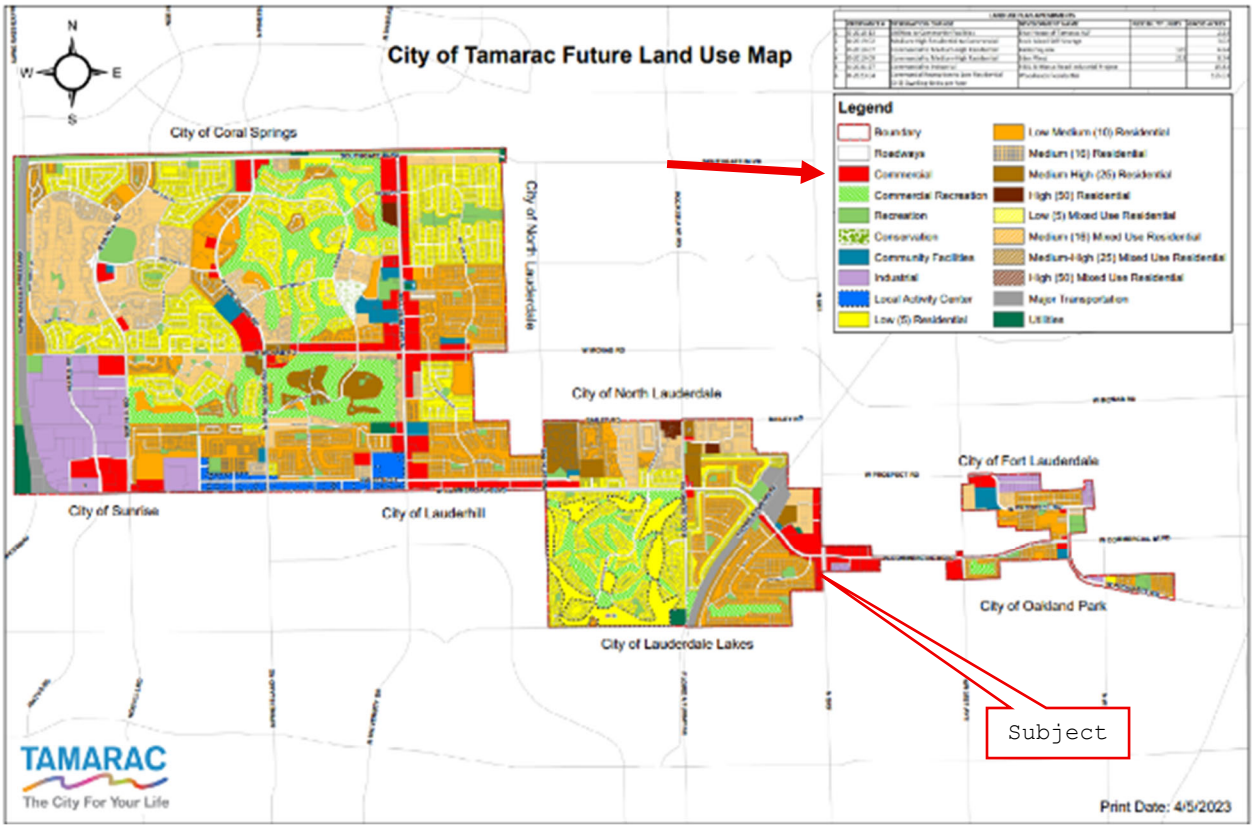


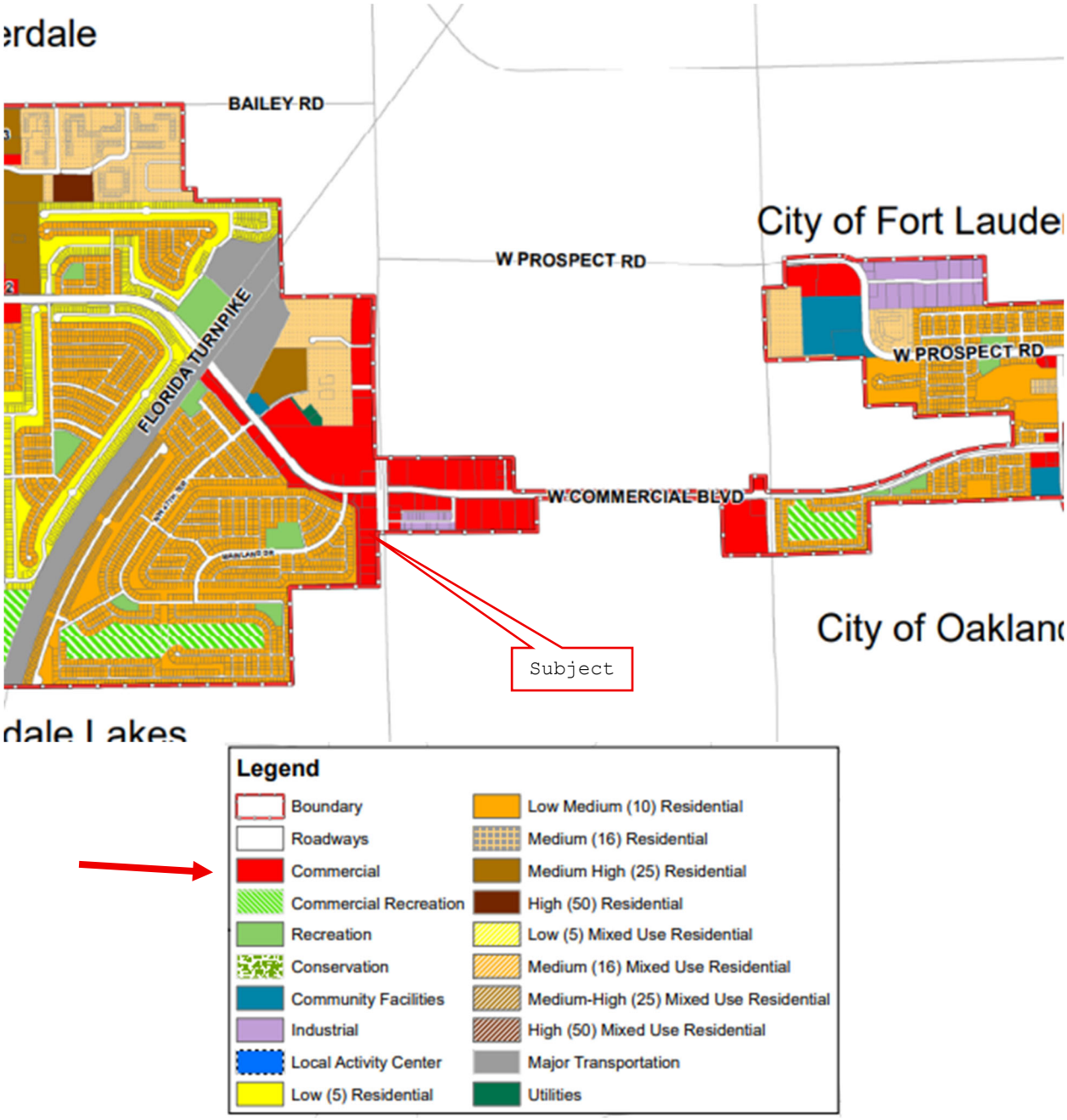

TURNPIKE
uderdale
BAILEY RD
City
W PROSPECT RD
FLORIDA TURNPIKE
W COMMERCIAL BLVD
Subject
erdale Lakes
N SR7
NW 31ST AVI

City of Tamarac Official Zoning Map



FURURE LAND USE MAP




erdale
BAILEY RD
City of Fort Laude
W PROSPECT RD
FLORIDA TURNPIKE
W PROSPECT RD
W COMMERCIAL BLVD
City of Oaklan
Subject
dale Lakes
Legend
Boundary
Roadways
Commercial
Commercial Recreation
Recreation
Conservation
Community Facilities
Industrial
Local Activity Center
Low (5) Residential
Low Medium (10) Residential
Medium (16) Residential
Medium High (25) Residential
High (50) Residential
Low (5) Mixed Use Residential
Medium (16) Mixed Use Residential
Medium-High (25) Mixed Use Residential
High (50) Mixed Use Residential
Major Transportation
Utilities

REAL ESTATE ASSESSMENT DATA

The subject is assessed under a folio number by the Broward County Property Appraiser's Office.

FOLIO NUMBER: 4941-13-01-0047

REAL ESTATE TAXES 2024: $2,494.46-Paid as of 12/26/2024

Property Assessment

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value
2025	$226,870	$257,860	$484,730	$484,730
2024	$226,870	$257,860	$484,730	$484,730
2023	$226,870	$257,860	$484,730	$484,730

MOST RECENT TAX BILL

BROWARD COUNTY
Abbey Ajayi - Tax Collector

2024 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 214467

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
494113-01-0047		*See Below*	*See Below*	*See Below*	3112

EGLISE CHRETIENNE DES
AMBASSADEURS DE JESUS CHRIST INC
4969 N STATE RD 7
TAMARAC, FL 33319

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT.

4969 N STATE ROAD 7
FT LAUDERDALE TRUCK FARMS
13-49-41 4-31 B
BEG SE COR LOT 9,N 880.35,
W 100.01 TO PT ON W/L ST RD 7

AD VALOREM TAXES

Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.63890	484,730	484,730	0	0.00
VOTED DEBT	0.03010	484,730	484,730	0	0.00
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.81100	484,730	484,730	0	0.00
CAPITAL OUTLAY	1.50000	484,730	484,730	0	0.00
VOTER APPROVED DEBT LEVY	0.15450	484,730	484,730	0	0.00
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03270	484,730	484,730	0	0.00
OKEECHOBEE BASIN	0.10260	484,730	484,730	0	0.00
SFWMD DISTRICT	0.09480	484,730	484,730	0	0.00
NORTH BROWARD HOSPITAL	1.32610	484,730	484,730	0	0.00
CHILDREN'S SVCS COUNCIL OF BC	0.45000	484,730	484,730	0	0.00
CITY OF TAMARAC					
TAMARAC OPERATING	7.00000	484,730	484,730	0	0.00
FL INLAND NAVIGATION	0.02880	484,730	484,730	0	0.00

Total Millage:	21.16950	Ad Valorem Taxes:	$0.00

NON-AD VALOREM TAXES

Levying Authority	Rate	Amount
31 TAMARAC STORMWATER ASSMT	@ 165.9100	2,571.61

Non-Ad Valorem Assessments:	$2,571.61
Combined Taxes and Assessments:	$2,571.61

If Postmarked By	Dec 31, 2024				
Please Pay	$0.00				

Paid 12/26/2024 Receipt # 10B-24-00002168 $2,494.46
Paid By EGLISE CHRETIENNE DES

BROWARD COUNTY
Abbey Ajayi - Tax Collector

2024 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 214467

Paid 12/26/2024 Receipt # 10B-24-00002168 $2,494.46
Paid By EGLISE CHRETIENNE DES AMBA

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
494113-01-0047

PAY YOUR TAXES ONLINE AT:
broward.county-taxes.com

If Postmarked By	Please Pay
Dec 31, 2024	$0.00

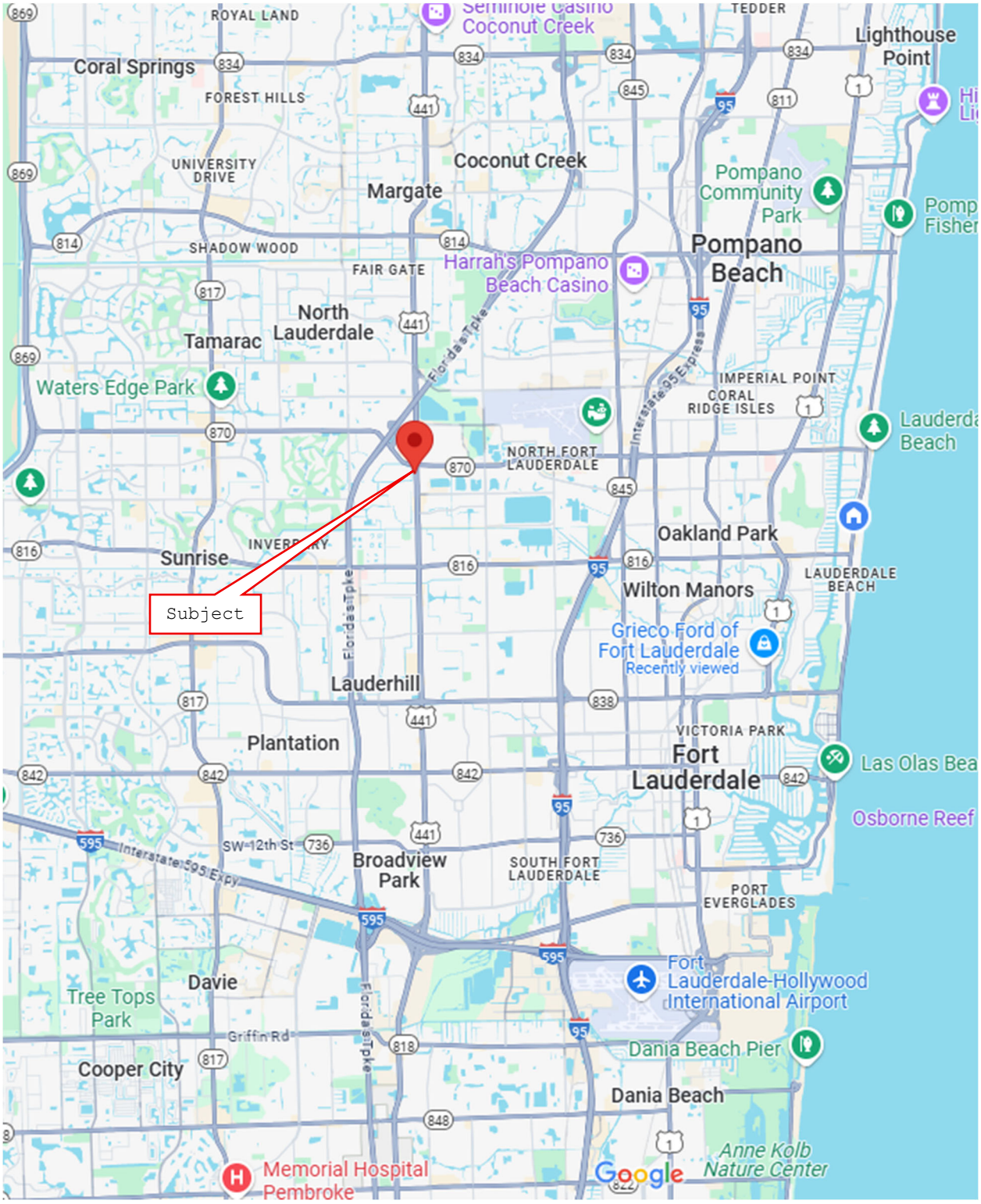
Return with Payment

Please Pay Only One Amount

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

EGLISE CHRETIENNE DES
AMBASSADEURS DE JESUS CHRIST INC
4969 N STATE RD 7
TAMARAC, FL 33319

AREA MAP


Subject
Coconut Creek
Margate
Coral Springs
Tamarac
North Lauderdale
Pompano Beach
Lighthouse Point
Oakland Park
Wilton Manors
Fort Lauderdale
Lauderhill
Plantation
Sunrise
Davie
Broadview Park
Tree Tops Park
Cooper City
Dania Beach
Pompano Community Park
Harrah's Pompano Beach Casino
Waters Edge Park
Grieco Ford of Fort Lauderdale
Recently viewed
Fort Lauderdale-Hollywood International Airport
Dania Beach Pier
Memorial Hospital Pembroke
Anne Kolb Nature Center
Osborne Reef
Las Olas Bea
Google

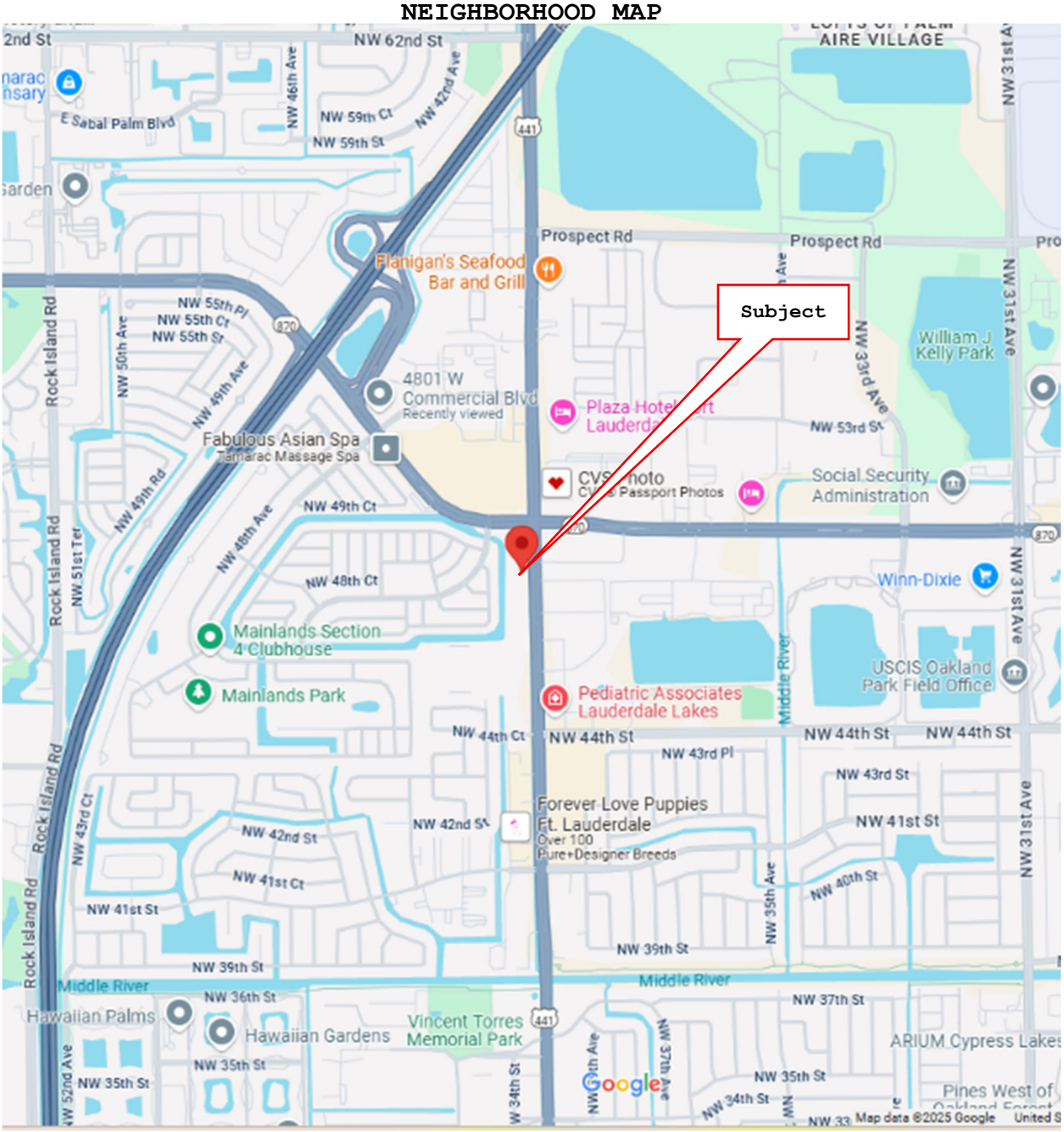
NEIGHBORHOOD DESCRIPTION

The subject is located in the City of Tamarac on the west side of State Road 7. Tamarac's strategic location in the heart of Broward County is a significant driver of its accessibility and burgeoning economic potential. The city boasts excellent connectivity, with easy access to five major highways including I-95, Florida's Turnpike, I-595, U.S. Highway 441, and the Sawgrass Expressway. This transportation network facilitates seamless regional movement and efficient distribution for businesses, connecting them to not only the immediate South Florida market but also national and global trade routes. Furthermore, Tamarac is conveniently situated near three major international airports – Fort Lauderdale-Hollywood, Miami International, and Palm Beach International – as well as Port Everglades, ensuring broad access for both goods and people.

Recognizing its advantageous position, Tamarac is actively pursuing initiatives to stimulate economic growth and diversify its business landscape. The city's 2040 Comprehensive Plan outlines a bold vision for sustainable development, focusing on revitalizing underutilized commercial areas, creating mixed-use corridors, and attracting diverse industries. Efforts are underway to become a "Smart City" leader in western Broward County, incorporating advanced digital infrastructure, smart traffic systems, and sustainable practices to enhance quality of life and attract forward-thinking enterprises. The city is also leveraging its designated Opportunity Zones to encourage investment, offering preferential tax treatment for eligible projects, and aiming to foster commercial development while promoting inclusive growth for existing businesses and residents.

Tamarac's commitment to economic vitality is evident in its proactive support for businesses. The city offers various programs and incentives, including a facade improvement grant to revitalize storefronts and partnerships with educational institutions like Broward College to provide business support. There is a clear emphasis on attracting new industries and creating job centers, with daily vehicle traffic on major arteries like North University Drive and West McNabb presenting significant opportunities for capturing revenue and supporting local businesses. The city's efforts are transforming it from its “quiet retirement community” roots into a more dynamic and family-friendly environment, positioning Tamarac as a place where businesses can thrive and residents can find ample opportunities. Overall, the subject neighborhood would be rated as stable with some growth. The future outlook for continued growth is considered good.

NEIGHBORHOOD MAP



DEFINITION OF HIGHEST AND BEST USE

That reasonable and probable use that will support the highest and present value, as defined, as of the effective date of the appraisal.

Alternatively, that use, from among reasonable, probable, and legal alternative uses, found to be physically possible, appropriately supported, financially feasible and which results in the highest land value. Implied within this definition is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual owners.

Also implied is that the determination of the highest and best use results from the appraiser's judgment and analytical skill, i.e., that the use determined from the analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of probable selling price (Market Value), another appropriate term to reflect highest and best use would be "most probable use". In the context of investment value, an alternative term would be "most profitable use".

HIGHEST AND BEST USE

The size and dimensions of the subject whole property are suitable for many types of development including residential and commercial. The NC Neighborhood Commercial zoning district is designed to accommodate small, compact commercial and mixed-use developments that primarily serve the daily needs of surrounding residential neighborhoods. The legally permissible use of the subject would be for mixed use/commercial redevelopment within the guidelines of the NC zoning designation. The next step in the highest and best use analysis involves the feasibility of the physically and legally permitted use.

The demand for commercial land is generally strong along major roadways and historically the property has been used with commercial uses. Based on the zoning and surrounding uses, some type of commercial or mixed use would be the most financially feasible use of the site considering the physical size and legally allowed uses.

The financial feasibility of the land would be reflective of the surrounding commercial properties and thus the highest and best use from a financially feasible standpoint would be for mixed use/commercial development within the guidelines of the NC zoning designation.

The first 3 tests have been analyzed. The maximally productive use is that which has met the first 3 tests of the HBU, and which will result in the highest land value, or the highest net return to the site. In summary, the highest and best use of the subject site, in our opinion, is for some type of future mixed use or commercial development within the guidelines of the NC zoning designation.

AS IMPROVED

The property consists of a two-story building currently being used as a church. This building was originally designed as a restaurant. The location is on the west side of N. State Road 7. The age and condition of the improvements and the adjoining uses are all favorable factors in the successful operation of the subject property with some type of commercial use. In consideration of the four factors of Highest and Best Use, it is our opinion that the current improvements (Church facility) are the highest and best use as the land value does not exceed the value of the property as originally designed as a restaurant and currently being utilized as a religious facility, although the remaining economic life of the improvements is less than 10 years.

APPROACHES TO VALUE

(XX) MARKET ( ) COST ( ) INCOME

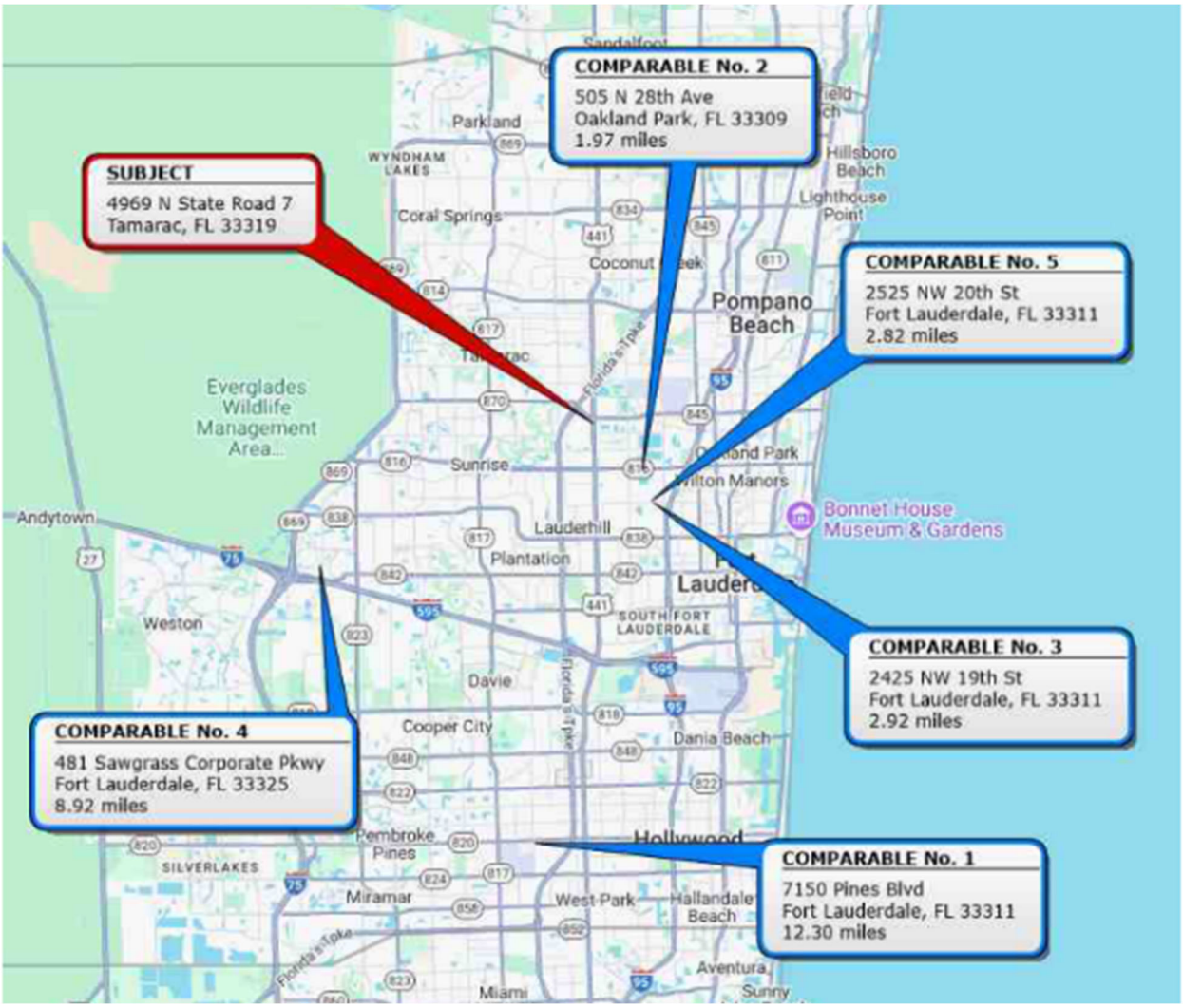
The Sales Comparison Approach has been considered most applicable in this assignment in the value of the subject property. The Cost Approach to Value was not considered applicable due in part to the older age of the improvements and the Cost Approach is generally not considered applicable for older structures. The Income Approach was considered and reviewed but was not submitted as the property is not currently leased and utilized as an income producing property.

ESTIMATE OF VALUE-MARKET OR SALES COMPARISON APPROACH TO VALUE

The value is estimated by the Sales Comparison Approach. This approach is often referred to as the Direct Comparison Approach because the comparison procedure is its basic technique.

The Sales Comparison Approach requires careful selection of sale properties to ensure that they are relatively similar to the subject. No two properties are exactly alike. Therefore, a comparison between the subject and the sales must be considered in arriving at an indication of value for the subject. In this instance, we have reviewed sales of improved properties to arrive at the market value of the property, as improved. The sales data is included herein, followed by a brief review of the sales data and an analysis and value conclusion. We have utilized a unit sale price per square foot of building area (including land) and also considered a unit sale price per square foot of land including improvements. We considered four church sales and one child-care facility and considered these applicable in our analysis.

COMPARABLE SALES MAP



COMPARABLE SALES DATA

Sale #	Address	Sale date	Sale Price	Land Size (SF)	Price per SF (Land)	Bldg size (SF)	Price per SF (Bldg)	Land to Bldg Ratio	Zoning
1	7150 Pines Blvd, Pembroke Pines, Fl. 33024	11/8/2024	$ 5,200,000	73,978	$ 70.29	9,677	$ 537.36	7.645	B-3
2	505 N 28th Ave, Hollywood, Fl. 33020	2/27/2025	$ 890,000	20,501	$ 43.41	1,708	$ 521.08	12.003	RS-3
3	2425 NW 19th St, Fort Lauderdale, Fl. 33311	6/28/2024	$ 1,160,000	18,499	$ 62.71	2,507	$ 462.70	7.379	B-3
4	481 Sawgrass Corporate Pky, Sunrise, Fl. 33325	9/29/2023	$ 3,515,000	75,801	$ 46.37	10,346	$ 339.74	7.327	B-3
5	2525 NW 20th St, Fort Lauderdale, Fl. 33311	5/17/2024	$ 730,000	14,899	$ 49.00	2,358	$ 309.58	6.318	RD-10
	Subject								
	4969 N State Rd 7, Tamarac, Fl. 33319			28,359		3,454		8.210	NC

COMPARABLE IMPROVED SALE NUMBER 1



FOLIO NUMBER:	5141-14-14-0020
RECORDED:	INSTRUMENT NUMBER 119896705
DATE OF SALE:	November 8, 2024
GRANTOR:	BP-Pines, LLC
GRANTEE:	Wawa Florida, LLC
CONSIDERATION:	$5,200,000
FINANCING:	Cash to Seller
EFFECT ON SALES PRICE:	None
CONDITION OF SALE:	Arm's-length
PROPERTY RIGHTS CONVEYED:	Fee Simple
ENCUMBRANCES:	Typical utility easements

COMPARABLE IMPROVED SALE NUMBER 1 (CONTINUED)

EFFECT ON PURCHASE PRICE:	None
PHYSICAL CHARACTERISTICS:	
LOCATION:	7150 Pines Blvd. Pembroke Pines, Florida 33024
LAND SIZE:	73,978 square feet
BUILDING SIZE:	9,677 square feet
LAND TO BUILDING RATIO:	7.645:1
ZONING:	B-3 General Business District
HIGHEST AND BEST USE:	As Improved
LEGAL DESCRIPTION:	Parcel B of PINES AND 72ND, according to the plat thereof, recorded in Plat Book 183, Page 749, of the Public Records of Broward County, Florida.
APPRAISAL INDICATORS:	
UNIT SALE PRICE:	$537.36 per square foot of building area including land $70.29 per square foot of land including improvements.
COMMENTS:	The property was improved with a church and purchased for development of a Wawa gas station. The church will be reconstructed on adjoining land owned by the grantor.

LATEST DEED

Instr# 119896705 , Page 1 of 2, Recorded 11/12/2024 at 09:05 AM
Broward County Commission
Deed Doc Stamps: $36400.00

This Instrument Prepared by and return to:
Steven L. Daniels, Esq.
Saul Ewing, LLP
515 North Flagler Drive, Suite 1400
West Palm Beach, FL 33401

PARCEL ID: 5141-14-01-0041

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 8th day of November, 2024, between **BP-PINES, LLC, a Florida limited liability company**, whose address is 20411 W. 12 Mile Road, Suite 200, Southfield, MI 48076, hereinafter called "Grantor", and **WAWA FLORIDA, LLC, a Delaware limited liability company**, whose address is 260 West Baltimore Pike, Wawa, PA 19063, hereinafter called "Grantee".

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of TEN and NO/100 ($10.00) DOLLARS, and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that tract or parcel of land described as follows, lying and being in Broward County, Florida (the "Property"):

Parcel B of PINES AND 72ND, according to the plat thereof, recorded in Plat Book 183, Page 749, of the Public Records of Broward County, Florida.

Subject to taxes for the year 2025 and subsequent years, easements, comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision without reimposing same.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof Grantee, forever, IN FEE SIMPLE.

AND THE GRANTOR hereby covenants with the Grantee that Grantor is lawfully seized of said Property in fee simple; that the Grantors have good right and lawful authority to sell and convey said Property; that the Grantors hereby special warrants that title to the said Property will defend the same against the lawful claims of all persons claiming by, through, or under Grantors, but against none other.

The URBAN Group REAL ESTATE CONSULTANTS

IN WITNESS WHEREOF, the said Grantor has duly executed this Special Warranty Deed on the day and year first above written.

Signed, sealed and delivered
in our presence:

WITNESSES:

Signature of Witness
Conor O'Leary
Printed Name of Witness
ADDRESS OF WITNESS:
20411 W. 12 Mile Rd., Ste. 200
Southfield, MI 48076

Signature of Witness
Printed Name of Witness
ADDRESS OF WITNESS:
20411 W. 12 Mile Rd, Suite 200
Southfield, MI 48076

BP-PINES, LLC
a Florida limited liability company

By: _____
Patrick O'Leary, Manager

STATE OF Michigan
COUNTY OF Oakland

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 6 day of November, 2024 by Patrick O'Leary, Manager of BP-PINES, LLC, a Florida limited liability company, who is [X] personally known to me or [ ] produced _____ as identification.

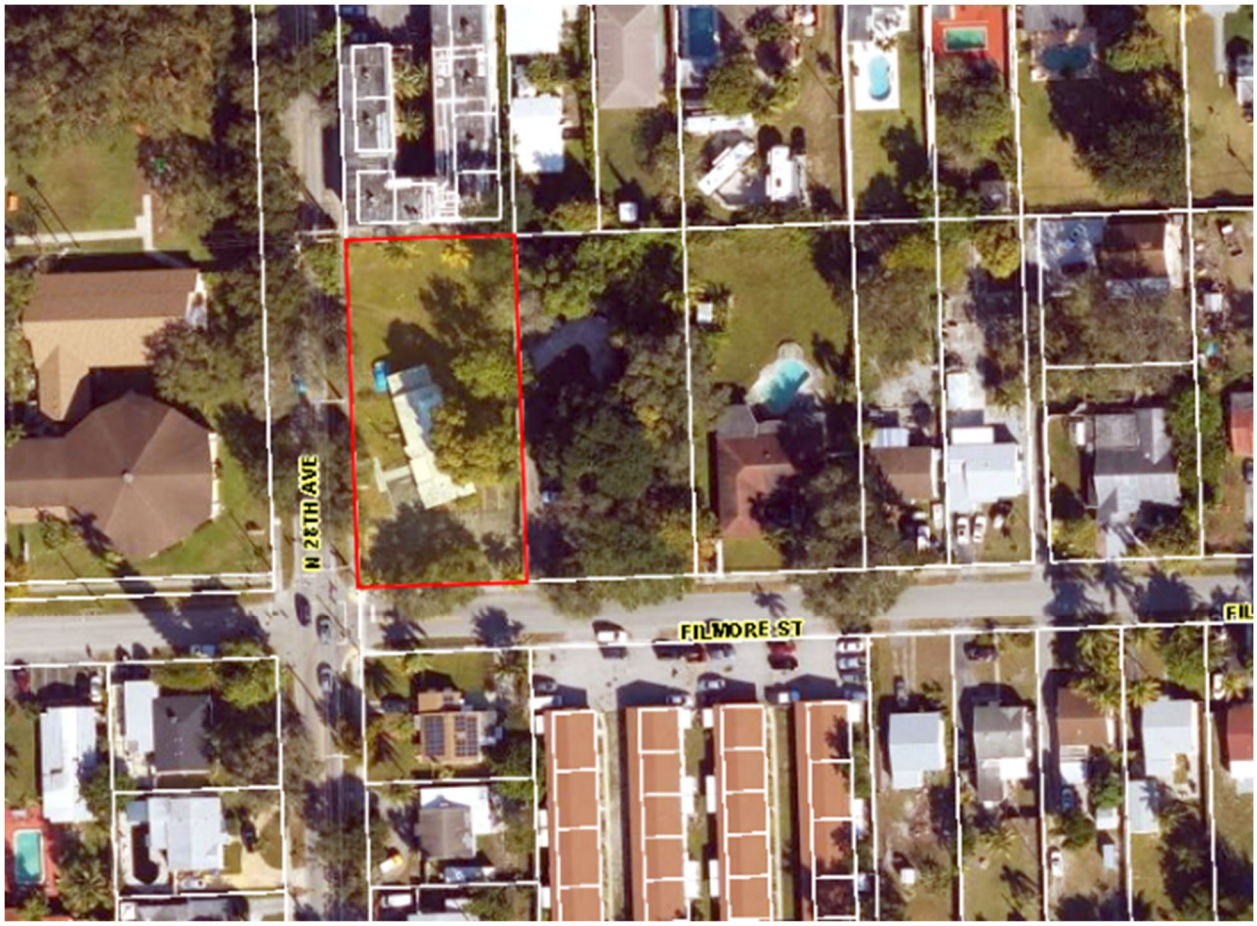
My Commission Expires:
February 25, 2029

DEBORAH ANN MONTPAS
NOTARY PUBLIC
State of Michigan
My Commission Expires
February 26, 2029

NOTARY PUBLIC – Signature

Deborah Ann Montpas
Printed Name of Notary Public

COMPARABLE IMPROVED SALE NUMBER 2



FOLIO NUMBER:	5142-16-02-4550
RECORDED:	INSTRUMENT NUMBER 120076386
DATE OF SALE:	February 27, 2025
GRANTOR:	Christ Ambassadors Church, Inc.
GRANTEE:	The Church of Jesus Christ According to Acts 2:38, Inc.
CONSIDERATION:	$890,000
FINANCING:	Cash to Seller
EFFECT ON SALES PRICE:	None
CONDITION OF SALE:	Arm's-length
PROPERTY RIGHTS CONVEYED:	Fee Simple

COMPARABLE IMPROVED SALE NUMBER 2 (CONTINUED)

ENCUMBRANCES:	Typical utility easements
EFFECT ON PURCHASE PRICE:	None
PHYSICAL CHARACTERISTICS:	
LOCATION:	505 N 28th Ave. Hollywood, Florida 33020
LAND SIZE:	20,501 square feet
BUILDING SIZE:	1,708 square feet
LAND TO BUILDING RATIO:	12.003:1
ZONING:	RS-3 – Single Family District
HIGHEST AND BEST USE:	As Improved
LEGAL DESCRIPTION:	Lot 13, Block 34, Hollywood Little Ranches amended, according to the plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.
APPRAISAL INDICATORS:	
UNIT SALE PRICE:	$521.08 per square foot of building area including land $43.41 per square foot of land including improvements.
COMMENTS:	The property is improved with a one-story residential structure used as a church which was built in 1967.

LATEST DEED

Instr# 120076386 , Page 1 of 2, Recorded 02/28/2025 at 08:49 AM
Broward County Commission
Deed Doc Stamps: $6230.00

PREPARED BY: J. FRANCIS
Phoenix Land Title & Escrow, Inc.
701 Promenade Drive, Suite 203
Pembroke Pines, FL 33026

RETURN TO: ASHLEY TITLE COMPANY
16375 N.E. 18TH AVENUE, #225
NORTH MIAMI BEACH, FL 33162

Parcel No.: 5142-16-02-4550

SPACE ABOVE THIS LINE FOR PROCESSING DATA | *SPACE ABOVE THIS LINE FOR RECORDING DATA*

This **WARRANTY DEED**, made the 27 day of February, 2025, by **CHRIST AMBASSADORS CHURCH, INC., A NEW YORK NOT FOR PROFIT CORPORATION**, whose mailing address is 215 PIMA TRAIL, GROVELAND, FL 34769, hereinafter called the Grantor, to **THE CHURCH OF JESUS CHRIST ACCORDING TO ACTS 2:38, INC., A FLORIDA CORPORATION**, having its principal place of business 5121 ADAMS STREET, HOLLYWOOD, FL 33021, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Broward, State of Florida, viz:

LOT 13, BLOCK 34, HOLLYWOOD LITTLE RANCHES AMENDED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2024.

The URBAN Group REAL ESTATE CONSULTANTS

WARRANTY DEED CONTD

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature
Printed Name: IRA R. SHAPIRO
Address 1637 NE 18th Ave
N. Miami Beach, FL 33162

Witness Signature
Printed Name: Vicki D Finnell
Address 16375 NE 18 Ave
N. Miami Beach, FL 33162

CHRIST AMBASSADORS CHURCH, INC., A NEW YORK NOT FOR PROFIT CORPORATION

By: Roopchand Harry Raghunandan L.S.
Name: ROOPCHAND HARRY RAGHUNANDAN
Title: PRESIDENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of February, 2025, by **ROOPCHAND HARRY RAGHUNANDAN, PRESIDENT of CHRIST AMBASSADORS CHURCH, INC., A NEW YORK NOT FOR PROFIT CORPORATION**, on behalf of the corporation. He (she) is personally known to me or has produced Driver's License as identification.

IRA R. SHAPIRO
Commission # HH 161976
Expires December 4, 2025

Signature of Notary
Printed Name:
My commission expires:

IRA R. SHAPIRO
Commission # HH 161976
Expires December 4, 2025

The URBAN Group REAL ESTATE CONSULTANTS

COMPARABLE IMPROVED SALE NUMBER 3



FOLIO NUMBER:	4942-29-04-0780
RECORDED:	INSTRUMENT NUMBER 119665935
DATE OF SALE:	June 28, 2024
GRANTOR:	2425 Holdings, LLC
GRANTEE:	Growing Star Holdings, LLC
CONSIDERATION:	$1,160,000
FINANCING:	Cash to seller
EFFECT ON SALES PRICE:	None
CONDITION OF SALE:	Arm's-length
PROPERTY RIGHTS CONVEYED:	Fee Simple

COMPARABLE IMPROVED SALE NUMBER 3 (CONTINUED)

ENCUMBRANCES:	Typical utility easements
EFFECT ON PURCHASE PRICE:	None
PHYSICAL CHARACTERISTICS:	
LOCATION:	2425 NW 19th St. Fort Lauderdale, Florida 33311
LAND SIZE:	18,499 square feet
BUILDING SIZE:	2,507 square feet
LAND TO BUILDING RATIO:	7.379:1
ZONING:	B-3 – General Commercial
HIGHEST AND BEST USE:	As Improved
LEGAL DESCRIPTION:	Lots 46 and 47, Block 2, NORTHWEST LAUDERDALE, according to the plat thereof, as recorded in Plat Book 25, Page 25, of the Public Records of Broward County, Florida.
APPRAISAL INDICATORS:	
UNIT SALE PRICE:	$462.70 per square foot of building area including land $62.71 per square foot of land including improvements.
COMMENTS:	The property was used as a nursery/day care facility.

LATEST DEED

Instr# 119665935 , Page 1 of 2, Recorded 07/03/2024 at 10:05 AM
Broward County Commission
Deed Doc Stamps: $8120.00

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This Instrument
Prepared By and Return To: DAVID L. KOUT, ESQ.
DAVID L. KOUT, P.A.
Address: 9000 Sheridan St.
Suite 102
Pembroke Pines, FL 33024

Property Appraisers Parcel
Identification (Folio) Number(s): 4942 29 04 0780

WARRANTY DEED

THIS INDENTURE, made this 28th day of June, 2024 BETWEEN SASHA MIRACOLA, as Authorized Member of 2425 HOLDINGS, LLC, a Florida limited liability company, whose post office address is 2425 N.W. 19th St., Ft. Lauderdale, Florida 33311, party of the first part, and GROWING STARS HOLDINGS LLC, a Florida limited liability company, whose post office address is 398 E. 33rd St., Ste. 204, Hialeah, Florida 33013, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ten and no hundredths ($ 10.00) Dollars, to her in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, have conveyed, granted, bargained and sold to the said party of the second part, and h heirs and assigns forever, the following described land, situate, and being in the County of Broward, State of Florida, to wit:

Lots 46 and 47, Block 2, NORTH WEST LAUDERDALE, according to the plat thereof, as recorded in Plat Book 25, Page 25, of the Public Records of Broward County, Florida.

Subject to conditions, limitations, easements and zoning ordinances of record and taxes for the year 2024 and subsequent years not yet due and payable.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand the day and year first above written.

Signed, sealed and delivered
in the presence of:

2425 HOLDINGS, LLC, a Florida
limited liability company

By: _____
SASHA MIRACOLA, as Authorized Member

_____
DAVID KOUT
9000 Sheridan St. 102
Pembroke Pines, FL 33024

_____
RAYMOND RUDYSZEWICK
8601 S.W. 16 St.
Miami, FL 33155

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared

SASHA MIRACOLA

to me known by personal knowledge to be the person described in the foregoing instrument and she acknowledged before me that she executed the same by means of physical presence __x__ online notarization ____ after (not) taking an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of June, 2024.

NOTARY PUBLIC, State of Florida



COMPARABLE IMPROVED SALE NUMBER 4



FOLIO NUMBER:	5040-03-03-0025
RECORDED:	INSTRUMENT NUMBER: 119141132
DATE OF SALE:	September 29, 2023
GRANTOR:	Ramat Shalom Beth Israel, Inc.
GRANTEE:	Full Gospel Church of Living God, Inc.
CONSIDERATION:	$3,515,000
FINANCING:	Cash to Seller
EFFECT ON SALES PRICE:	None
CONDITION OF SALE:	Arm's-length
PROPERTY RIGHTS CONVEYED:	Fee Simple

COMPARABLE IMPROVED SALE NUMBER 4 (CONTINUED)

ENCUMBRANCES:	Typical utility easements
EFFECT ON PURCHASE PRICE:	None
PHYSICAL CHARACTERISTICS:	
LOCATION:	481 Sawgrass Corporate Pky. Sunrise, Fl. 33325
LAND SIZE:	75,801 square feet
BUILDING SIZE:	10,346 square feet
LAND TO BUILDING RATIO:	7.327:1
ZONING:	B-3 – General Business District
HIGHEST AND BEST USE:	As Improved
LEGAL DESCRIPTION:	Lengthy Legal Description see Deed attached
APPRAISAL INDICATORS:	
UNIT SALE PRICE:	$339.74 per square foot of building area including land $46.37 per square foot of land including improvements.
COMMENTS:	This synagogue was purchased for a similar religious use.

LATEST DEED

Instr# 119141132 , Page 1 of 4, Recorded 10/03/2023 at 04:15 PM
Broward County Commission
Deed Doc Stamps: $24605.00

Prepared By & Return to:

Adele I. Stone, Esquire
Buchanan Ingersoll & Rooney, PC
401 East Las Olas Boulevard, Suite 2250
Ft. Lauderdale, FL 33301

Property Appraiser's Parcel
Identifying No's. 5004003-03-0025

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29th day of September, 2023, between RAMAT SHALOM BETH ISRAEL, INC., a Florida non-profit corporation, successor by merger to Temple Beth Israel, Inc., a Florida not-for-profit corporation, whose post office address is 11301 W. Broward Boulevard, Plantation, FL 33325, ("Grantor"), to FULL GOSPEL CHURCH OF LIVING GOD, INC., a Florida non-profit corporation, whose post office address is 481 Sawgrass Corporate Parkway, Sunrise, FL 33325 ("Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations and other legal entities, wherever the context so admits or requires.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, the real property hereinafter described, and rights and interest in said real property located in the County of Broward, State of Florida (hereinafter referred to as the "Real Property"), to wit:

SEE ATTACHED EXHIBIT "A".

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

AND Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

This conveyance is made subject to taxes and assessments not yet due and payable; covenants, restrictions, easements and other matters of record; and existing zoning regulations. However, reference thereto shall not serve to reimpose the same.

The Real Property is being conveyed as is with no warranty, express or implied, from Grantor, as to the suitability thereof for any activity or use or particular purpose, fitness, merchantability, design, condition, capacity, performance, or any other aspect of the Real Property or its material or workmanship; or as to compliance of the Real Property with any laws, rules, ordinances or regulations of any governmental authority, environmental or otherwise. Grantee releases Grantor from claims arising from the condition of the Real Property to the date hereof, whether based on Grantor's negligence in whole or in part and/or claims based upon strict liability and/or product liability with respect to the physical properties or condition of the Real Property, including the environmental condition of the Real Property. Grantee and its successors and assigns have and shall be deemed to have assumed all risk and liability with respect to the presence or remediation of all known and unknown toxic or hazardous substances, materials, or waste or other actual or potential environmental contamination on, within or under the surface of the Real Property, including both known or unknown, apparent, not apparent or latent, and whether existing prior to, at or subsequent to, the date hereof and Grantee releases Grantor from any and all claims arising from the foregoing environmental conditions.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Witnesses:

Name: Adele I Stone
(type or print)

Post Office Address:
401 E. Las Olas Blvd
Ft Lauderdale FL 33301

Name: Becky J. Roberts
(type or print)

Post Office Address:
401 E Las Olas Blvd.
#2250
Ft. Lauderdale FL 33301

RAMAT SHALOM BETH ISRAEL, INC.,
a Florida non-profit corporation, successor by merger to Temple Beth Israel, Inc., a Florida not-for-profit corporation

By: _____
Ronald S. Rubinoff, Authorized Agent

The URBAN Group REAL ESTATE CONSULTANTS 174

STATE OF FLORIDA)
)SS:
COUNTY OF BROWARD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of ✓ physical presence or _____ online notarization, this 29th day of September, 2023, by Ronald S. Rubinoff, as authorized agent of RAMAT SHALOM BETH ISRAEL, INC., on behalf of the corporation, to me personally known _____ or produced Flor. Lic. as identification.

Name:
Notary Public
My Commission Expires:_____
Commission No.:_____

BECKY J. ROBERTS
Notary Public
State of Florida
Comm# HH241647
Expires 3/21/2026

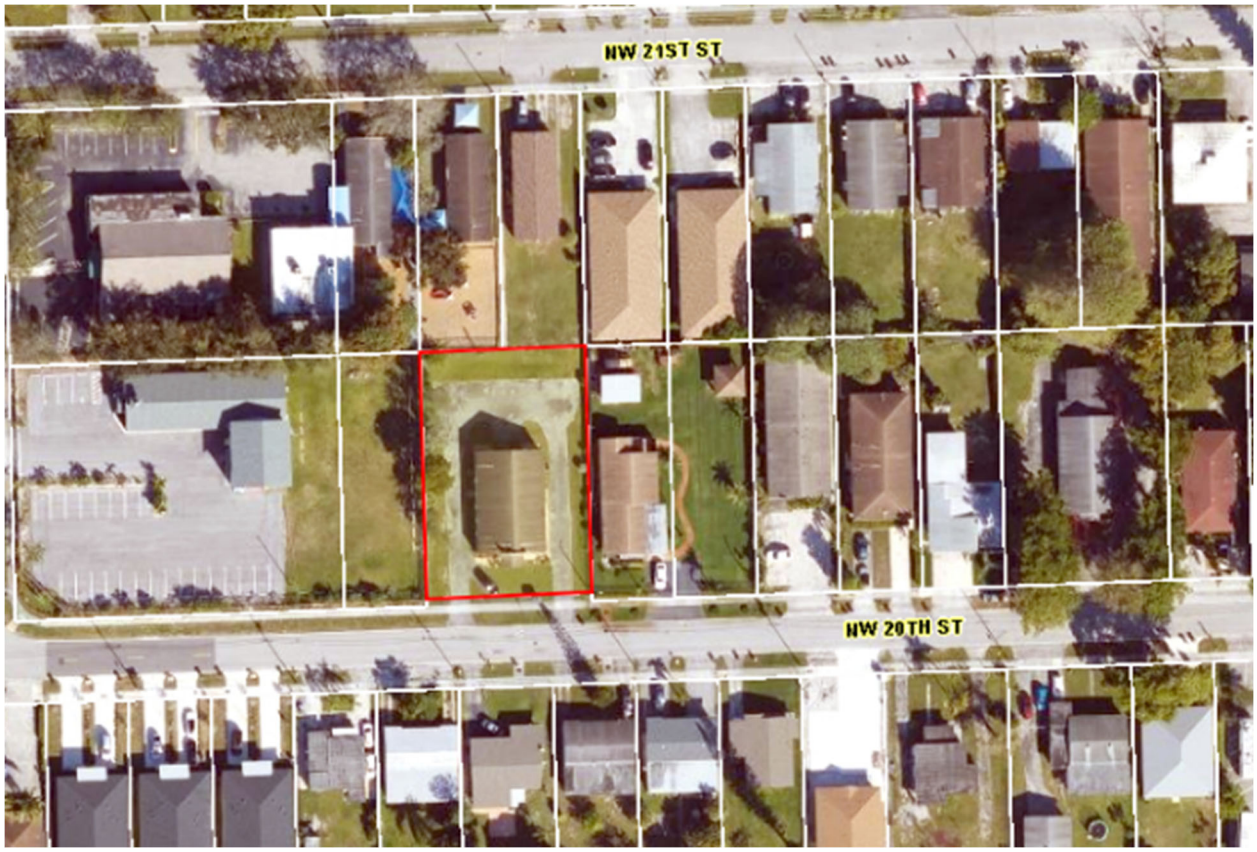
EXHIBIT "A"
Legal Description

A portion of Parcel 1, MARINA WEST PARCEL A, according to the plat thereof, as recorded in Plat Book 121, page 17, of the public records of Broward County, Florida, more particularly described as follows:

Commencing at the Easterly most Southeast corner of said Parcel 1; thence South 44° 48' 11" West, along the South line of said Parcel 1, 49.39 feet; thence South 89° 40' 57" West, continuing along said South line, also being the Northerly right of way line of Northwest 2nd Street, as shown on said plat, 214.00 feet; thence North 00° 19' 03" West, 197.81 feet; thence North 89° 55' 25" East, 49.69 feet; thence North 00° 04' 35" West, 119.14 feet to the Point of Beginning; thence South 89° 55' 25" West, 97.29 feet; thence North 76° 48' 12" West, 199.88 feet; thence North 26° 16' 31" East, 59.25 feet; thence North 17° 44' 16" East, 31.54 feet; thence North 08° 07' 41" West, 31.74 feet; thence North 35° 10' 44" West, 32.56 feet; thence North 47° 32' 36" West, 32.83 feet; thence North 52° 20' 21" West, 31.13 feet; thence North 21° 00' 21" East, along a radial line to the next described curve, a distance of 44.99 feet to the South right of way of Sawgrass Corporate Parkway, as recorded in Official Records Book 14312, at page 78, of the public records of Broward County, Florida and a point on the arc of said curve concave to the Northeast; thence Southeasterly, along said right of way line and along the arc of said curve having a radius of 500.26 feet, a delta of 21° 04' 55", and an arc distance of 184.07 feet to a point of tangency; thence North 89° 55' 25" East, along said South right of way line, 126.12 feet; thence South 00° 04' 35" East, 34.87 feet; thence North 89° 55' 25" East, 77.11 feet; thence South 45° 02' 03" East, 105.89 feet; thence South 00° 04' 34" East, 24.16 feet; thence South 89° 55' 25" West, 146.32 feet; thence South 00° 04' 35" East, 102.86 feet to the Point of Beginning.

4868-2326-5153, v. 1

COMPARABLE IMPROVED SALE NUMBER 5



FOLIO NUMBER:	4942-29-04-1330
RECORDED:	INSTRUMENT NUMBER: 119593260
DATE OF SALE:	May 17, 2024
GRANTOR:	The Church of Jesus Christ of the Apostolic Faith, LLC
GRANTEE:	Shaw Temple A.M.E. Zion Inc.
CONSIDERATION:	$730,000
FINANCING:	Cash to Seller
EFFECT ON SALES PRICE:	None
CONDITION OF SALE:	Arm's-length
PROPERTY RIGHTS CONVEYED:	Fee Simple

COMPARABLE IMPROVED SALE NUMBER 5 (CONTINUED)

ENCUMBRANCES:	Typical utility easements
EFFECT ON PURCHASE PRICE:	None
PHYSICAL CHARACTERISTICS:	
LOCATION:	2525 NW 20th St. Fort Lauderdale, Fl. 33311
LAND SIZE:	14,899 square feet
BUILDING SIZE:	2,358 square feet
LAND TO BUILDING RATIO:	6.318:1
ZONING:	RD-10 – Residential Single Family and Cluster/Medium Density
HIGHEST AND BEST USE:	As Improved
LEGAL DESCRIPTION:	Lots 21 and 22, LESS the South 5.0 feet thereof, Block 6, of NORTHWEST LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 25, Page 25, of the Public Records of Broward County, Florida.
APPRAISAL INDICATORS:	
UNIT SALE PRICE:	$309.58 per square foot of building area including land $49.00 per square foot of land including improvements.
COMMENTS:	The property is a church built in 1996.

LATEST DEED

Instr# 119593260 , Page 1 of 2, Recorded 05/23/2024 at 11:24 AM
Broward County Commission
Deed Doc Stamps: $5110.00

This Instrument Prepared by:
Vivian Dyer
Zendegui Law Group P.A.
1111 Kane Concourse
Suite 310
Bay Harbor Islands, FL 33154
(305) 579-3333

After Recording Return To:
Zendegui Law Group P.A.
1111 Kane Concourse, Suite 310,
Bay Harbor Islands, FL 33154
(305) 579-3333
File Number: ET2525
Parcel ID: 49-42-29-04-1330

Warranty Deed

This Warranty Deed made this 17 **day of May, 2024** between **The Church of Jesus Christ of the Apostolic Faith LLC, a Florida Limited Liability Company** whose post office address is **10373 Cypress Knee Circle, Orlando, FL 32825**, grantor, and **Shaw Temple A.M.E. Zion Inc., a Florida Non-Profit Corporation** whose post office address is: **504 Northwest 19th Avenue, Fort Lauderdale, FL 33311**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in, **Broward County, Florida**, to-wit:

Lots 21 and 22, LESS the South 5.0 feet thereof, Block 6, of NORTHWEST LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 25, Page 25, of the Public Records of Broward County, Florida.

Parcel Identification Number: 49-42-29-04-1330

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31st, 2023**.

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In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

The Church of Jesus Christ of the Apostolic Faith LLC, a Florida Limited Liability Company

By: _____
Michael Phillips, Manager

_____
WITNESS
PRINT NAME: ARLENE SORIANO

1391 NW St Lucie West Blvd
Port St. Lucie, FL 34986
WITNESS 1 ADDRESS

_____
WITNESS
PRINT NAME: Elizabeth A. Brown

2060 N. Lauderdale Ave #102
North Lauderdale, FL 33068
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 17th day of May, 2024 by Michael Phillips, Manager of The Church of Jesus Christ of the Apostolic Faith LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

_____
Signature of Notary Public ARLENE SORIANO
Print, Type/Stamp Name of Notary

ARLENE SORIANO
Notary Public - State of Florida
Commission # HH 305294
My Comm. Expires Aug 25, 2026
Bonded through National Notary Assn.

Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: Drivers License

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the date and year in this certificate first above written.

The URBAN Group REAL ESTATE CONSULTANTS 180

DISCUSSION OF IMPROVED COMPARABLE SALES

We have reviewed numerous sales of buildings being used as community/religious facilities in Broward County in close proximity to the subject property. We have included the five sales that were considered to be most applicable in our analysis and valuation of the subject property. These comparable sales have been analyzed, and the basis of this approach is founded upon conclusions drawn from further analysis and study of these particular sales. The actual sales considered are typical of many found during the initial search. In addition to the sales included, we also reviewed and considered sales and listings of other religious/community properties.

The highest and best use of the property being appraised is as currently improved. The following summarizes our analysis of the sales data.

All of the sales consisted of the conveyance of the fee simple interest and were considered arm's-length transactions. We have reviewed the financing terms, and the comparable sales sold for cash or cash equivalent terms.

In our analysis we have considered changes in market conditions between the date of value and the date of each individual sale. The 5 comparable sales have occurred within the past 20 months, so no major adjustments were required.

We have reviewed the physical differences between the sales and the subject property. We have considered adjustments for such differences as location, size, shape/topography, zoning, functional utility, land to building ratios, condition, etc.

The transactions occurred between September of 2023 and February of 2025. The date of value is May 27, 2025. The sales ranged in unit sale price from $309.58 to $537.36 per square foot of building area including land and $43.41 to $70.29 per square foot of land including improvements. Due to the special purpose use of the property, both units of comparison were considered.

The subject property is located along the west side of State Road 7 and has good visibility to the roadway. All of the sales are located within 12.30 miles of the subject property. Several of our locations are on similar heavily travelled roadways in Broward County. The individual locations will be considered in the final analysis.

DISCUSSION OF IMPROVED COMPARABLE SALES (CONTINUED)

The subject property is improved with 3,454 square feet of building area. The subject's land size is 28,359 square feet of land area. The subject property was originally utilized as a restaurant and converted to the current church use. The comparable sales range in building size from 1,708 square feet ($521.08 per SF) to 10,346 square feet ($339.74 per SF) of building area. The sales ranged from a low of 6.138:1 to 12.003:1 and the subject has a land to building ratio of 8.210:1. Sales 1, 3 and 4 were most similar in land to building ratios and these sales indicated a range of $339.74 to $537.36 per square foot of building area. Sale 2 was considered superior based on the land to building ratio with a sale price of $521.08 per square foot of land area. Sales 2 and 5 were considered inferior based on their interior locations with Sales 1, 3 and 4 located on more commercial locations.

The subject property is zoned with a NC Neighborhood Commercial by the City of Tamarac. All of the sales are zoned, B-3 General Commercial, except for sale 2 and 5 which have a residential zoning designation (RS-3 & RD-10). No adjustments are warranted, although the variances are considered in our final analysis. The overall functional utility of the comparable sales is comparable to the subject property.

CONCLUSION

In conclusion, the unit sale prices of the comparable sales ranged from $309.58 per square foot to $537.36 per square foot of building area. Based on the overall review of all of the sales, it was our opinion that a market value of $525.00 per square foot of building area was applicable to the subject property and within the range of the sales data reviewed.

Therefore, the following is our conclusion for the market value using that unit of comparison:

3,454 SF BLDG X $525.00/SF = $1,813,350 say $1,815,000

As an additional support for the market value, we analyzed the unit sale price of land including improvements. The subject property has 28,359 square feet of improved land area. Our five comparable sales had a range of $37.02 to $79.20 per square foot of improved land. Based on the overall review of the sales, it is our opinion that a market value of $65.00 per square foot of land area was applicable (28,359 x $65.00 = $1,843,335, say $1,845,000) and supported the $1,815,000 valuation.

RECONCILIATION

In this appraisal assignment, we considered the sales data included in this report, the potential for demand, the current condition, the highest and best use, and all other factors that affect market value. Considering the review of the property, the following approaches and value conclusions were considered in our estimate of the market value.

Cost Approach:	N/A
Sales Comparison Approach:	$1,815,000 - $1,845,000
Income Approach:	N/A

The Market Approach is based on the fee simple value estimate of the property considering the highest and best use of the property. The sales indicated a wide range in unit sale prices, but the overall review of this approach indicated a market value conclusion of $525.00 per square foot of building area or $1,815,000 and $65.00 per square foot of land or $1,845,000.

Based upon review of the market data and our analysis, it is our opinion that the market value of the fee simple interest of the subject property would be within the range of the two methods of comparison ($1,815,000 - $1,845,000) as of May 27, 2025, or:

ONE MILLION EIGHT HUNDRED THIRTY THOUSAND DOLLARS
($1,830,000)

ASSUMPTIONS AND LIMITING CONDITIONS

The legal description furnished to the appraiser is assumed to be correct.

All existing liens and encumbrances have been considered; however, the property is appraised as though free and clear, under responsible ownership and competent management.

The information identified in this report as being furnished to the appraiser by others is believed to be reliable; however, the appraiser assumes no responsibility for its accuracy.

The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

It is assumed that the utilization of the land and any improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

The distribution, if any, of the total valuation in this report between land and any improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

Possession of this report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualifications and only in its entirety.

Disclosure of the contents of this appraisal is governed by the Bylaws and Regulations of the American Society of Appraisers. The appraiser herein by reason of the appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been made previously.

Neither all, nor part of the contents of this report, especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected, shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on, or in the property. The appraiser is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

We were not provided with a survey or title report. It appeared that there may be some cross access easements to the properties to the north and south. We are unaware of any cross-access easements and have valued the site with a fee simple analysis considering typical utility easements only.

CERTIFICATION

The undersigned does hereby certify that except as otherwise noted in this appraisal report:

1. To the best of our knowledge and belief, the statements of fact contained in this appraisal report, upon which the analysis, opinions, and conclusions expressed herein are based, are true and correct.

2. The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.

3. We have no present or prospective interest in the property that is the subject of this report, and I (we) have no personal interest or bias with respect to the parties involved. Robert Miller has not completed any prior appraisals on this property within the past three years.

4. Our compensation is not contingent on an action or event resulting from the analysis, opinions, or conclusions in, or the use of, this report.

5. Our analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.

6. Benjamin Manburg has provided significant professional assistance in market research and data collection in this report.

7. Robert D. Miller has met or exceeded the minimum prescribed educational requirements for Re-certification as an Accredited Senior Appraiser (ASA) or the American Society of Appraisers.

8. Robert D. Miller inspected the property that is the subject of this report.



Robert D. Miller, ASA
State Certified General R.E. Appraiser No. RZ1270

ADDENDUM

Photographs of Subject Property
Tamarac NC Neighborhood Commercial Zoning Information
Most Recent Deed
Current MLS Listing of the Subject Property
Qualifications of Appraiser

PHOTOGRAPHS OF THE SUBJECT PROPERTY



VIEW OF FRONT ELEVATION LOOKING WESTERLY FROM N. STATE ROAD 7



VIEW SOUTHERLY OF MAIN ENTRANCE

PHOTOGRAPHS OF THE SUBJECT PROPERTY



VIEW LOOKING SOUTHWESTERLY OF THE PARKING LOT



VIEW OF REAR OF THE SUBJECT LOOKING EASTERLY

PHOTOGRAPHS OF THE SUBJECT PROPERTY



VIEW EASTERLY OF THE LARKING LOT



STREET VIEW LOOKING NORTHERLY

PHOTOGRAPHS OF THE SUBJECT PROPERTY



STREET VIEW LOOKING SOUTHERLY



MAIN ROOM OF WORSHIP

PHOTOGRAPHS OF THE SUBJECT PROPERTY



KITCHEN/BREAK ROOM



BATHROOM



OFFICE



SECOND FLOOR BATHROOM

10-2.3 Mixed-Use and Nonresidential Districts

(A) **General Purposes of Mixed-Use and Nonresidential Districts**

(1) The mixed-use districts established in this section are intended to foster compact, mixed-use development patterns that provide people with the opportunity to live, work, recreate, and shop in pedestrian-friendly environments. More specifically, they are intended to:

(a) Provide strong multi-modal connections between diverse uses to create a busier, safer, and more exciting environment for residents, employees, and visitors throughout the day, in evenings, and during weekends.

(b) Encourage efficient land use by facilitating compact, higher-density development and minimizing the amount of land that is needed for surface parking while reducing vehicle trips.

(c) Encourage both a vertical and horizontal mix of land uses.

(d) Provide for an interesting and walkable environment through tailored building design and streetscape standards.

(e) Accommodate development intensities appropriate to the scale of the area served by the activity center (e.g., neighborhood, corridor, region); and

(f) Facilitate efficient vehicular traffic flow by allowing only land uses developed with comprehensively planned access, egress, and internal circulation systems.

(2) The nonresidential districts established in this section are intended to provide a range of office, retail, service, institutional, industrial, and related uses to meet household and business needs, and more specifically to:

(a) Provide appropriately located lands for the full range of commercial and industrial uses needed by the city's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan.

(b) Strengthen the city's economic base, and provide employment opportunities close to home for residents of the city and surrounding communities; and

(c) Minimize the impact of commercial and industrial development on residential uses.

(B) **Mixed-Use Districts and Nonresidential Established**

(1) **MU-N: Mixed-Use Neighborhood.** This district is intended to provide for small, compact mixed-use activity centers that serve as convenient, walkable service and retail destinations for surrounding neighborhoods, compatible in scale and character with surrounding residential uses. It is intended to support a mix of residential, retail, cultural, entertainment, and office opportunities, with street-level uses that generate pedestrian activity and upper-story residential and office uses that help maintain an active street presence. Continuous commercial frontages, largely uninterrupted by driveways and parking, are encouraged.

(2) **MU-C: Mixed-Use Corridor.** This district is intended to encourage the development of mixed-use activity centers along the City's primary transportation corridors and gateways. The district is distinguished from the MU-N district by its location and should adjoin at least one arterial roadway. The district accommodates a mix of retail, office, and service, institutional, cultural/public, and entertainment developments that meet local and regional needs and are sensitively designed to reflect a positive image of the City. The district also accommodates higher-density residential and live/work uses. District regulations encourage pedestrian-scale retail development and provide opportunities for residents to walk to meet some of their daily service, entertainment, and open space needs.

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(3) **MU-G: Mixed-Use General.** This district is intended to encourage the creation of community-serving mixed commercial and residential development at a higher scale than is appropriate for the MU-N or MU-C districts. The district is intended for use at important nodes in the City on larger sites. The district is intended to include commercial, institutional, recreational, and service facilities needed to support surrounding neighborhoods and the community at large. Medium- to higher-density housing should be incorporated within or located around the district.

(4) **NC: Neighborhood Commercial.** This district is intended to provide primarily small-scale retail and personal service and low-intensity office and institutional uses to meet the neighborhood shopping and service needs of surrounding residential areas. Limited residential uses are permitted.

(5) **BP: Business Park.** This district is intended to provide for a mixture of light industrial, office, manufacturing, and limited retail uses in a business park, industrial park, or campus setting with high-quality site and building design. Limited residential uses are permitted.

(6) **I-1: Light Industrial.** This district is intended to provide for light manufacturing, warehousing, processing, service, storage, wholesale, distribution operations, and research and development uses, with all operations contained within enclosed buildings. Limited residential uses are permitted.

(7) **I-2: Industrial.** This district is intended to provide for heavy industrial development that has some, any, or all of the following: (a) potentially noxious impacts, or (b) heavy truck traffic for supplies, storage, or shipping, or (c) outdoor storage and operations. Examples include heavy manufacturing, storage, major freight terminals, waste and salvage, distribution centers, processing, and other related uses.

(C) **Mixed-Use and Nonresidential Districts Dimensional Standards.** Development in the mixed-use and nonresidential districts shall comply with all applicable lot size, setback, and building standards in the following table.

Table 10-2.3: Dimensional Standards for Mixed-Use and Nonresidential Districts

		MU-N	MU-C	MU-G	NC	BP	I-1	I-2
Lot Standards, Min								
Lot Area (sq ft)		20,000	30,000	30,000	20,000		5,000	10,000
Width (ft)		100	150	150	100	100	-	-
Lot Cover, max (%)	Roofed area	40	40	40	40	60	60	60
	Total impervious	70	70	70	70	70	80	80
Landscaped pervious area, min (%)		30	30	30	30	30	20	20
Setbacks, Min (ft)								
Front *[1]*		25	25	0	25	50	10	10
Side	Interior	10	10	10	10	35	0	0
	Corner	15	15	15	15	35		
Rear		10	10	10	10	35	0 (35 if adjacent to residential)	50
Adjacent to Residential District		25	25	25	25	50	50 *[2]*	50*[2]*
Building Standards								
Height, max (ft)		40	50	70	40	50; if adjacent	30	30

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					to residential then 35		
Net Floor Area, max (%)	40	40	-	35	-	-	-
Density Standards							
Determination through allocation process that the total residential uses do not exceed 10 % of the land area of the City.							
NOTES							
[1]: Street setbacks along University Drive shall be 125 feet from centerline of roadway. *[2]*: Along said lot line an 8-foot concrete wall shall be constructed.							

MOST RECENT DEED

INSTR # 113004479 Page 1 of 3, Recorded 05/21/2015 at 04:37 PM
Broward County Commission, Doc. D $3150.00 Deputy Clerk ERECORD

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Joseph L. Kohn, P.A.
6300 NW 5th Way, Suite 100
Fort Lauderdale, FL 33309
Property Appraisers Parcel Identification (Folio) Numbers: 494113-01-0047

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 28th day of **April, 2015** by **D-PH IMPORT & EXPORT, LLC, a Florida Limited Liability Company,** herein called the grantor,

to **EGLISE CHRETIENNE DES AMBASSADEURS DE JESUS CHRIST, INC.** whose post office address is **4969 N. STATE ROAD 7, TAMARAC, FL 33319,** hereinafter called the Grantees:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz.:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in the presence of:

Witness #1 Signature

Aimee Fogle
Witness #1 Printed Name

Witness #2 Signature

Guy Ewing
Witness #2 Printed Name

D-PH IMPORT & EXPORT, LLC, a Florida Limited Liability Company

By: AGUA LIMPA, LTD., MANAGER

By: _____

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28th day of March, 2015 by Milson Lopes Dos Reis, President of AGUA LIMPA, LTD., MANAGER OF D-PH IMPORT & EXPORT, LLC, a Florida Limited Liability Company on behalf of the corporation. He/She is personally known to me or has produced Drivers License as identification.

SEAL

GUY EWING
Notary Public - State of Florida
My Comm. Expires Jul 7, 2015
Commission # EE 110422

Notary Signature

Guy Ewing
Printed Notary Signature
My Commission Expires:

Exhibit "A"

Legal Description

A portion of Lot 9 of FORT LAUDERDALE TRUCK FARMS SUBDIVISION of Section 13, Township 49 South, Range 41 East, Broward County, Florida, as recorded in Plat Book 4, Page 31, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of Lot 9, Section 13, Township 49 South, Range 41 East, FORT LAUDERDALE TRUCK FARMS, according to the Plat thereof recorded in Plat Book 4, Page 31, of the Public Records of Broward County, Florida; thence N 0°12'12" West, along the East line of said Lot 9, 880.35 feet to a point; thence N 89°15'42" West, parallel to the North line and South line of said Lot 9, 100.01 feet to a point on the West right-of-way line of State Road 7, (U.S. 441) and the point of beginning of this description; thence continue N 89°15'42" West, 250.0 feet to a point; thence South 0°12'12" East, parallel to the East line of said Lot 9, 113.45 feet to a point; thence S 89°15'42" East, parallel to the North line and South line of said Lot 9, 250.0 feet to a point on the West right-of-way line of State Road No. 7 (U.S. 441); thence N 0°12'12" West, along said West right-of-way line, 113.45 feet to the Point of Beginning.

The URBAN Gr REAL ESTATE CONSUL...

CURRENT MLS LISTING OF THE SUBJECT PROPERTY

Listing | Property History | Neighborhood | Demographics | Photos



1 / 11 Parking

Recent: **05/15/2025 : New : ->A**

Land-Commercial/Business/Agricultural/Industrial
4969 N State Road 7
TAMARAC, FL 33319-5809

ML#:	A11804218	**List Price:**	$3,500,000
Rng Price:			
LLP:		**Status:**	Active
Short Sale:	No	**REO:**	No
Listing Brkr:	CASA03 /Casalina Realty Inc		
County:	Broward County		
Area:	3660	**Auction:**	
Geo Area:	Tamarac/Snrs/Lderhl (3650-3670;3730-3750;3820-3850)		
Legal:	×FT LAUDERDALE TRUCK FARMS 13-49-41 4-31 B BEG SE COR L		
Virtual Tour:	Click Here		

Location Information

Folio#:	×494113010047	**Parcel #:**	0047	**Lot:**	
Folio#2:		**Folio#3:**			
Municipal Code:		**Town/Range:**	49	**Section:**	13
Subdivision #:	1	**Map Coord:**		**Zoning:**	×NC
Subdivision:	×FT LAUDERDALE TRUCK FARMS				

General Information

Type Property:		**Lot Front:**	3,028	**Lot Depth:**	0
Style:	Unimproved Business/Commercial	**Prop Desc:**			
Environ Audit:	Unknown	**Cnty Land Use:**			
Comp Plan Use:	Open Land, Worship			**SS Addend:**	
Lot Desc:	1-2.5 Acres				
Jurisdiction:	City	**For Lease:**		**Acres:**	1.5000
Appr Lot Size:	3050	**Lot SqFt:**	×28,359	**Lse SqFt:**	
Elevation:		**Ownership:**			
Usage:	Other Usage				
Land Fill:		**Ground Cover:**			
Location:	Inside Lot, Shopping Center				
Road:	No Road Access				
Road Surface:					
Trees:					
Land Improve:					
Boat Services:					
Land Use:					

Remarks

Remarks: HUGE LAND AND FREE-STANDING BUILDING NO HOA FOR SALE IN THE HEART OF TAMARAC CORNER OF 441/SR7 AND COMMERCIAL BOULEVARD THE BUSIEST SECTION, THE BUILDING IS AN ACTIVE CHURCH SEAT CAPACITY 150-200, TWO MEN AND WOMEN BATHROOM 1/2 IS UPTAIRS, STORAGE FOR CHOIR UNIFORMS IS UPSTAIRS BREAKROOM IS USE FOR CHILDREN CHURCH THERE ARE OVER 50 PARKING SPACES. PER THE CITY THIS IS AN NC/NEIGHBORHOOD COMMERCIAL IS OPEN FOR ALMOST ANY KIND OF BUSINESS YOU DREAMED TO HAVE FOR THE LONGEST, SUCH AS: RESTAURANT, HOTEL, PHARMACY, MEDICAL, DEALERSHIP, OFFICE BUILDING ETC. THIS WILL NOT LAST HURRY AND MAKE IT YOUR OWN! CONTACT THE LISTING AGENT TO SHOW THE CHURCH BUILDING IF INTERESTED PROOF OF FUND AND OTHER TYPE OF APPROVAL MUST BE PRESENT AT THE TIME OF SHOWING...

Driving Directions: ANY DIRECTION FROM EAST OR WEST COMMERCIAL JUST TURN SOUTH ON 441/SR7 THE PROPERTY IS NEXT TO THE BUS STOP ON YOUR RIGHT.

Broker Remarks:

Additional Information

Waterfront:	No		
Water Access:			
Water View:		**Rail Type:**	
Misc Info:			
Docs Available:			
Deed Restrict:			
Soil Type:			
Utils Available:	Electric, No Utilities, Phone Line, Sewer, Trash Removal, Water		
Utils on Site:	Electric, Sewer, Water		
Water:	Municipal Water	**Sewer:**	None
Equestrian:			

Storm Protect:

Financial Information

Assumable:	No	**$/SOH Value:**		**Assessed $:**	
Total Mortg:	0	**Terms:**			
Tax Amount:	$0	**Tax Year:**	2024	**Owner Agent:**	No
Special Info:					
Possession Info:	At Closing, Quick Closing			**Flood Zone:**	×X
Gross Sched Inc:	$0	**Other Income:**		**Gross Op Inc:**	
Net Operating Inc:		**Insurance Exp:**		**RE Taxes:**	
Other Exp:		**Total Exp:**		**Pd of State:**	0
Source of Exp:					
Spec Assess:				**Mult Offers :**	
Hardship Pkg:		**PACE:**			

Agent/Office Information

Office:	CASA03 /Casalina Realty Inc			**Agent Ph:**	954-461-1325
Agent:	3199868 /Osnak Mercival			**Agent Fax:**	
Ofc Addr:	6280 W Atlantic Blvd Margate, FL 33063			**Agt Ph 2:**	954-461-1325
			Agent Email:	Osnak@CasalinaRealty.Com	
Board:	A-Miami Association of REALTORS		**Agent License:**	3199868	
Office Ph:	954-969-9221				
Owner Name:				**Own Phone:**	
AVM:	No			**Blogging:**	No
Addrs on Inet:	No			**OK to Advertise:**	No
Photo Instr:	Realtor to Upload Images 1-99				
List Type:	Exclusive Right to Sell/Rent			**Occupancy:**	
Show Instr:	Call Listing Agent, Call Listing Office, See Broker Remarks				
List Date:		**Stat Change Dt:**	05/15/2025	**Prev LP:**	
Expire Date:				**Orig LP:**	$3,500,000
Pending Dt:		**DOM:**	8	**Internet:**	Yes
Closing Dt:		**Expct Clse Dt:**		**Withdrn Dt:**	
Intrnt URL:					
Intrnt Rmrks:	CALL THE LISTING AGENT FOR SHOWING SCHEDULE, PROPERTY WILL NOT LAST HURRY TO SEND YOUR OFFER.				

Prepared By: Matthew Rosenbaum Date Printed: 05/23/2025 11:39 AM

QUALIFICATIONS OF APPRAISER

ROBERT D. MILLER, ASA

EDUCATION:

Appraisal Institute Courses

SSP Standards of Professional Practice
I-A Fundamentals of Real Estate Appraisal
I-B Capitalization Theory and Techniques
8 Appraising a Single-Family Residence
2-1 Case Studies in Real Estate Valuation
2-2 Report Writing
Business Valuation Seminar
Litigation Valuation

Other Appraisal Courses

Mass Appraisal of Residential Properties
Florida State Law and USPAP
Factory Built Housing
Automated Valuation Models

Over 600 Hours of CE

PROFESSIONAL AFFILIATION:

Senior Member of American Society of Appraisers-South Florida Chapter No. 82 – Accredited Senior Appraiser (ASA) Real Property Urban

LICENSED:

Certified General Real Estate Appraiser #RZ1270- State of Florida

EXPERIENCE:

1993-Present	Vice President-The Urban Group, Inc.
1995-2019	Owner Appraisal Firm
1978-1993	Real Property Analysts, Inc., Fort Lauderdale, Florida, Executive Vice President
1987	Involved in United States Senate Study Right-of-Way Acquisition Procedures

QUALIFIED AS EXPERT WITNESS FOR:

Condemnation proceedings in Broward, Miami-Dade, Monroe, Palm Beach and Duval Counties, Florida and Lake, Kankakee, Cook and DuPage Counties, Illinois. Testified in Bankruptcy Court in Florida and Texas and Federal Court in Miami, Florida

HAS COMPLETED:

Appraisal Assignments	**Counseling**
Commercial, vacant, and improved	Acquisition projects
Condemnation projects	Income tax analysis
Industrial, vacant, and improved	Investment analysis
Multi-family residential,	Tax assessments
Mobile Home Parks	ROW Cost Analysis
Office, vacant and improved	Special assessments
Special purpose properties	Review Services

VARIOUS CLIENTS OVER THE PAST TEN YEARS

GOVERNMENT

ALACHUA COUNTY
BROWARD COUNTY
BROWARD COUNTY SCHOOL BOARD
CITY OF BOYNTON BEACH
CITY OF CORAL SPRINGS
CITY OF DELRAY BEACH
CITY OF FORT LAUDERDALE
CITY OF FORT MYERS
CITY OF HALLANDALE BEACH
CITY OF HOLLYWOOD
CITY OF LAUDERDALE LAKES
CITY OF KEY WEST
CITY OF MARGATE
CITY OF MIAMI SPRINGS
CITY OF MIAMI
CITY OF MIAMI BEACH
CITY OF MOUNT DORA
CITY OF NEW SMYRNA BEACH
CITY OF NORTH LAUDERDALE
CITY OF OAKLAND PARK
CITY OF POMPANO BEACH
CITY OF RIVIERA BEACH
CITY OF SUNRISE
CITY OF WEST PALM BEACH
FLORIDA DEPARTMENT OF TRANSPORTATION
MANATEE COUNTY
SOUTH FLORIDA WATER MANAGEMENT
TOWN OF DAVIE
TOWN OF LAUDERDALE BY THE SEA
TOWN OF PALM BEACH
US DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

PRIVATE

CLEAR CHANNEL OUTDOOR
CLEVELAND CLINIC
LENNAR HOMES
THE TAUBMAN COMPANY
SBA TOWERS INC.
UNITED HOMES
WAL-MART CORPORATION

ATTORNEY

ACKERMAN SENTERFITT
BECKER & POLIAKOPF
BRUSCHI LP
COKER AND FEINER
BRIAN PATCHEN PA
HOLLAND & KNIGHT
GREENSPOON MARDER
TEW CARDENAS
GOREN CHEROF DOODY & EZROL PA
WEISS-SEROTA-HELFMAN

CONTRACT FOR SALE AND PURCHASE

THIS CONTRACT FOR SALE AND PURCHASE (this "Contract") is made this 29th of May 2025 by and between the **CITY OF TAMARAC**, a Florida municipal corporation ("Buyer") and **EGLISE CHRETIENNE DES AMBASSADEURS DE JESUS CRHITS, INC.**, a Florida corporation, whose business address is 4969 N. State Road 7, Tamarac, Florida 33319 ("Seller").

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties hereto agree as follows:

1. Sale and Purchase.

The Seller hereby agrees to sell to the Buyer and the Buyer hereby agrees to purchase the real property located at 4969 N. State Road 7, Tamarac, Florida 33319, Tamarac, Florida, Parcel ID #: 4941 13 01 0407, hereinafter described for the purchase price and upon the terms and conditions set forth in this Contract.

2. Property.

The Property being purchased and sold is identified as approximately 28,359 square feet (to be confirmed by ALTA/NSPS survey to be obtained by Buyer at Buyer's expense) of real property located in the City of Tamarac, Broward County, Florida, more particularly described on Exhibit "A" attached hereto, together with all improvements, easements, tenements, and appurtenances belonging thereto (the "Property") subject to the terms of this Contract. The Buyer reserves the right to raise objections to the survey during the Inspection Period. The Property is further deemed to include all existing land use entitlements, governmental permits and allocations, and other such governmental and agency agreements and approvals. The Property will be acquired from Seller free and clear of all liens in order for Buyer to use for municipal purposes.

3. **Purchase Price.**

The purchase price ("Purchase Price") for the Property shall be ONE MILLION EIGHT HUNDRED THIRTY THOUSAND DOLLARS AND 00/100 CENTS ($1,830,000.00) payable to the Seller at Closing, subject to any deductions.

a. Initial Deposit. An initial deposit of **FIFTY THOUSAND and 00/100 DOLLARS ($50,000.00)** (the "Initial Deposit") paid by the Buyer within three calendar (3) days of the date of execution of this Contract by all parties which Escrow Agent agrees to hold according to the terms of this Contract. The Escrow Agent shall be Jennifer Levin, P.A., 19380 Collins Avenue, Suite 1120, Sunny Isles Beach, Florida 33160, Special Counsel to Ottinot Law, P.A. with offices located at 5944 Coral Ridge Drive, PM #201, Coral Springs, Florida 33076 (the "Escrow Agent"). The Initial Deposit shall be applied to the Purchase Price at Closing.

b. Second Deposit. Upon the expiration of the Inspection Period, Buyer shall pay to the Escrow Agent within three (3) calendar days, a Second Deposit in the amount of **FIFTY THOUSAND DOLLARS ($50,000.00)** (the "Second Deposit"). The failure to tender the Second Deposit shall result in the Seller having the right to terminate this Contract. As provided below,

the Initial Deposit and the Second Deposit shall be refunded to Buyer if Buyer terminates this Contract prior to expiration of Inspection Period or Seller fails to cure title defects.

4. Inspection Period.

The Buyer shall have a period of sixty (60) calendar days from the Effective Date of this Contract (the "Inspection Period") to determine, in its sole discretion, whether the Property is suitable for the Buyer's intended use. With at least 24 hours advanced notice, Buyer shall have the right to enter upon the Property to make all inspections of the condition of the Property which it may deem necessary, including, but not limited to, soil borings, percolation tests, engineering, environmental and topographical studies, inspections of zoning and the availability of utilities, all of which inspections shall be undertaken at Buyer's sole cost and expense. Buyer shall comply with Seller's safety rules and protocols with regard to any access or inspection of the Property. After completing its inspection of the Property, Buyer shall, at its sole cost and expense, repair and replace any damage it has caused to the Property. Buyer shall indemnify and hold the Seller harmless from any losses, damages, costs, claims and expenses of any nature, including, without limitation, attorneys' fees and costs at all levels, and from liability to any person, arising from the conduct of any and all inspections or any work authorized by Buyer on the Property. Buyer will not engage in any activity that could result in a mechanic's lien being filed against the Property without Seller's prior written consent. Prior to the expiration of the Inspection Period, Buyer shall provide written Notice of its decision to accept the Property in its "AS IS WHERE IS" condition, or its decision that the Property is unsuitable for its intended purpose and it is terminating the Contract. Upon termination of the Contract, Buyer shall be entitled to a return of Initial Deposit and Second Deposit (if paid). Notwithstanding the Buyer's right to enter the Property for inspections, prior to engaging in any inspection, Buyer shall first provide two (2) business days written notice to Seller of the proposed testing and receive Seller's authorization to proceed. Buyer acknowledges and agrees that the Property is currently in operation and that the use, operations, and activities on the Property shall not be disturbed or interfered with during the course of any inspections or access to the Property. Buyer shall take all reasonable steps to minimize any interference or disturbance to the use, operations, and activities on the Property. If Buyer does not timely notify Seller of its election to terminate this Contract on or before the end of the Inspection Period, then Buyer shall be conclusively deemed to have elected to proceed with the transaction contemplated herein, Buyer shall pay the Second Deposit as provided above and the Initial Deposit and Second Deposit shall be deemed fully earned by Seller and nonrefundable to Buyer, and Buyer shall be obligated to close this transaction subject to the terms and conditions of this Contract.

5. Effective Date of Contract.

The effective date of this Contract (the "Effective Date") shall be the date when the Buyer executes the Contract.

6. Title Evidence.

Within twenty (20) days of the Effective Date, Buyer shall, at Buyer's expense, obtain a title insurance commitment (the "Commitment") for the Property to be issued by a major title insurance company, wherein the title insurance company agrees to issue an ALTA 2021 owner's policy of title insurance in the full amount of the Purchase Price, insuring title to the Property subject only to the Permitted Exceptions as set forth below. If the title insurance commitment shows any exceptions to the title unacceptable to Buyer, then Buyer shall provide written notice to the Seller within fifteen (15) days specifying such exceptions. If Seller chooses in its sole

discretion not to correct the title objections, Buyer shall waive such exceptions and proceed under the terms and conditions of this Contract, or, terminate this Contract and receive a return of the Initial Deposit and Second Deposit, if therefore paid. If Buyer elects to accept the title subject to the matters disclosed in the title commitment, the exceptions shall be known thereafter as the "Permitted Exceptions."

7. Closing Date.

The closing date shall be no later than forty-five (45) days after the expiration of the Inspection Period.

a. Place of Closing. Neither Seller nor Buyer are required to attend a formal settlement Closing or Closing may occur in Broward County, Florida at the City Hall of the City of Tamarac 7525 NW 88th Avenue, Tamarac, Florida 33321.

b. Seller's Obligation at Closing. Seller shall execute and deliver a Special Warranty Deed conveying title to the property subject to the Permitted Exceptions and in conformance with the terms and conditions of this Contract, which deed shall be in form acceptable to the title insurance company for the purpose of issuing its title insurance policy pursuant to the Commitment described in paragraph 6.

c. Buyer's Obligation at Closing. Buyer shall cause the balance of the Purchase Price to be paid to Seller by bank wire transfer or other immediately available funds. Buyer shall also execute and deliver to Seller a copy of a Closing Statement showing the computation of the funds payable to Seller pursuant to this Contract.

8. **Contingencies**.

Seller and Buyer's obligations under the Contract are contingent upon the following:

a. The City Commission of the City of Tamarac approving the Contract for the Sale and Purchase of the Property.

Buyer shall seek to obtain the approval of this Contract by the City Commission of the City of Tamarac prior to the expiration of the Inspection Period. Prior to the expiration of the Inspection Period, Buyer shall provide written Notice of the approval by the City Commission of the City of Tamarac, or the disapproval by the City Commission of the City of Tamarac and it is terminating the Contract. Upon termination of the Contract, Buyer shall be entitled to a return of Initial Deposit and Second Deposit (if paid). If Buyer does not timely notify Seller of its election to terminate this Contract on or before the end of the Inspection Period, then Buyer shall be conclusively deemed to have elected to proceed with the transaction contemplated herein, Buyer shall pay the Second Deposit as provided above and the Initial Deposit and Second Deposit shall be deemed fully earned by Seller and nonrefundable to Buyer, and Buyer shall be obligated to close this transaction subject to the terms and conditions of this Contract.

9. **Conditions Precedent to Closing.**

The obligations of Buyer to pay the Purchase Price, and to perform Buyer's other obligations at the Closing are and shall be subject to the satisfaction of each of the following conditions on or prior to the Closing Date:

a. Seller shall have delivered Seller's executed closing documents to Escrow Agent.

b. Title to the Property shall be free of all encumbrances other than the Permitted Exceptions and the Property shall be free of violations of record of any applicable law.

c. The title company shall be able to deliver at Closing an ALTA Owner's Title Insurance Policy 2021 ("**Title Policy"**) insuring Buyer's right, title and interest in the Property in the amount of the Purchase Price, excepting no matters other than the Permitted Exceptions.

d. All of the representations and warranties of Seller contained in this Contract shall have been true and correct when made, and shall be true and correct on the Closing Date with the same effect as if made on and as of such date.

10. Expenses.

The cost of recording the Deed and any corrective instruments shall be paid by the Seller. Buyer shall pay all expenses associated with the inspection, the survey, title insurance charges/premiums and to record the deeds, including Documentary Stamps on the Deed and all costs associated with any related loan closing.

11. Prorations.

At the Closing, all ad valorem and non-ad valorem real property taxes for the year of the Closing will be prorated as of the Closing Date. If the tax bill for the current year has not been issued, tax prorations will be based upon the prior year's bill using the millage rate then used by the Broward County for commercial property.

12. Seller's Cooperation.

The Seller agrees to reasonably cooperate (at no cost to Seller) with the Buyer in the Buyer's effort to obtain necessary inspections of the Property.

13. Sellers's Representations; Condition of the Property.

Seller represents and warrants to the best of Seller's knowledge that all of the following are true and correct:

(a) Seller has not received written notice from any governmental entity alleging that Seller has violated any environmental laws with respect to the Property.

(b) Seller has not received any written notice of any actual violation or proceeding by any organization or person with respect to the Property.

(c) Seller has full power and authority to enter into this Contract and to assume and perform all of its obligations hereunder.

(d) The execution and delivery of this Contract and the consummation of the transaction contemplated hereunder on the part of the Seller do not and will not violate the corporate or organizational documents of Seller and will not conflict with or result in the breach of any condition or provision, or constitute a default under, or result in the creation or imposition of any lien, charge or encumbrance upon any of the terms of any contract, mortgage, lien, lease, agreement, indenture, instrument or judgment to which the Seller is a party.

All of the representations, warranties and covenants of Seller contained in this Contract or in any other document, delivered to Buyer in connection with the transaction contemplated herein shall be true and correct in all material respects and not in default at the time of Closing, just as though they were made at such time.

Notwithstanding anything contained herein, Seller makes and shall make no warranty regarding the title to the Property except as to any warranties which will be contained in the instruments to be delivered by Seller at Closing in accordance with this Contract, and Seller makes and shall make no representation or warranty either expressed or implied regarding condition, operability, safety, fitness for intended purpose, use, governmental requirements, development potential, utility availability, legal access, economic feasibility or any other matters whatsoever with respect to the Property. The Buyer specifically acknowledges and agrees that Seller shall sell and Buyer shall purchase the Property on an "AS IS, WHERE IS, AND WITH ALL FAULTS" basis and that, Buyer is not relying on any representations or warranties of any kind whatsoever, express or implied, from Seller its agents, officers, or employees, as to any matters concerning the Property including, without limitation, any matters relating to (1) the quality, nature, adequacy, or physical condition of the Property, (2) the quality nature, adequacy or physical condition of soils, fill, geology, or any groundwater, (3) the existence, quality, nature, adequacy or physical condition of utilities serving the Property, (4) the development potential, income potential, expenses of the Property, (5) the Property's value, use, habitability, or merchantability, (6) the fitness, suitability, or adequacy of the Property for any particular use or purpose, (7) the zoning or other legal status of the Property, (8) the compliance of the Property or its operation with any applicable codes, laws, rules, regulations, statutes, ordinances, covenants, judgments, orders, directives, decisions, guidelines, conditions, or restrictions of any governmental or quasi-governmental entity or of any other person or entity, including, without limitation, environmental person or entity, including without limitation, environmental laws, (9) the presence of Hazardous Materials (as defined herein) or any other hazardous or toxic matter on, under, or about the Property or adjoining or neighboring property, (10) the freedom of the Property from latent or apparent vices or defects, (11) peaceable possession of the Property, (12) environmental matters of any kind or nature whatsoever relating to the Property, (13) any development order or agreement, or (14) any other matter or matters of any nature or kind whatsoever relating to the Property.

As used herein, the term "Hazardous Materials" means (i) those substances included within the definitions of "hazardous substances", "hazardous materials", "toxic substances" or "solid waste" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §960 et seq., the Resource Conservation and Recovery Act of 1976, 42 U.S.C. § 6901 et seq., the Hazardous Materials Transportation Act, 49 U.S. C. §1801 et seq., or the Clean Water Act, 33 U.S.C. §1321 et seq., as amended, and in the regulations promulgated pursuant thereto; (ii) those substances listed in the United States Department of Transportation Table (49 CFR §172.101) or by

the Environmental Protection Agency as "hazardous substances", "hazardous materials", "toxic substances" or "solid waste", (iii) such other substances, materials and wastes which are regulated, or classified as hazardous or toxic, under applicable local, state or federal laws, ordinances or regulations; and any material, waste or substance which is petroleum, asbestos, polychlorinated, biphenyls, flammable explosives or radioactive materials.

14. Buyer's Representations.

Buyer represents and warrants to the best of Buyer's knowledge that all of the following are true and correct:

(a) Buyer has full power and authority to enter into this Contract and to assume and perform all of its obligations hereunder.

(b) The execution and delivery of this Contract and the consummation of the transaction contemplated hereunder on the part of the Buyer do not and will not violate the corporate or organizational documents of Buyer and will not conflict with or result in the breach of any condition or provision, or constitute a default under, or result in the creation or imposition of any lien, charge or encumbrance upon any of the terms of any contract, mortgage, lien, lease, agreement, indenture, instrument or judgment to which the Buyer is a party.

All of the representations, warranties and covenants of Buyer contained in this Contract or in any other document, delivered to Seller in connection with the transaction contemplated herein shall be true and correct in all material respects and not in default at the time of Closing, just as though they were made at such time.

15. Assignability.

Assignment is not permitted.

16. Attorney's Fees and Costs.

In the event any litigation or other controversy arises out of this Contract, the prevailing party in such litigation or controversy shall be entitled to recover from the non-prevailing party its reasonable attorney's fees, costs and expenses.

17. Default.

a. If Buyer fails to materially perform or observe any of the covenants, restrictions, requirements and/or stipulations to be performed and/or observed by Buyer hereunder and such failure to perform or observe is not cured within thirty (30) days after written notice thereof from Seller to Buyer (or in the case of a default which cannot be cured in thirty (30) days, Buyer has failed to commence curing the default within such thirty (30) day period), then, as Seller's sole remedy, any deposits placed under this Contract shall be delivered by the Escrow Agent to the Seller as liquidated and agreed upon damages.

b. If Seller fails to materially perform or observe any of the covenants, restrictions, requirements and/or stipulations to be performed and/or observed by Seller hereunder, and such

failure to perform or observe is not cured within thirty (30) days after written notice thereof from Buyer to Seller, then at the option of the Buyer, as Buyer's sole remedies, to (i) demand the refund of any Deposit placed under this Contract shall be promptly returned by the Escrow Agent to the Buyer, or (ii) seek specific performance.

18. Signs.

Upon obtaining Approvals and after the expiration of the Inspection Period and provided Buyer has not terminated this Contract, Buyer shall have the right at Buyer's expense to place and maintain reasonable signs in compliance with applicable sign ordinances and regulations on the Property to assist Buyer in the proposed use of the Property.

19. Broker Fees. The Buyer and the Seller represent to the other that there are no real estate brokers, salespeople, finders, or consultants who are or were involved in the negotiation and/or consummation of this transaction. Buyer agrees to indemnify and hold harmless the Seller from and against any and all liability, loss, costs, damage and expense, including but not limited to attorneys' fees and costs of litigation both prior to and on appeal, which Seller shall suffer or incur because of any claim by any agent, broker or finder engaged by Buyer and Seller, whether or not meritorious, for any fee, commission or other compensation with respect to this Contract or to the sale and purchase of the Property contemplated herein.

20. Notices.

Any notice, request, demand, instruction or other communication to be given to either party, except where required by the terms of this Contract to be delivered at the Closing, shall be in writing and shall be sent by email and by Express Mail requiring written acknowledgement of receipt as follows:

If to Buyer:	City Manager City of Tamarac 7525 NW 88th Avenue Tamarac, Florida 33321
With a copy to:	City Attorney City of Tamarac 7525 NW 88th Avenue Tamarac, Fl 33321 Email:city.attorney@tamarac.org
If to Seller:	Eglise Chretienne Des Ambassadeurs De Jesus Christ, Inc. Attn: Pastor Alliance Blanc 7471 SW 10 Court North Lauderdale, FL 33068

With a copy to: Osnak Mercival
Broker
4969 N. State Road 7
Tamarac, Florida 33319

21. Time. Time is of the essence. If both parties have not executed this Contract within thirty days of each other it shall become null and void. If the time for performance of any obligation ends on a holiday or weekend, the time period shall be extended until 5 PM of the next business day.

22. Escrow Agent. Escrow Agent is authorized and agrees by acceptance thereof to promptly deposit and to hold the funds in escrow and to disburse same subject to clearance thereof in accordance with the terms and conditions of this Contract. In the event of doubt as to its duties or liabilities under the provisions of this Contract, the Escrow Agent may, in its sole discretion, continue to hold the monies which are the subject of this Contract until a judgment of a court of competent jurisdiction shall determine the rights of the parties thereto, or it may deposit all of the monies then held pursuant to this Contract with the Clerk of the Circuit Court of Broward County, Florida, which Circuit Court shall have jurisdiction over the dispute, and upon notifying all the parties concerned of such action, all liability on the part of the Escrow Agent shall fully terminate, except to the extent of accounting for any monies theretofore delivered out of escrow. In the event of any suit wherein the Escrow Agent is made a party by virtue of acting as such Escrow Agent hereunder, or in the event of any suit wherein Escrow Agent interpleads the funds held in escrow, the Escrow Agent shall be entitled to recover reasonable attorneys' fees and costs in favor of the prevailing party. All parties hereto agree that the Escrow Agent shall not be liable to any party or person whomever from misdelivery of monies subject to this escrow, unless such misdelivery shall be due to willful breach of this Contract or gross negligence on the part of Escrow Agent. Buyer acknowledges that Escrow Agent is also acting herein as Special Counsel to Seller, and Buyer agrees to such representation.

23. Miscellaneous. This Contract shall bind and inure to the benefit of the parties and their successors in interest. There are no understandings or representations relied upon in entering into this Contract except as written herein. No modification to or change in this Contract shall be valid or binding upon the parties unless in writing and executed by the parties intended to be bound by it. Venue for any action concerning this Contract shall lie in Broward County, Florida. The parties waive the right to a trial by jury in any legal proceeding concerning the Contract. This Contract may be entered into in any number of counterparts and by the parties to it on separate counterparts, each of which when executed and delivered, which may be via facsimile, shall be an original, but all the counterparts shall be together constitute one and the same instrument.

24. **Radon Gas**. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

(REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates indicated

"SELLER":

Eglise Chretienne Des Ambassadeurs De Jesus Christ, a Florida corporation

By:_____
Name:_____
Its:_____

9.

"BUYER":
City of Tamarac

By:_____
Name:_____
Its:_____

ESCROW AGENT:

Accepted and Agreed to:

_____
By:
Signed on: _____

APPROVED AS TO FORM:

_____
Hans Ottinot, City Attorney

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A portion of Lot 9 of FORT LAUDERDALE TRUCK FARMS SUBDIVISION of Section 13, Township 49 South, Range 41 East, Broward County, Florida, as recorded in Plat Book 4, Page 31, of the Public Records of Broward County, Florida, being more particular described as follows:

Commence at the Southeast corner of Lot 9, Section 13, Township 49 South, Range 41 East, FORT LAUDERDALE TRUCK FARMS, according to the Plat thereof recorded in Plat Book 4, Page 31, of the Public Records of Broward County, Florida, thence N 0º 12' 12" West along the East line of said Lot 9, 880.35 feet to a point, thence run N 89º 15' 42" West, to the North line and Souuth line of said Lot 9, 100.01 feet to a point on the West right-of-way line of State Road 7, (U.S. 441) and the point of beginning of this description; thence continue N 89º 15' 42" West, 250.0 feet to a point; thence South 0º 12' 12 East, parallel to the East line of said Lot 9, 113.45 feet to a point, thence S parallel 405.37 feet to the point of beginning, thence continue East a distance of 210 feet to a point; thence S 89º 15' 42" East, parallel to the North line and South line of said Lot 9, 250.00 feet to a point on the West right-of-way line of State Road 7 (U.S. 441) thence a distance of 135 feet to the point on the West right-of-way lien of State Road No. 7 (U.S. 441) thence N 0º 12' 12" West, along said West right-of-way line, 113.45 feet to the Point of Beginning.

(SUBJECT TO VERIFICATION BY SURVEY TO BE OBTAINED BY BUYER

TAMARAC
The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE: July 9, 2025

SUBMITTED BY: Collette Tibby

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: 14296

AGENDA SECTION: **CONSENT AGENDA**

TITLE: TR14296 - A resolution of the City Commission of the City of Tamarac, Florida, appointing Tamar N. Hamilton to serve as Special Magistrate; providing for conflicts; providing for severability; and providing for an effective date.

RECOMMENDATION: The Community Development Director recommends that the City Commission approve resolution appointing Tamar N. Hamilton as Special Magistrate to preside over code compliance hearings at its July 9, 2025 meeting.

ATTACHMENTS:
TR14296 Special Magistrate Memo.docx
TR14296 Magistrate Resolution.docx
Resume Tamar Hamilton - Professional.pdf

CITY OF TAMARAC
INTEROFFICE MEMORANDUM (25 07 001M)
COMMUNITY DEVELOPMENT

TO: City Commission

FROM: Maxine Calloway, Community Development Director

DATE: July 3, 2025

RE: Resolution Appointing Tamar N. Hamilton as Special Magistrate – TR#14296

Recommendation: The Community Development Director recommends that the City Commission approve the resolution to appoint Tamar N. Hamilton as Special Magistrate to preside over code compliance hearings at its July 9, 2025, meeting.

Issue: The City of Tamarac has adopted Ordinance No. 0-99-19 establishing the position of Special Magistrate to preside over hearings as an alternative to the Code Enforcement Board. A new appointment is necessary to ensure continuity in hearing operations and to align with the City's enforcement philosophy.

Background: Tamar N. Hamilton meets the qualifications set forth in Section 2-73.02 of the City of Tamarac Code and is recommended to serve in the role of Special Magistrate. The appointment of a qualified Special Magistrate is critical to the timely and consistent adjudication of code compliance matters.

Conclusion: Adopting the resolution to appoint Tamar N. Hamilton as Special Magistrate supports the City's commitment to effective enforcement, due process, and community standards. This action ensures the continued integrity of the City's compliance program.

Fiscal Impact: The hourly rate for Special Magistrate Tamar N. Hamilton will be Two Hundred ($200.00) Dollars per hour, consistent with the City Commission approved compensation amount for Special Magistrates. These costs are budgeted under the Code Compliance Division's professional services account.

Maxine A. Calloway,
Community Development Director

MAC/sb

Attachment: Temporary Resolution No. 14296
Resume of Tamar N. Hamilton

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2025____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, APPOINTING TAMAR N. HAMILTON TO SERVE AS SPECIAL MAGISTRATE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tamarac has adopted Ordinance No. 0-99-19, codified as Chapter 2, Article III, Division 2, Section 2-73.02 of the City's Code, establishing a Special Magistrate to preside over hearings as an alternative to the Code Enforcement Board; and

WHEREAS, a new Special Magistrate appointment is necessary to ensure continued alignment with the City's enforcement philosophy and practices; and

WHEREAS, Tamar N. Hamilton meets the requirements set forth in the City of Tamarac Code § 2-73.02 to serve as Special Magistrate to preside over hearings as needed; and

WHEREAS, Tamar N. Hamilton will be compensated at a rate of $200 per hour, consistent with the compensation established by the City Commission for the City's Special Magistrates via Resolution No. R-2023-117; and

WHEREAS, the City Commission of the City of Tamarac, Florida deems it to be in the best interest of the citizens and residents of the City of Tamarac to appoint Tamar N. Hamilton to serve as Special Magistrate.

NOW, THEREFORE, BE IT RESOLVED 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 Resolution.

SECTION 2: That the City Commission of the City of Tamarac, Florida hereby appoints Tamar N. Hamilton to serve as Special Magistrate.

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.

[INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF TAMARAC,

FLORIDA THIS _____ DAY OF_____.

.

_____
MICHELLE J. GOMEZ
MAYOR

ATTEST:

_____
KIMBERLY DILLON, CMC
CITY CLERK

RECORD OF COMMISSION VOTE

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

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

_____
HANS OTTINOT
CITY ATTORNEY

Tamar N. Hamilton, Esq.

6239 NW 53RD Circle • Coral Springs, FL 33067 • (954) 263-7908 • tamar@tamarhamiltonlaw.com

PROFESSIONAL SUMMARY/OBJECTIVE

Member of the Florida Bar in good standing with excellent writing skills and over ten years of sophisticated experience in managing all aspects of residential and commercial real estate transactions from contract to post closing and specialized experience in the foreclosure process and title examination and searches.

EDUCATION

St. Thomas University School of Law, Miami Gardens, FL
Awarded: *Juris Doctor* Degree, *Cum Laude* (December 2013); Honors: Dean's List (4 semesters); Book Award: Legal Research and Writing; Admissions Ambassador and Member of the Honor Council.

N**orman Manley Law School**, Kingston, Jamaica, Mona Campus
Awarded: Legal Certification. Member of the General Legal Council of Jamaica.

Florida Atlantic University, Boca Raton, FL
Awarded: *Bachelor of Science* in Arts and Humanities (2011)
Honors: Lambda Pi Eta Honors Society; Intercultural Communication's Conference (*Presenter/Moderator*).

PUBLICATION

Tamar Hamilton, *Overview of the Florida State University's Health Care Access Project,* I FLA. PUB. INT. J. 4 (2013).

EXPERIENCE

Tamar N. Hamilton, PA
Attorney at Law November 2015- Present
Works as a Sole Practitioner in the areas of residential and commercial real estate litigation and transaction, with excellent communication and problem-solving skills. Other services include Quiet Title Action, Escrow Dispute and Breach of Contract matters. Provide title search and title examination support to Clients. Lender representation and legal document preparation. Wills, Trust, Probate and Estate Planning services. Prepare Owner's & Encumbrance Reports. Expert in Title Review, lien resolution matters and matters affecting residential and commercial property.

St Thomas University School of Law
Adjunct Professor January 2020 – December 2024
Adjunct Professor taught courses in Real Estate Transaction, Mortgage Foreclosure, Florida Construction Lien Law and Legal Research and Writing.

McCalla Raymer, LLC, Fort Lauderdale, FL
Associate Attorney July 2014 – November 2015
Work as an Associate Attorney in the foreclosure division. Manage and review the work of several paralegals. Work closely with the Paralegals to draft pleadings and answer to pleadings, set hearings and manage the hearing calendar to ensure deadlines are met. Attend hearings and argue various motions before the court, both in a contested and uncontested capacity. This position requires excellent communication skill and team efforts.

Del Mar Financial Support Services, Boca Raton, FL
Foreclosure Paralegal/Title Examiner March 2014 – July 2014
Worked as a title review Paralegal to determine the marketability of real property. Examined documents and resolved title issues though reformation and title claims. Worked with a team of Paralegals to meet daily file goals. Communicated with clients through various mediums and platforms about potential title issues and the recommended resolutions.

Law Offices of Smith-Hiatt, Diaz, P.A., Fort Lauderdale, FL
Title Examiner/Paralegal August 2008 – May 2011
Worked with a team of Paralegals to review property records using both public and private databases to determine the marketability of real property. Sent daily memoranda and emails to clients regarding the status of products and services. As a Paralegal I worked on projects to determine the efficiency of procedures and wrote reports on the findings.

EXPERIENCE DURING LAW SCHOOL
St. Thomas University School of Law, Miami Gardens, FL
Research Assistant/Active Learning Instructor/Guest Lecturer (2012-2013)
Researched property law issues for law professor and was a tutor and mentor in real property for first year law students. Guest instructor on HUD-1 Settlement Statement in Real Estate Transaction class.

Judicial Intern/Foreclosure Division, The Honorable Marina Garcia-Wood, US District Court (So.D. FL, 2012)

Legal Intern, Tax Clinic (2013). File tax returns and petitions with the Internal Revenue Service for low income clients. Prepare client letters. Also, a member of the *Volunteer Income Tax Assistance Program (VITA)*, IRS trained Certified Tax Preparer (2013). Prepared and filed tax returns with the IRS for low-income taxpayers.

Summer Research Program Associate for Anti-Defamation League, Boca Raton, FL (2013). Prepared memoranda identifying federal preemption issues in Michigan legislation and applying research to proposed Florida legislation. Drafted an executive summary on these issues that was published in ADL's 2013 Journal.

SKILLS, LANGUAGE: Proficient in Westlaw, Lexis, Eclosing, ATIDS, Propel, and Public Record Databases (*e.g.*, Clerk of Court, bankruptcy, municipality, and official public records). Working knowledge of Spanish.

CIVIC & COMMUNITY INVOLVEMENT
Kiwanis Club West, Women in Distress, SOS Children's Village Volunteer, Lauderhill Shines.
T. J. Reddick Bar Association, Jamaican-American Bar Association, Broward County Bar Association, Broward Christian Bar Association, Public Speaking and Educational Seminars for the community.

TAMARAC
The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE: July 9, 2025

SUBMITTED BY: Fariel Khan

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: 14274

AGENDA SECTION: **REGULAR AGENDA**

TITLE: TR14274 - A Resolution of the City Commission Of The City Of Tamarac, Florida, approving the proposed millage rate of 7.000 mills for general operating purposes; approving September 12, 2025 at 5:05 p.m. at the Tamarac Commission Chambers, 7525 N.W. 88th Avenue, Tamarac, Florida, as the date, time and place for the first Public Hearing to set the tentative millage rate and budget for Fiscal Year 2026; approving September 24, 2025 at 5:05 p.m. at the Tamarac Commission Chambers, 7525 N.W. 88th Avenue, Tamarac, Florida as the date, time, and place for the second Public Hearing to adopt the millage rate and budget for Fiscal Year 2026; authorizing the City Manager to send the proposed millage rate of 7.000 and the date, time and place for both the first and second Public Hearings to the Broward County Property Appraiser for fiscal year 2026; providing for conflicts; providing for severability; and providing for an effective date.

RECOMMENDATION:

The Financial Services Director recommends that TR # 14274 to set the proposed millage rate and the date, time, and place of the first and second public hearings for the approval and adoption of the millage rate and budget for Fiscal Year 2026 be placed on the July 9, 2025 agenda for approval. The recommended date, time, and place of the first public hearing is Friday, September 12, 2025, at 5:05 p.m. in the Commission Chambers. The recommended date, time and place of the second public hearing is Wednesday, September 24, 2025, at 5:05 p.m. in the Commission Chambers. These dates comply with TRIM (Truth in Millage) requirements as well as the Broward County Property Appraiser's Office and do not conflict with public hearings of the County or School Board.

BACKGROUND:

The next step of the Fiscal Year 2026 Budget process is setting the proposed millage rate. Based on the City's certified property values obtained from the Property Appraiser on or about July 1, 2025, a millage rate of 7.0000 for general operating purposes is proposed for Fiscal Year 2026. This millage rate provides funding to support current operations. The recommended millage rate of 7.0000 mills is 6.21% higher than the rolled-back rate of 6.5906 mills for fiscal year 2026. The rolled-back rate is the millage rate necessary to provide the same level of funding as the prior year not including growth. This Resolution is the formal affirmation of our proposed millage rate, and staff will transmit this rate to the Property Appraiser using the official Form DR-420 for the inclusion in the TRIM notices to be mailed in August.

The millage rate set by this Resolution would be the cap, or the maximum millage rate allowed for the FY 2026 Budget. During the Public Hearings in September, these millage rates can be adjusted downward, but cannot be higher than the proposed rate approved by this Resolution.

It is also necessary for the City Commission to set a date, time, and place for the public hearings for the approval and adoption of the millage rate and budget for Fiscal Year 2026. In an effort to save time, the City combines the Special Assessment hearings at the same time as the first public hearing for the tentative millage rate and budget for FY 2026. Stipulations by the Property Appraiser's office indicates the Special Assessment hearings must occur between September 12 and September 15, 2024 with the final assessments transmitted to the Broward County Records, Taxes and Treasury Division by midnight of September 15, 2025. Within this self-imposed limitation and the fact that statutorily the first public hearing for the tentative millage rate and budget meeting must occur after 5:00 p.m. (unless on Saturday) and cannot conflict with Public Budget Hearings held by the Broward County Commission or the Broward County School Board, the City has set that our first public hearing on the millage rate and budget will be held on Friday, September 12, 2025 at 5:05 p.m.

Governing stipulations concerning the second hearing is that the meeting must occur after 5:00 p.m. (unless on Saturday) between September 19 and September 30, 2025, and cannot conflict with Public Budget Hearings held by the Broward County Commission or the Broward County School Board. Our second Public Budget Hearing is scheduled to be held on Wednesday, September 24, 2025 at 5:05 p.m.

ISSUE:

Certain actions are required by the City of Tamarac pursuant to the provisions of Florida Statute 200.065 regarding TRIM. According to the Local Government TRIM timetable, the taxing authority (City) shall advise the Property Appraiser of the proposed millage rate, rolled-back rate, and date, time, and place of the first Public Hearing to approve the tentative millage rates and the tentative budget within 35 days of certification of value (on or around July 1). In order to meet the time schedule, the City Commission must take these actions prior to their vacation recess.

STRATEGIC GOALS: Goal #3: Tamarac is Economically Resilient

ATTACHMENTS:

TR 14274 FY26 Preliminary Millage Memo 07 9 25.docx
TR_14274_FY26 Preliminary_Millage Reso 07 9 25.docx
FY 2026 Preliminary Millage Rate And Assessments (002).pptx

City of Tamarac
Interoffice Memorandum
Financial Services Department
MANAGEMENT & BUDGET DIVISION

To: **Levent Sucuoglu, City Manager**

From: **Christine Cajuste, Director Financial Services**

Date: **July 1, 2025**

Re: **FY2026 Proposed Millage Rate and Public Hearings on the FY 2026 Budget – TR#14274**

Recommendation:

The Financial Services Director recommends that TR # 14274 to set the proposed millage rate and the date, time, and place of the first and second public hearings for the approval and adoption of the millage rate and budget for Fiscal Year 2026 be placed on the July 9, 2025 agenda for approval. The recommended date, time, and place of the first public hearing is Friday, September 12, 2025, at 5:05 p.m. in the Commission Chambers. The recommended date, time and place of the second public hearing is Wednesday, September 24, 2025, at 5:05 p.m. in the Commission Chambers. These dates comply with TRIM (Truth in Millage) requirements as well as the Broward County Property Appraiser's Office and do not conflict with public hearings of the County or School Board.

Issue:

Certain actions are required by the City of Tamarac pursuant to the provisions of Florida Statute 200.065 regarding TRIM. According to the Local Government TRIM timetable, the taxing authority (City) shall advise the Property Appraiser of the proposed millage rate, rolled-back rate, and date, time, and place of the first Public Hearing to approve the tentative millage rates and the tentative budget within 35 days of certification of value (on or around July 1). In order to meet the time schedule, the City Commission must take these actions prior to their vacation recess.

Background:

The next step of the Fiscal Year 2026 Budget process is setting the proposed millage rate. Based on the City's certified property values obtained from the Property Appraiser on or about July 1, 2025, a millage rate of 7.0000 for general operating purposes is proposed for Fiscal Year 2026. This millage rate provides funding to support current operations. The recommended millage rate of 7.0000 mills is 6.21% higher than the rolled-back rate of 6.5906 mills for fiscal year 2026. The rolled-back rate is the millage rate necessary to provide the same level of funding as the prior year not including growth. This Resolution is the formal affirmation of our proposed millage rate, and staff will transmit this rate to the Property Appraiser using the official Form DR-420 for the inclusion in the TRIM notices to be mailed in August.

The millage rate set by this Resolution would be the cap, or the maximum millage rate allowed for the FY 2026 Budget. During the Public Hearings in September, these millage rates can be adjusted downward, but cannot be higher than the proposed rate approved by this Resolution.

It is also necessary for the City Commission to set a date, time, and place for the public hearings for the approval and adoption of the millage rate and budget for Fiscal Year 2026. In an effort to save time, the City combines the Special Assessment hearings at the same time as the first public hearing for the tentative millage rate and budget for FY 2026. Stipulations by the Property Appraiser's office indicates the Special Assessment hearings must occur between September 12 and September 15, 2024 with the final assessments transmitted to the Broward County Records, Taxes and Treasury Division by midnight of September 15, 2025. Within this self-imposed limitation and the fact that statutorily the first public hearing for the tentative millage rate and budget meeting must occur after 5:00 p.m. (unless on Saturday) and cannot conflict with Public Budget Hearings held by the Broward County Commission or the Broward County School Board, the City has set that our first public hearing on the millage rate and budget will be held on Friday, September 12, 2025 at 5:05 p.m.

Governing stipulations concerning the second hearing is that the meeting must occur after 5:00 p.m. (unless on Saturday) between September 19 and September 30, 2025, and cannot conflict with Public Budget Hearings held by the Broward County Commission or the Broward County School Board. Our second Public Budget Hearing is scheduled to be held on Wednesday, September 24, 2025 at 5:05 p.m.

Fiscal Impact:

The proposed millage rate of 7.0000 will produce a maximum levy of $48,634,380 ($6,947,768,635 / 1,000 x 7.0000 = $48,634,380) with a proposed budget at 95% required by statute of $46,202,661 ($48,634,380 x .95 = $46,202,661).

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2025 -

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, APPROVING THE PROPOSED MILLAGE RATE OF 7.0000 MILLS FOR GENERAL OPERATING PURPOSES; APPROVING SEPTEMBER 12, 2025 AT 5:05 P.M. AT THE TAMARAC COMMISSION CHAMBERS, 7525 N.W. 88TH AVENUE, TAMARAC, FLORIDA, AS THE DATE, TIME AND PLACE FOR THE FIRST PUBLIC HEARING TO SET THE TENTATIVE MILLAGE RATE AND BUDGET FOR FISCAL YEAR 2026; APPROVING SEPTEMBER 24, 2025 AT 5:05 P.M. AT THE TAMARAC COMMISSION CHAMBERS, 7525 N.W. 88TH AVENUE, TAMARAC, FLORIDA AS THE DATE, TIME, AND PLACE FOR THE SECOND PUBLIC HEARING TO ADOPT THE MILLAGE RATE AND BUDGET FOR FISCAL YEAR 2026; AUTHORIZING THE CITY MANAGER TO SEND THE PROPOSED MILLAGE RATE OF 7.0000 AND THE DATE, TIME AND PLACE FOR BOTH THE FIRST AND SECOND PUBLIC HEARINGS TO THE BROWARD COUNTY PROPERTY APPRAISER FOR FISCAL YEAR 2026; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal service, and exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, Article IV, Section 4.07 of the City Charter of the City of Tamarac ("City") empowers the City to adopt, amend, or repeal such ordinances and resolutions as may be required for the proper governing of the City; and

WHEREAS, Section 200.065, *Florida Statutes* (TRIM – Truth in Millage) requires all municipalities, within 35 days of receipt of the city's certification of taxable value (on or around July 1), to advise the Property Appraiser of estimated millage rates to be included in the TRIM notice sent to each taxpayer; and

WHEREAS, estimated and tentative millage rates should be proposed which would allow the City Commission latitude in meeting Fiscal Year 2026 budgetary requirements; and

WHEREAS, Section 200.065, *Florida Statutes* requires that a hearing date, other than that scheduled by the Broward County Commission and the Broward County School Board, be set by each municipality to be included in the TRIM Notice sent to each taxpayer; and

WHEREAS, the millage rate for general operating purposes is estimated to be 7.0000 mills for Fiscal Year 2026, and that the public hearings to adopt the tentative and final millage rates and budget for Fiscal Year 2026 be set at 5:05 p.m. on September 12, and 5:05 p.m. on September 24, 2025, respectively, in the City Commission Chambers, 7525 N.W. 88th Avenue, Tamarac, Florida 33321; and

WHEREAS, the City Commission of the City of Tamarac, Florida deems it to be in the best interest of the business owners, residents, and visitors of the City of Tamarac to direct the City Manager to send an estimated and tentative millage

rate of 7.0000 mills for general operating purposes to the Property Appraiser and to set a date, time, and place for the first and second public hearing. This proposed operating millage rate is greater than the rollback rate of 6.5906 by 6.21%.

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

Section 1: The foregoing recitals are true and correct and hereby adopted as the legislative and administrative findings of the City Commission; all exhibits attached hereto are incorporated herein and made a specific part of this Resolution.

Section 2: The City Commission approves and adopts a proposed millage rate of 7.0000 mills for general operating purposes for Fiscal Year 2026.

Section 3: The City Commission sets September 12, 2025, at 5:05 p.m. at the City of Tamarac Commission Chambers, 7525 N.W. 88th Avenue, Tamarac, Florida 33321 as the date, time, and place for the first public hearing to set the tentative millage rate and tentative budget for Fiscal Year 2026.

Section 4: The City Commission sets September 24, 2025, at 5:05 p.m. at the City of Tamarac Commission Chambers, 7525 N.W. 88th Avenue, Tamarac, Florida 33321 as the date, time, and place for the second public hearing to adopt the millage rate and budget for Fiscal Year 2026.

Section 5: The City Manager is authorized to send notification to the Property Appraiser of the proposed millage rate of 7.0000 mills and the date, time, and place of the first and second public hearings to the Broward County Property Appraiser for Fiscal Year 2026.

Section 6: All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7: 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 8: This Resolution shall become effective immediately upon adoption.

PASSED, ADOPTED AND APPROVED this 9th day of July 2025.

MICHELLE J. GOMEZ
MAYOR

ATTEST:

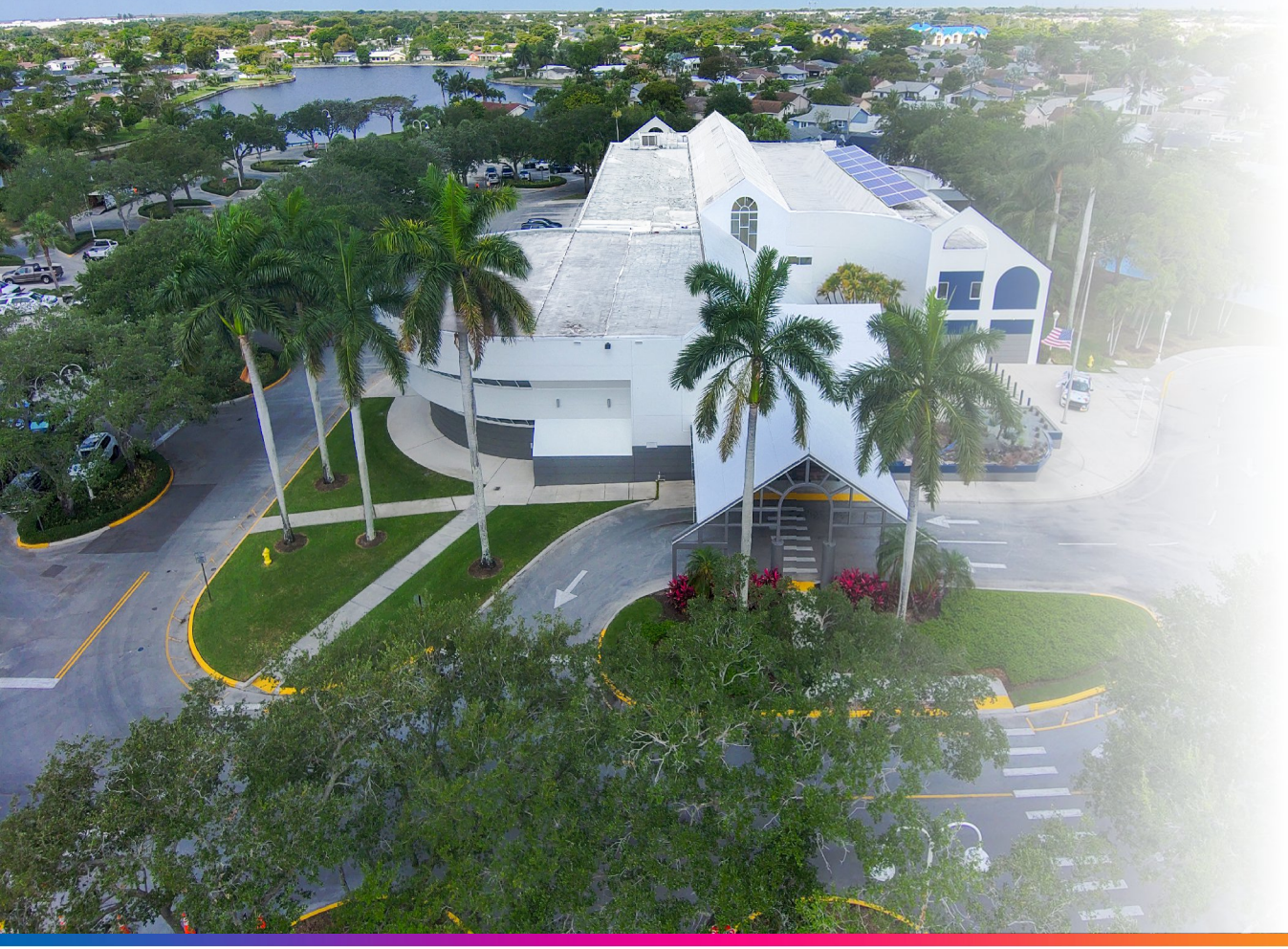
KIMBERLY DILLON, CMC
CITY CLERK

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

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

HANS OTTINOT
CITY ATTORNEY

CITY COMMISSION REGULAR MEETING



FY 2026 Preliminary Millage Rate and Assessment Resolutions TR #14274 - TR #14278

July 9, 2025

TAMARAC
The City For Your Life
Excellence Always

TAMARAC
The City For Your Life

Operating Millage Rate

TR #14274 sets the preliminary Operating Millage Rate for Fiscal Year 2026

General Fund Operating Millage Rate proposed at 7.0000 mills

Provides for general operations of the City

Generates $46,202,661 in budgeted property tax revenue
Added revenue $2,542,934

Exceeds the rolled-back rate of 6.5906 mills by .4094 mills or 6.21%
Rate will constitute NOT TO EXCEED Rate
Expressed in terms of rate per $1,000 of value
Example: ($100,000/1,000) X 7.0000 = $700.00

Excellence Always

TAMARAC
The City For Your Life

Budgeted Property Tax Revenue

Measurement Compared	July 1, 2024	July 1, 2025	Increase / Decrease
City Total Taxable Value	$ 6,565,372,553	$ 6,947,768,635	$ 382,396,082
Increase from Prior Year	10.80%	5.82%	-4.98%
New Construction Value	$ 122,829,640	$ 5,365,478	$ (117,464,162)
Ad Valorem Levy @7.0000 Mills	$ 45,957,608	$ 48,634,380	$ 2,676,773
Budgeted Property Tax Revenue	$ 43,659,727	$ 46,202,661	**$ 2,542,934**

Excellence Always

TAMARAC
The City For Your Life

June Estimated vs. July Certified

Measurement Compared	June 1 Estimate	July 1 Certified	Change from June 1 Est.
FY 2026 Preliminary Millage Rate	7.0000	7.0000	0.0000
Rolled Back Rate	6.6099	6.5906	-0.0193
Increase over Rolled-Back Rate	5.90%	6.21%	
Maximum Majority Vote Rate	6.9080	6.8879	-0.0201
Maximum Super Majority Vote Rate	7.5988	7.5767	-0.0221

Excellence Always

TAMARAC
The City For Your Life

Impact on Homesteaded Tax Payers

FY 2025 SOH Assessed Value	Homestead Exemption	FY 2025 Taxable Value	Ad Valorem Levy @ 7.0000	FY 2026 SOH Assessed Value	Homestead Exemption	FY 2026 Taxable Value	Ad Valorem Levy @ 7.0000	Difference
75,000	50,000	25,000	175.00	77,175	50,725	26,450	185.15	10.15
100,000	50,000	50,000	350.00	102,900	50,725	52,175	365.23	15.22
125,000	50,000	75,000	525.00	128,625	50,725	77,900	545.30	20.30
150,000	50,000	100,000	700.00	154,350	50,725	103,625	725.38	25.38
175,000	50,000	125,000	875.00	180,075	50,725	129,350	905.45	30.45
200,000	50,000	150,000	1,050.00	205,800	50,725	155,075	1,085.53	35.52
225,000	50,000	175,000	1,225.00	231,525	50,725	180,800	1,265.60	40.60
234,250	**50,000**	**184,250**	**1,289.75**	**241,043**	**50,725**	**190,318**	**1,332.23**	**42.48**
250,000	50,000	200,000	1,400.00	257,250	50,725	206,525	1,445.68	45.67
275,000	50,000	225,000	1,575.00	282,975	50,725	232,250	1,625.75	50.75
300,000	50,000	250,000	1,750.00	308,700	50,725	257,975	1,805.83	55.83
325,000	50,000	275,000	1,925.00	334,425	50,725	283,700	1,985.90	60.90
350,000	50,000	300,000	2,100.00	360,150	50,725	309,425	2,165.98	65.97
375,000	50,000	325,000	2,275.00	385,875	50,725	335,150	2,346.05	71.05
400,000	50,000	350,000	2,450.00	411,600	50,725	360,875	2,526.13	76.12
425,000	50,000	375,000	2,625.00	437,325	50,725	386,600	2,706.20	81.20
450,000	50,000	400,000	2,800.00	463,050	50,725	412,325	2,886.28	86.27
475,000	50,000	425,000	2,975.00	488,775	50,725	438,050	3,066.35	91.35
500,000	50,000	450,000	3,150.00	514,500	50,725	463,775	3,246.43	96.42

(1) Assessed values assumed to ***increase by*** *the "Save Our Homes" (SOH) percentage increase allowable by law of* ***2.9%***

(2) Second $25,000 Homestead exemption assumed to ***increase by*** *the rate of inflation for January 2025 of* ***2.9% per recent Amendment 5***

Excellence Always

TAMARAC
The City For Your Life

TR #14275 Fire Rescue Assessment

- TR #14275 establishes the preliminary Fire Rescue Assessment for notice purposes
- Preliminary Residential Rate of $450 which is a $30 increase from FY 2025 rate
- Estimated net total assessment roll is $17,996,342
- Provides funding at 100.0% of cost of Fire Services only on a five-year average based on FY2023 estimates
- Represents 46.68% of total funding of the Fire Rescue Department

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Fire Rescue Assessment Rates

Five Year Average Fire Assessment Rates (Fiscal Year 2023-24 through Fiscal Year 2027-28) (100.00% Funding)				
Residential Property Use Categories	**Dwelling Units**			
Residential	$450			
Non-Residential Property Use Categories	**Building Classifications (in square foot ranges)**	**Commercial**	**Industrial / Warehouse**	**Institutional**
	≤ 1,999	$657	$219	$1,095
	2,000 – 3,499	$1,314	$438	$2,190
	3,500 – 4,999	$2,298	$766	$3,831
	5,000 – 9,999	$3,283	$1,094	$5,473
	10,000 – 19,999	$6,566	$2,188	$10,946
	20,000 – 29,999	$13,131	$4,376	$21,891
	30,000 – 39,999	$19,697	$6,564	$32,836
	40,000 – 49,999	$26,262	$8,752	$43,781
	≥ 50,000	$32,828	$10,940	$54,726

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TR #14276 Stormwater Assessment

On April 24, 2013, the City Commission adopted Ordinance No. 2013-05 providing for the home rule authority of the City to impose Stormwater Utility Management Fee Special Assessments against all assessed property within the City.

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The City For Your Life

TR #14276 Stomwater Assessment

- TR #14276 establishes the preliminary Stormwater Utility Management Fee Assessment for notice purposes
- Proposed rate is $170.89 per Equivalent Residential Unit (ERU)
- This is $4.98 higher than the prior year by 3.0%
- Consistent with Section 22-254, Code of Ordinances that allows for annual increase of 3% or the CPI whichever is higher (based on May 2025 2.4% CPI change)
- Will fund the annual operations of the Stormwater System including capital improvements and capital equipment replacement

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TR #14277 Solid Waste Assessment

- TR #14277 establishes the preliminary Solid Waste Collection Services Assessment for notice purposes
- Proposed Residential Rate of $278.75, no change from the prior year
- Estimated total assessment roll is $5,133,460
- Provides funding to cover cost of Solid Waste Collection Services for Single Family Residential, i.e. curb side pickup, including:
- (1) Collection Costs by City of Tamarac Franchisee, (2) Waste Management Disposal Fees at Broward County, (3) Administrative Fees, including collection and billing fees by Broward County

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TR #14278 Nuisance Abatement



Authorized on May 9, 2012

City Commission adopted Ordinance No. 2012-10 which provides for the home rule authority of the City to impose Special Assessments against residential property for costs expended in cleaning up a property that meets the definition of a Public Nuisance

Excellence Always

TAMARAC
The City For Your Life

TR #14278 Nuisance Abatement

- Between June 1, 2024 and May 31, 2025
- Code Compliance abated eight (8) public nuisances on five (5) properties at a cost of $3,025
- City Staff has complied with the terms and conditions of the Ordinance, including all notices and collection efforts
- None of these 5 property owners availed themselves of the appeals process provided in the Ordinance

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The City For Your Life

TR #14278 Nuisance Abatement

- TR #14278 establishes the preliminary Public Nuisance Abatement Assessment for notice purposes
- Each property has an individual assessment based upon the cost to bring the property into compliance plus the cost to levy this assessment
- Proposed assessments on the five (5) properties range from $510.54 to $1,611.06
- Preliminary Nuisance Abatement Assessment roll total is $5,184.82
- Includes Broward County Property Appraiser fee, Tax Collector fee, Administrative fee to develop the assessment, and a gross up for discounts for early payment

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TRIM Notice Amounts for Tax Payers

Item Listed on TRIM Notice	Taxable Value $0 Amount Billed @7.0000	Taxable Value $75,000 Amount Billed @7.0000	Taxable Value $190,318 Amount Billed @7.0000	Taxable Value $250,000 Amount Billed @7.0000	Taxable Value $300,000 Amount Billed @7.0000	Taxable Value $450,000 Amount Billed @7.0000
Ad Valorem	$ 0.00	$ 525.00	$1,327.26	$1,750.00	$2,100.00	$3,150.00
Non Ad Valorem						
Fire Rescue	$ 450.00	$ 450.00	$ 450.00	$ 450.00	$ 450.00	$ 450.00
Solid Waste	$ 278.75	$ 278.75	$ 278.75	$ 278.75	$ 278.75	$ 278.75
Stormwater	$ 170.89	$ 170.89	$ 170.89	$ 170.89	$ 170.89	$ 170.89
Total Taxes	***$ 899.64***	***$1,424.64***	***$2,226.90***	***$2,649.64***	***$2,999.64***	***$4,049.64***

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The City For Your Life

Timeline – Important Dates



NO LATER THAN August 4, 2025 - Submit Proposed Millage Rate, Fire Rescue Assessment Rate, Solid Waste Collection Services Rate, Stormwater Rate and Nuisance Abatement to Property Appraiser's Office



August 12, 2025 - Property Appraiser to begin mailing of TRIM Notices



Notice of Public Hearing for Final Assessments to be published August 14, 2025

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TAMARAC
The City For Your Life

Timeline – Important Dates



Friday, September 12, 2025 at 5:05 p.m.

1st Public Hearing to Adopt Tentative Millage Rate and Budget

Final Public Hearing to Adopt Fire Rescue, Solid Waste and Stormwater Collection Services Assessment Rates, as well as the Nuisance Abatement Assessments



September 21, 2025 - Budget Ad will appear in the Sun Sentinel



Wednesday, September 24, 2025 at 5:05 p.m. - 2nd Public Hearing to Adopt Final Millage Rate and Budget

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THANK YOU!

QUESTIONS

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The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE: July 9, 2025

SUBMITTED BY: Fariel Khan

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: 14275

AGENDA SECTION: **REGULAR AGENDA**

TITLE: TR14275 - A Resolution of the City Commission of the City of Tamarac, Florida, adopting a Preliminary Assessed Cost, attached hereto as Appendix "A," relating to the provision of Fire Rescue Services, Facilities, and Programs in the City of Tamarac, Florida; establishing the Estimated Assessment Rate for Fire Rescue Assessments for the fiscal year beginning October 1, 2025; directing the preparation of an assessment roll; authorizing a public hearing and directing the provision of notice thereof; providing for conflicts; providing for severability; and providing for an effective date.

RECOMMENDATION:

The Director of Financial Services recommends initiating the annual process of updating the Assessment Roll and re-imposing Fire Rescue special assessments as put forth under TR# 14275 for the provision of Fire Rescue services within the City of Tamarac for the Fiscal Year beginning October 1, 2025.

BACKGROUND:

In June of 1996, the City of Tamarac implemented a recurring annual fire rescue special assessment program to provide a portion of the funding for the City's fire rescue services and facilities with the adoption of Ordinance No. O-96-8. This assessment is an equitable and efficient method of allocating and apportioning the Fire Rescue Assessed Cost among parcels of assessed property. In addition, it is fair and reasonable and consistent with the decision from the Florida Supreme Court in the case of City of North Lauderdale v. SMM Properties, Inc., 825 So. 2d 343 (Fla. 2002), to exclude from the Fire Rescue Assessed Cost amounts determined to constitute the Emergency Medical Services Cost.

Estimated Exempt Buy Down:

Institutional property whose use is exempt from ad valorem taxation under Florida law provide facilities and uses to the ownership, occupants, membership as well as the public in general that otherwise might be requested or required to be provided by the City and such property uses serve a legitimate public purpose and provide a public benefit. Therefore, it is fair and reasonable not to impose Fire Rescue Assessments upon buildings located on such parcels of institutional property whose building use is wholly exempt from ad valorem taxation under Florida law. Accordingly, no Fire Rescue Assessment has been imposed upon a building located on a parcel of institutional property whose building use is wholly exempt from ad valorem taxation under Florida law.

Also, during the 2010 legislative session, CS/HB 1129 was adopted by the Florida Legislature (the "Local Bill"), and the City annexed new properties which became subject to the City's fire rescue assessment. However, based upon the legislative findings set forth in the Local Bill the City provides a partial exemption as described in the Local Bill from the fire rescue assessment for the properties located within the area annexed by the City. The County's current rate for residential and multi-family is $190 requiring a subsidy from the City of $160 per parcel. For commercial and industrial properties the amount necessary to make up the difference between the City's rate per square foot and the County's rate for per square foot is calculated on a property by property basis. This requirement is recurring year over year and will be in place until such time as there is no unincorporated county land or the rates in unincorporated Broward County exceed the City's Fire Assessment rates.

In order to annually re-impose these Fire Rescue assessments, the ordinance requires the City Commission to adopt an annual rate resolution each fiscal year which occurs during its budget adoption process. The Resolution establishes the rate of assessment and approves the assessment roll for the upcoming fiscal year, with such amendments as the City Commission deems appropriate

after hearing comments of all interested parties.

Accordingly, an updated assessment roll must be made available for inspection by the public and a notice of public hearing must be published and mailed as required by the terms of the Ordinance providing notice to all interested persons of an opportunity to be heard.

TR #14275 establishes these functions and sets the public hearing date for September 12, 2025, at 5:05 p.m. in the City Commission Chambers and coincides with the first public hearing of the FY 2026 Millage Rates and Budget.

ISSUE:

Since FY1997, the City of Tamarac annually assesses property within its City limits to fund all or a portion of the cost of the provision of Fire Rescue services, facilities, and programs. Re-imposing these annual assessments is again recommended for FY 2026. TR #14275 describes the method of assessing the Fire Rescue costs against assessed property located within the City, directs the preparation of an assessment roll, authorizes a public hearing, and directs the provision of a notice for the public hearing.

STRATEGIC GOALS: Goal #3: Tamarac is Economically Resilient

ATTACHMENTS:

TR 14275_2026 Fire Assessment MEMO 07 9 25.docx
TR_14275_2026_Fire_Preliminary_Resolution_07_9_25.docx
FY 2026 Preliminary Millage Rate And Assessments (002).pptx

City of Tamarac
Interoffice Memorandum
Financial Services Department
ADMINISTRATIVE DIVISION

To: **Levent Sucuoglu, City Manager**

From: **Christine Cajuste, Director Financial Services**

Date: **July 1, 2025**

Re: **FY 2026 Fire Rescue Assessment – TR #14275**

Recommendation:

The Director of Financial Services recommends initiating the annual process of updating the Assessment Roll and re-imposing Fire Rescue special assessments as put forth under TR# 14275 for the provision of Fire Rescue services within the City of Tamarac for the Fiscal Year beginning October 1, 2025.

Issue:

Since FY1997, the City of Tamarac annually assesses property within its City limits to fund all or a portion of the cost of the provision of Fire Rescue services, facilities, and programs. Re-imposing these annual assessments is again recommended for FY 2026. TR #14275 describes the method of assessing the Fire Rescue costs against assessed property located within the City, directs the preparation of an assessment roll, authorizes a public hearing, and directs the provision of a notice for the public hearing.

Background:

In June of 1996, the City of Tamarac implemented a recurring annual fire rescue special assessment program to provide a portion of the funding for the City's fire rescue services and facilities with the adoption of Ordinance No. O-96-8. This assessment is an equitable and efficient method of allocating and apportioning the Fire Rescue Assessed Cost among parcels of assessed property. In addition, it is fair and reasonable and consistent with the decision from the Florida Supreme Court in the case of City of North Lauderdale v. SMM Properties, Inc., 825 So. 2d 343 (Fla. 2002), to exclude from the Fire Rescue Assessed Cost amounts determined to constitute the Emergency Medical Services Cost.

Estimated Exempt Buy Down:

Institutional property whose use is exempt from ad valorem taxation under Florida law provide facilities and uses to the ownership, occupants, membership as well as the public in general that otherwise might be requested or required to be provided by the City and such property uses serve a legitimate public purpose and provide a public benefit. Therefore, it is fair and reasonable not to impose Fire Rescue Assessments upon buildings located on such parcels of institutional property whose building use is wholly exempt from ad valorem taxation under Florida law. Accordingly, no Fire Rescue Assessment has been imposed upon a building located on a parcel of institutional property whose building use is wholly exempt from ad valorem taxation under Florida law.

Also, during the 2010 legislative session, CS/HB 1129 was adopted by the Florida Legislature (the "Local Bill"), and the City annexed new properties which became subject to the City's fire rescue assessment. However, based upon the legislative findings set forth in the Local Bill the City provides a partial exemption as described in the Local Bill from the fire rescue assessment for the properties located within the area annexed by the City. The County's current rate for residential and multi-family is $190 requiring a subsidy from the City of $160 per parcel. For commercial and industrial properties the amount necessary to make up the difference between the City's rate per square foot and the County's rate for per square foot is calculated on a property by property basis. This requirement is recurring year over year and will be in place until such time as there is no unincorporated county land or the rates in unincorporated Broward County exceed the City's Fire Assessment rates.

In order to annually re-impose these Fire Rescue assessments, the ordinance requires the City Commission to adopt an annual rate resolution each fiscal year which occurs during its budget adoption process. The Resolution establishes the rate of assessment and approves the assessment roll for the upcoming fiscal year, with such amendments as the City Commission deems appropriate after hearing comments of all interested parties.

Accordingly, an updated assessment roll must be made available for inspection by the public and a notice of public hearing must be published and mailed as required by the terms of the Ordinance providing notice to all interested persons of an opportunity to be heard.

TR #14275 establishes these functions and sets the public hearing date for September 12, 2025, at 5:05 p.m. in the City Commission Chambers and coincides with the first public hearing of the FY 2026 Millage Rates and Budget.

Fiscal Impact:

This assessment sets the residential property rate per dwelling unit at $450. This represents a fire rescue assessment fee funded at 100.00% of allowable costs based on the Fire Rescue Assessment Update that was last completed dated May 2023. The fire rescue assessment fees will provide an estimated gross revenue in the amount of $19,073,713, less an estimated exempt buy-down of $1,077,371 for an estimated net revenue of $17,996,342 (including the annexed Prospect Bend area see discussion above regarding the Local Bill) resulting in a budgeted assessment of $17,096,525, at 95% of the gross assessment for Fire Rescue services. The 95% takes into account discounts and non-payment of the property tax bill. The overall Fire Rescue budget proposed for FY 2026 is $36,623,820.

In addition, Assisted Living Facilities are combined with the Institutional grouping. Consequently, there are currently three non-residential property use categories: Commercial, Industrial/Warehouse, and Institutional. The fire assessment rates for these property uses will be set as indicated on the following page.

The remainder of the page is intentionally left blank.

Five Year Average Fire Assessment Rates (Fiscal Year 2023-24 through Fiscal Year 2027-28) (100.00% Funding)				
Residential Property Use Categories	**Dwelling Units**			
Residential	$450			
Non-Residential Property Use Categories	**Building Classifications (in square foot ranges)**	**Commercial**	**Industrial / Warehouse**	**Institutional**
	≤ 1,999	$657	$219	$1,095
	2,000 – 3,499	$1,314	$438	$2,190
	3,500 – 4,999	$2,298	$766	$3,831
	5,000 – 9,999	$3,283	$1,094	$5,473
	10,000 – 19,999	$6,566	$2,188	$10,946
	20,000 – 29,999	$13,131	$4,376	$21,891
	30,000 – 39,999	$19,697	$6,564	$32,836
	40,000 – 49,999	$26,262	$8,752	$43,781
	≥ 50,000	$32,828	$10,940	$54,726
*Estimated Gross Revenue: $19,073,713; Estimated Exempt Buy-down: $1,077,371; Estimated Net Revenue: $17,996,342				

After approval of the final assessment resolution, the non-ad valorem assessment roll will be certified and sent to the Tax Collector.

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2025 -

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, ADOPTING A PRELIMINARY ASSESSED COST ATTACHED HERETO AS APPENDIX "A" RELATING TO THE PROVISION OF FIRE RESCUE SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF TAMARAC, FLORIDA; ESTABLISHING THE ESTIMATED ASSESSMENT RATE FOR FIRE RESCUE ASSESSMENTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in June of 1996, the City of Tamarac implemented a recurring annual fire rescue special assessment program to provide a portion of the funding for the City's fire rescue services and facilities with the adoption of Ordinance No. O-96-8 and imposed fire rescue assessments for Fiscal Year 1997 with the adoption of Resolution Nos. R-96-160 (the "Initial Assessment Resolution") and R-96-175 (the "Final Assessment Resolution"); and

WHEREAS, pursuant to Ordinance No. O-96-8, the re-imposition of fire rescue assessments for Fiscal Year 2026 requires certain processes such as the preparation of the Assessment Roll; and

WHEREAS, annually a Preliminary Rate Resolution describing the method of assessing fire rescue costs against assessed property located within the City, directing the preparation of an assessment roll, authorizing a public hearing and directing the provision of notice thereof is required by Ordinance No. O-96-8 for the re-imposition of the fire rescue assessments; and

WHEREAS, the special benefit to real property and the assessment methodology is consistent from year to year, and such is confirmed through review of the City's special assessment by Government Services Group, most recently in May, 2023, so it is fair and reasonable to continue to use the methodologies described in resolutions in previous years, except as may be altered by this Resolution or the Fire Rescue Assessment Memorandum dated May, 2023.

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 being true and 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: AUTHORITY. This resolution is adopted pursuant to the provisions of the Fire Rescue Assessment Ordinance (Ordinance No. O-96-8), the Initial Assessment Resolution (Resolution No. R-96-160), the Final Assessment Resolution (Resolution No. R-96-175), sections 166.021 and 166.041, Florida Statutes, Chapter 2010-256, Laws of Florida (also known as the Local Bill), and other applicable provisions of law.

SECTION 3: PURPOSE AND DEFINITIONS. This resolution constitutes the Preliminary Rate Resolution as defined in the Ordinance which initiates the annual process for updating the Assessment Roll and directs the re-imposition of Fire Rescue Assessments for the Fiscal Year beginning October 1, 2025. All capitalized words and terms shall have the meanings set forth in the Ordinance, the Initial Assessment Resolution, the Final Assessment Resolution, Resolution 2008-107 ("2008 Preliminary Rate Resolution") and Resolution No. R-2010-95 ("2010 Preliminary Rate Resolution") all of which are on file in the City Clerk's office.

SECTION 4: PROVISION AND FUNDING OF FIRE RESCUE SERVICES.

(A) Upon the imposition of Fire Rescue Assessments for fire rescue services, facilities, or programs against Assessed Property located within the City, the City shall provide fire rescue services to such Assessed Property. A portion of the cost to provide such fire rescue services, facilities, or programs shall be funded from proceeds of the Fire Rescue Assessments. The remaining cost required to

provide fire rescue services, facilities, and programs shall be funded by available City revenues other than Fire Rescue Assessment proceeds. No proceeds from the special assessment shall fund any Emergency Medical Services.

(B) It is hereby ascertained, determined, and declared that each parcel of Assessed Property located within the City will be benefitted by the City's provision of fire rescue services, facilities, and programs in an amount not less than the Fire Rescue Assessment imposed against such parcel, computed in the manner set forth in this Preliminary Rate Resolution.

SECTION 5: IMPOSITION AND COMPUTATION OF FIRE RESCUE ASSESSMENTS. Fire Rescue Assessments shall be imposed against all Tax Parcels within the Property Use Categories. Fire Rescue Assessments shall be computed in the manner set forth in the 2010 Preliminary Rate Resolution and pursuant to and except as otherwise provided in the Fire Rescue Assessment Memorandum, dated May, 2023, prepared by Government Services Group, Inc. (the ”2023 Assessment Memorandum”). The 2023 Assessment Memorandum, previously approved by the City Commission, is hereby incorporated herein.

SECTION 6: LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT. The City Commission hereby determines as follows:

(A) Upon adoption of this Preliminary Rate Resolution, the legislative determinations of special benefit and cost apportionment, including apportionment

for residential and non-residential parcels, ascertained and declared within the Section 1.04 of the Ordinance, as well as those within the 2010 Preliminary Rate Resolution, are hereby ratified and confirmed by the City Commission, and incorporated herein.

(B) It is fair and reasonable and consistent with the decision from the Florida Supreme Court in the case of City of North Lauderdale v. SMM Properties, Inc., 825 So. 2d 343 (Fla. 2002), to exclude from the Fire Rescue Assessed Cost amounts determined to constitute the Emergency Medical Services Cost.

(C) Institutional Property whose use is exempt from ad valorem taxation under Florida law provide facilities and uses to the ownership, occupants, membership as well as the public in general that otherwise might be requested or required to be provided by the City and such property uses serve a legitimate public purpose and provide a public benefit. Therefore, it is fair and reasonable not to impose Fire Rescue Assessments upon Buildings located on such parcels of Institutional Property whose Building use is wholly exempt from ad valorem taxation under Florida law. Accordingly, no Fire Rescue Assessment shall be imposed upon a Building located on a parcel of Institutional Property whose Building use is wholly exempt from ad valorem taxation under Florida law.

SECTION 7: COST APPORTIONMENT. The Cost Apportionment Methodology described in the 2010 Preliminary Rate Resolution, pursuant to and

except as otherwise provided in the 2023 Assessment Memorandum, is hereby incorporated herein and used for the current year's special assessment.

SECTION 8: PARCEL APPORTIONMENT METHODOLOGY. The Parcel Apportionment Methodology described in the 2010 Preliminary Rate Resolution, pursuant to and except as otherwise provided in the 2023 Assessment Memorandum, is hereby incorporated herein and used for the current year's special assessment. Pursuant to the Local Bill, once the Parcel Apportionment methodology is applied to the Assessed Properties, the City shall then exempt the Annexed Parcels from the Fire Rescue Assessment rates to the extent required by the Local Bill.

SECTION 9: DETERMINATION OF FIRE RESCUE ASSESSED COSTS; ESTABLISHMENT OF ANNUAL FIRE RESCUE ASSESSMENT RATES.

(A) The Fire Rescue Assessed Costs to be assessed and apportioned among benefitted parcels pursuant to the Cost Apportionment and the Parcel Apportionment for the Fiscal Year commencing October 1, 2025, is the amount determined in the Estimated Fire Rescue Assessment Rate Schedule, attached hereto as Appendix A. The approval of the Estimated Fire Rescue Assessment Rate Schedule by the adoption of this Preliminary Rate Resolution determines the amount of the Fire Rescue Assessed Costs. The remainder of such Fiscal Year budget for fire rescue services, facilities, and programs shall be funded from available City revenue other than Fire Rescue Assessment proceeds.

(B) The estimated Fire Rescue Assessments specified in the Estimated Fire Rescue Assessment Rate Schedule are hereby established to fund the specified Fire Rescue Assessed Costs determined to be assessed in the Fiscal Year commencing October 1, 2025. No portion of such Fire Rescue Assessed Costs are attributable to impact fee revenue that funds capital improvements necessitated by new growth or development. Further, no portion of such Fire Rescue Assessed Costs is attributable to the Emergency Medical Services Cost.

(C) The estimated Fire Rescue Assessments established in this Preliminary Rate Resolution shall be the estimated assessment rates applied by the City Manager in the preparation of the updated Assessment Roll for the Fiscal Year commencing October 1, 2025 as provided in Section 10 of this Preliminary Rate Resolution.

SECTION 10: ANNUAL ASSESSMENT ROLL.

(A) The City Manager is hereby directed to prepare, or cause to be prepared, an updated Assessment Roll for the Fiscal Year commencing October 1, 2025, in the manner provided in the Ordinance and the 2010 Preliminary Assessment Resolution. The updated Assessment Roll shall include all Tax Parcels within the Property Use Categories. The City Manager shall apportion the estimated Fire Rescue Assessed Cost to be recovered through Fire Rescue Assessments in the manner set forth in this Preliminary Rate Resolution.

(B) A copy of this Preliminary Rate Resolution, the Ordinance, the Initial Assessment Resolution, the Final Assessment Resolution, the 2008 Preliminary Rate Resolution, the 2010 Preliminary Rate Resolution, documentation related to the estimated amount of the Fire Rescue Assessed Cost to be recovered through the imposition of Fire Rescue Assessments, and the updated Assessment Roll shall be maintained on file in the office of the City Clerk and open to public inspection. The foregoing shall not be construed to require that the updated Assessment Roll proposed for the Fiscal Year beginning October 1, 2025 be in printed form if the amount of the Fire Rescue Assessment for each parcel of property can be determined by the use of a computer terminal available to the public.

(C) It is hereby ascertained, determined, and declared that the method of determining the Fire Rescue Assessments for fire rescue services as set forth in this Preliminary Rate Resolution is a fair and reasonable method of apportioning the Fire Rescue Assessed Cost among parcels of Assessed Property located within the City. The methodology and apportionment assures that no property is assessed an amount greater than the benefit which it receives from the fire rescue services, facilities, and programs provided by the City. The Fire Rescue Assessed Costs are solely for the provision of fire protection and first response services. All Emergency Medical Services Costs and EMS calls have been excluded, which is

consistent with the decision in City of North Lauderdale v. SMM Properties, Inc., 825 So.2d 343 (Fla. 2002).

SECTION 11: AUTHORIZATION OF PUBLIC HEARING. There is hereby established a public hearing to be held at 5:05 p.m. on September 12, 2025, in the City Commission Chambers of City Hall, 7525 Northwest 88th Avenue, Tamarac, Florida 33321, at which time the City Commission will receive and consider any comments on the Fire Rescue Assessments from the public and affected property owners and consider imposing Fire Rescue Assessments for the Fiscal Year beginning October 1, 2025 and collecting such assessments on the same bill as ad valorem taxes.

SECTION 12: NOTICE BY PUBLICATION. The City Manager shall publish a notice of the public hearing authorized by Section 11 of this Preliminary Rate Resolution in the manner and time provided in Section 2.04 of the Ordinance. The notice shall be published no later than August 14, 2025, in substantially the form attached hereto as Appendix B.

SECTION 13: NOTICE BY MAIL. The City Manager, or designee, shall also ensure timely notice by use of the TRIM notice forwarded annually by the Property Appraiser's Office to the Owner of each parcel of Assessed Property within the City, at least twenty (20) days prior to the public hearing, as required by the Ordinance, and the Uniform Assessment Collection Act.

SECTION 14: APPLICATION OF ASSESSMENT PROCEEDS. Proceeds derived by the City from the Fire Rescue Assessments will be utilized for the provision of fire rescue services, facilities, and programs. No proceeds shall be used to fund Emergency Medical Services. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund fire rescue services, facilities, and programs.

SECTION 15: CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 16: SEVERABILITY. 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 17: EFFECTIVE DATE. This Preliminary Rate Resolution shall become effective immediately upon adoption.

PASSED, ADOPTED AND APPROVED this 9th day of July, 2025.

MICHELLE J. GOMEZ
MAYOR

ATTEST:

KIMBERLY DILLON, CMC
CITY CLERK

RECORD OF COMMISSION VOTE:

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

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

HANS OTTINOT
CITY ATTORNEY

APPENDIX A

ESTIMATED FIRE RESCUE ASSESSMENT RATE SCHEDULE

SECTION A-1. DETERMINATION OF FIRE RESCUE ASSESSED COSTS. The estimated Fire Rescue Assessed Costs to be assessed for the Fiscal Year commencing October 1, 2025, is $17,996,342.

SECTION C-2. ESTIMATED FIRE RESCUE ASSESSMENTS.

(A) The estimated Fire Rescue Assessments to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and Parcel Apportionment to generate the estimated Fire Rescue Assessed Cost for the Fiscal Year commencing October 1, 2025, are hereby established as follows for the purpose of this Preliminary Rate Resolution:

Residential Property Use Categories	**Dwelling Units**			
Residential	$450			
Non-Residential Property Use Categories	**Building Classifications (in square foot ranges)**	**Commercial**	**Industrial/ Warehouse**	**Institutional**
	≤ 1,999	$657	$219	$1,095
	2,000 – 3,499	$1,314	$438	$2,190
	3,500 – 4,999	$2,298	$766	$3,831
	5,000 – 9,999	$3,283	$1,094	$5,473

	10,000 – 19,999	$6,566	$2,188	$10,946
	20,000 – 29,999	$13,131	$4,376	$21,891
	30,000 – 39,999	$19,697	$6,564	$32,836
	40,000 – 49,999	$26,262	$8,752	$43,781
	≥ 50,000	$32,828	$10,940	$54,726

(B) No Fire Rescue Assessment shall be imposed upon a parcel of Government Property or upon a Building located on a parcel of Institutional Property whose Building use is wholly exempt from ad valorem taxation under Florida law.

(C) Annexed Parcels shall be exempt from the Fire Rescue Assessment to the extent required by the Local Bill, and their Fire Rescue Assessment as determined through the methodology described herein shall be calculated to comply with the exemption requirements of the Local Bill for such Annexed Parcels.

(D) Any shortfall in the expected Fire Rescue proceeds due to any reduction or exemption from payment of the Fire Rescue Assessments required by law or authorized by the Commission shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the Fire Rescue Assessments. In the event a court of competent jurisdiction determines any exemption or reduction by the Commission is improper or otherwise adversely affects the validity of the Fire Rescue Assessment imposed for this Fiscal Year, the sole and exclusive remedy shall be

the imposition of a Fire Rescue Assessment upon each affected Tax Parcel in the amount of the Fire Rescue Assessment that would have been otherwise imposed save for such reduction or exemption afforded to such Tax Parcel by the Commission.

APPENDIX B
FORM OF NOTICE TO BE PUBLISHED

To Be Published on August 14, 2025

[INSERT MAP OF CITY]

NOTICE OF HEARING TO REIMPOSE AND PROVIDE FOR COLLECTION OF FIRE RESCUE SPECIAL ASSESSMENTS

Notice is hereby given that the City Commission of the City of Tamarac will conduct a public hearing to consider reimposing fire rescue special assessments for the provision of fire rescue services within the City of Tamarac for the Fiscal Year beginning October 1, 2025.

The hearing will be held at 5:05 p.m. on September 12, 2025, in the Commission Chambers of Tamarac City Hall, 7525 Northwest 88th Avenue, Tamarac, Florida 33321, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk’s office at (954) 597-3505 at least 48 hours (2 days) prior to the date of the hearing.

The assessment for each parcel of property will be based upon each parcel's classification and the total number of billing units attributed to that parcel. The following table reflects the proposed fire rescue assessment schedule.

Residential Property Use Categories	**Dwelling Units**			
Residential	$450			
Non-Residential Property Use Categories	**Building Classifications (in square foot ranges)**	**Commercial**	**Industrial/ Warehouse**	**Institutional**
	≤ 1,999	$657	$219	$1,095
	2,000 – 3,499	$1,314	$438	$2,190
	3,500 – 4,999	$2,298	$766	$3,831
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	30,000 – 39,999	$19,697	$6,564	$32,836
	40,000 – 49,999	$26,262	$8,752	$43,781
	≥ 50,000	$32,828	$10,940	$54,726

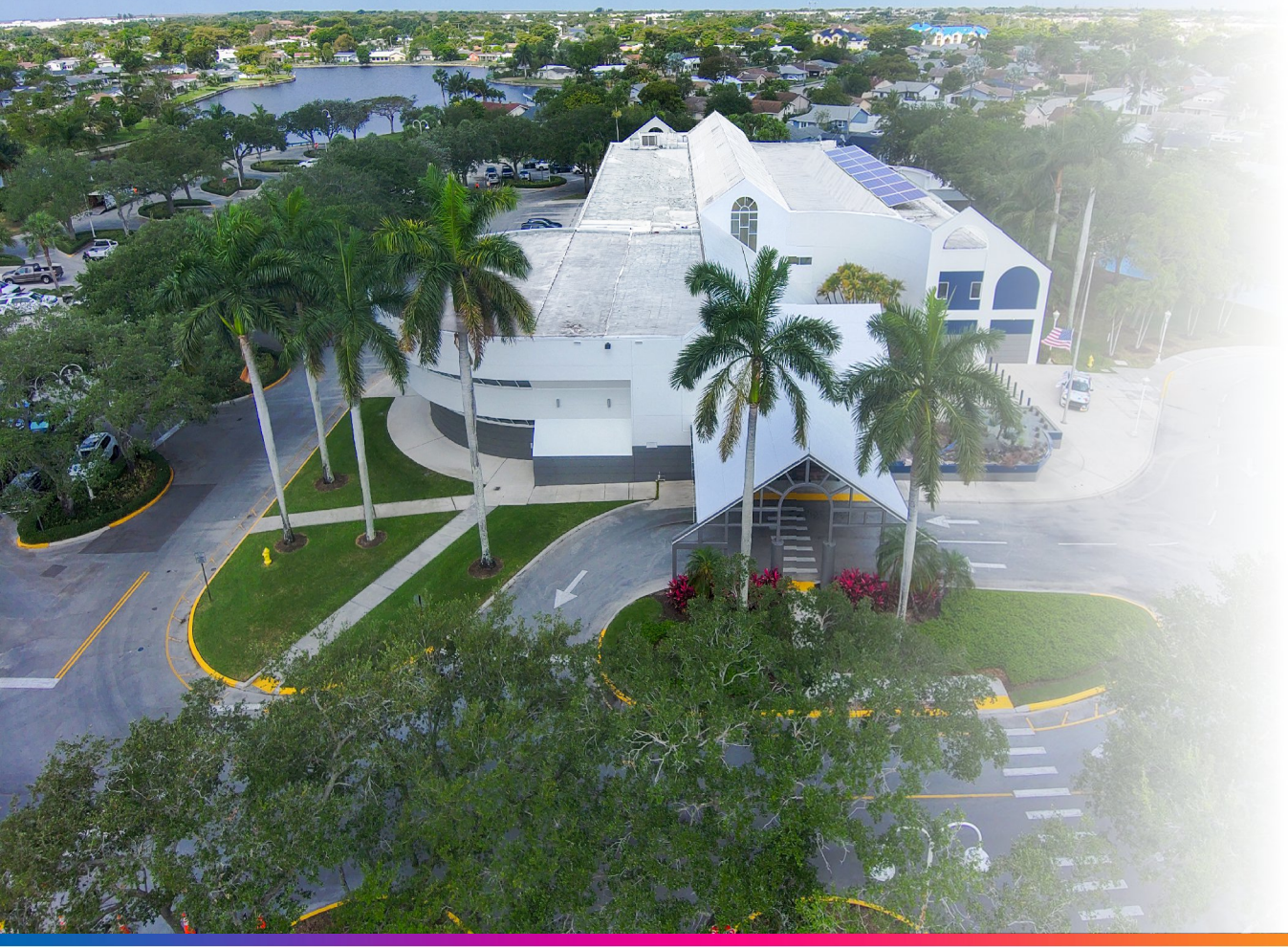
Copies of the Fire Rescue Assessment Ordinance (Ordinance No. O-96-8), the Initial Assessment Resolution (Resolution No. R-96-160), the Final Assessment Resolution (Resolution No. R-96-175), the 2008 Preliminary Rate Resolution (Resolution No. 2008-107), the 2010 Preliminary Rate Resolution (Resolution No. R-2010-95), the Preliminary Rate Resolution initiating the annual process of updating the Assessment Roll and re-imposing the Fire Rescue Assessments, and the preliminary Assessment Roll for the upcoming fiscal year are available for inspection at the City Clerk's Office, Tamarac City Hall, located at 7525 Northwest 88th Avenue, Tamarac, Florida 33321.

The assessments will be collected on the ad valorem tax bill to be mailed in November 2025, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the Finance Department at (954) 597-3550, Monday through Friday between 8:30 a.m. and 5:00 p.m.

CITY CLERK
CITY OF TAMARAC, FLORIDA

CITY COMMISSION REGULAR MEETING



FY 2026 Preliminary Millage Rate and Assessment Resolutions TR #14274 - TR #14278

July 9, 2025

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Operating Millage Rate

TR #14274 sets the preliminary Operating Millage Rate for Fiscal Year 2026

General Fund Operating Millage Rate proposed at 7.0000 mills

Provides for general operations of the City

Generates $46,202,661 in budgeted property tax revenue
Added revenue $2,542,934

Exceeds the rolled-back rate of 6.5906 mills by .4094 mills or 6.21%
Rate will constitute NOT TO EXCEED Rate
Expressed in terms of rate per $1,000 of value
Example: ($100,000/1,000) X 7.0000 = $700.00

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Budgeted Property Tax Revenue

Measurement Compared	July 1, 2024	July 1, 2025	Increase / Decrease
City Total Taxable Value	$ 6,565,372,553	$ 6,947,768,635	$ 382,396,082
Increase from Prior Year	10.80%	5.82%	-4.98%
New Construction Value	$ 122,829,640	$ 5,365,478	$ (117,464,162)
Ad Valorem Levy @7.0000 Mills	$ 45,957,608	$ 48,634,380	$ 2,676,773
Budgeted Property Tax Revenue	$ 43,659,727	$ 46,202,661	**$ 2,542,934**

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June Estimated vs. July Certified

Measurement Compared	June 1 Estimate	July 1 Certified	Change from June 1 Est.
FY 2026 Preliminary Millage Rate	7.0000	7.0000	0.0000
Rolled Back Rate	6.6099	6.5906	-0.0193
Increase over Rolled-Back Rate	5.90%	6.21%	
Maximum Majority Vote Rate	6.9080	6.8879	-0.0201
Maximum Super Majority Vote Rate	7.5988	7.5767	-0.0221

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Impact on Homesteaded Tax Payers

FY 2025 SOH Assessed Value	Homestead Exemption	FY 2025 Taxable Value	Ad Valorem Levy @ 7.0000	FY 2026 SOH Assessed Value	Homestead Exemption	FY 2026 Taxable Value	Ad Valorem Levy @ 7.0000	Difference
75,000	50,000	25,000	175.00	77,175	50,725	26,450	185.15	10.15
100,000	50,000	50,000	350.00	102,900	50,725	52,175	365.23	15.22
125,000	50,000	75,000	525.00	128,625	50,725	77,900	545.30	20.30
150,000	50,000	100,000	700.00	154,350	50,725	103,625	725.38	25.38
175,000	50,000	125,000	875.00	180,075	50,725	129,350	905.45	30.45
200,000	50,000	150,000	1,050.00	205,800	50,725	155,075	1,085.53	35.52
225,000	50,000	175,000	1,225.00	231,525	50,725	180,800	1,265.60	40.60
234,250	**50,000**	**184,250**	**1,289.75**	**241,043**	**50,725**	**190,318**	**1,332.23**	**42.48**
250,000	50,000	200,000	1,400.00	257,250	50,725	206,525	1,445.68	45.67
275,000	50,000	225,000	1,575.00	282,975	50,725	232,250	1,625.75	50.75
300,000	50,000	250,000	1,750.00	308,700	50,725	257,975	1,805.83	55.83
325,000	50,000	275,000	1,925.00	334,425	50,725	283,700	1,985.90	60.90
350,000	50,000	300,000	2,100.00	360,150	50,725	309,425	2,165.98	65.97
375,000	50,000	325,000	2,275.00	385,875	50,725	335,150	2,346.05	71.05
400,000	50,000	350,000	2,450.00	411,600	50,725	360,875	2,526.13	76.12
425,000	50,000	375,000	2,625.00	437,325	50,725	386,600	2,706.20	81.20
450,000	50,000	400,000	2,800.00	463,050	50,725	412,325	2,886.28	86.27
475,000	50,000	425,000	2,975.00	488,775	50,725	438,050	3,066.35	91.35
500,000	50,000	450,000	3,150.00	514,500	50,725	463,775	3,246.43	96.42

(1) Assessed values assumed to ***increase by*** *the "Save Our Homes" (SOH) percentage increase allowable by law of* ***2.9%***

(2) Second $25,000 Homestead exemption assumed to ***increase by*** *the rate of inflation for January 2025 of* ***2.9% per recent Amendment 5***

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TR #14275 Fire Rescue Assessment

- TR #14275 establishes the preliminary Fire Rescue Assessment for notice purposes
- Preliminary Residential Rate of $450 which is a $30 increase from FY 2025 rate
- Estimated net total assessment roll is $17,996,342
- Provides funding at 100.0% of cost of Fire Services only on a five-year average based on FY2023 estimates
- Represents 46.68% of total funding of the Fire Rescue Department

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Fire Rescue Assessment Rates

Five Year Average Fire Assessment Rates (Fiscal Year 2023-24 through Fiscal Year 2027-28) (100.00% Funding)				
Residential Property Use Categories	**Dwelling Units**			
Residential	$450			
Non-Residential Property Use Categories	**Building Classifications (in square foot ranges)**	**Commercial**	**Industrial / Warehouse**	**Institutional**
	≤ 1,999	$657	$219	$1,095
	2,000 – 3,499	$1,314	$438	$2,190
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	30,000 – 39,999	$19,697	$6,564	$32,836
	40,000 – 49,999	$26,262	$8,752	$43,781
	≥ 50,000	$32,828	$10,940	$54,726

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TR #14276 Stormwater Assessment

On April 24, 2013, the City Commission adopted Ordinance No. 2013-05 providing for the home rule authority of the City to impose Stormwater Utility Management Fee Special Assessments against all assessed property within the City.

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TR #14276 Stomwater Assessment

- TR #14276 establishes the preliminary Stormwater Utility Management Fee Assessment for notice purposes
- Proposed rate is $170.89 per Equivalent Residential Unit (ERU)
- This is $4.98 higher than the prior year by 3.0%
- Consistent with Section 22-254, Code of Ordinances that allows for annual increase of 3% or the CPI whichever is higher (based on May 2025 2.4% CPI change)
- Will fund the annual operations of the Stormwater System including capital improvements and capital equipment replacement

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TR #14277 Solid Waste Assessment

- TR #14277 establishes the preliminary Solid Waste Collection Services Assessment for notice purposes
- Proposed Residential Rate of $278.75, no change from the prior year
- Estimated total assessment roll is $5,133,460
- Provides funding to cover cost of Solid Waste Collection Services for Single Family Residential, i.e. curb side pickup, including:
- (1) Collection Costs by City of Tamarac Franchisee, (2) Waste Management Disposal Fees at Broward County, (3) Administrative Fees, including collection and billing fees by Broward County

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TR #14278 Nuisance Abatement



Authorized on May 9, 2012

City Commission adopted Ordinance No. 2012-10 which provides for the home rule authority of the City to impose Special Assessments against residential property for costs expended in cleaning up a property that meets the definition of a Public Nuisance

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TR #14278 Nuisance Abatement

- Between June 1, 2024 and May 31, 2025
- Code Compliance abated eight (8) public nuisances on five (5) properties at a cost of $3,025
- City Staff has complied with the terms and conditions of the Ordinance, including all notices and collection efforts
- None of these 5 property owners availed themselves of the appeals process provided in the Ordinance

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TR #14278 Nuisance Abatement

- TR #14278 establishes the preliminary Public Nuisance Abatement Assessment for notice purposes
- Each property has an individual assessment based upon the cost to bring the property into compliance plus the cost to levy this assessment
- Proposed assessments on the five (5) properties range from $510.54 to $1,611.06
- Preliminary Nuisance Abatement Assessment roll total is $5,184.82
- Includes Broward County Property Appraiser fee, Tax Collector fee, Administrative fee to develop the assessment, and a gross up for discounts for early payment

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TRIM Notice Amounts for Tax Payers

Item Listed on TRIM Notice	Taxable Value $0 Amount Billed @7.0000	Taxable Value $75,000 Amount Billed @7.0000	Taxable Value $190,318 Amount Billed @7.0000	Taxable Value $250,000 Amount Billed @7.0000	Taxable Value $300,000 Amount Billed @7.0000	Taxable Value $450,000 Amount Billed @7.0000
Ad Valorem	$ 0.00	$ 525.00	$1,327.26	$1,750.00	$2,100.00	$3,150.00
Non Ad Valorem						
Fire Rescue	$ 450.00	$ 450.00	$ 450.00	$ 450.00	$ 450.00	$ 450.00
Solid Waste	$ 278.75	$ 278.75	$ 278.75	$ 278.75	$ 278.75	$ 278.75
Stormwater	$ 170.89	$ 170.89	$ 170.89	$ 170.89	$ 170.89	$ 170.89
Total Taxes	***$ 899.64***	***$1,424.64***	***$2,226.90***	***$2,649.64***	***$2,999.64***	***$4,049.64***

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Timeline – Important Dates



NO LATER THAN August 4, 2025 - Submit Proposed Millage Rate, Fire Rescue Assessment Rate, Solid Waste Collection Services Rate, Stormwater Rate and Nuisance Abatement to Property Appraiser's Office



August 12, 2025 - Property Appraiser to begin mailing of TRIM Notices



Notice of Public Hearing for Final Assessments to be published August 14, 2025

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Timeline – Important Dates



Friday, September 12, 2025 at 5:05 p.m.

1st Public Hearing to Adopt Tentative Millage Rate and Budget

Final Public Hearing to Adopt Fire Rescue, Solid Waste and Stormwater Collection Services Assessment Rates, as well as the Nuisance Abatement Assessments



September 21, 2025 - Budget Ad will appear in the Sun Sentinel



Wednesday, September 24, 2025 at 5:05 p.m. - 2nd Public Hearing to Adopt Final Millage Rate and Budget

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THANK YOU!

QUESTIONS

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CITY COMMISSION AGENDA ITEM REPORT

DATE: July 9, 2025

SUBMITTED BY: Fariel Khan

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: 14276

AGENDA SECTION: **REGULAR AGENDA**

TITLE: TR14276 - A Resolution of the City Commission of the City of Tamarac, Florida, adopting a Preliminary Fee relating to the provision of Stormwater Management Services provided by the City's Stormwater Utility; determining that certain real property will be specifically benefited thereby; establishing and confirming the method of calculating the cost of Stormwater Management Services against the real property that will be specially benefited; directing the City Manager to update the Stormwater Management Utility Fee Roll based on the methodology set forth herein; establishing a public hearing for the proposed Stormwater Utility Management fees and directing the provision of notice in connection therewith; providing for conflicts; providing for severability; and providing for an effective date.

RECOMMENDATION:

The Financial Services Director recommends initiating the process of establishing the Assessment Roll and re-imposing the Stormwater Utility Management Fee Special Assessments as put forth under TR #14276 for the provision of the Stormwater Utility Management Fee within the City of Tamarac for the Fiscal Year beginning October 1, 2025.

BACKGROUND:

On April 24, 2013, the City Commission adopted Ordinance No. 2013-05 providing for the home rule authority of the City to impose Stormwater Utility Management Fee Special Assessments against the assessed property within the City. Fiscal Year 2014 was the first year the assessments appeared on the tax bills.

This assessment is an equitable and efficient method of allocating and collecting the Stormwater Utility Management Fee Assessed Cost among parcels of assessed property. This resolution constitutes the preliminary assessment resolution as defined in the Ordinance which initiates the process for developing the Stormwater Utility Management Fee Special Assessment Roll and directs the imposition of a Stormwater Utility Management Fee Assessment, for the Fiscal Year beginning October 1, 2025.

In order to impose this Stormwater Utility Management Fee special assessment, the ordinance requires the City Commission to adopt an annual rate resolution each fiscal year which occurs during its budget adoption process. The Resolution establishes the rate of assessment and approves the assessment roll for the upcoming fiscal year, with such amendments as the City Commission deems appropriate after hearing comments of all interested parties. Accordingly, an updated assessment roll must be made available for inspection by the public and a notice of public hearing must be published and mailed as required by the terms of the Ordinance providing notice to all interested persons of an opportunity to be heard. TR #14276 establishes these functions and sets the public hearing date for September 12, 2025 at 5:05 p.m. in the City Commission Chambers and will coincide with the first public hearing of the FY 2026 Millage Rates and Budget.

The proposed Fiscal Year 2026 Stormwater Utility Management Fee special assessment for all properties within the boundaries of the City of Tamarac is $170.89 per Equivalent Residential Unit (ERU) which is $4.98 higher than the rate of $165.91 for Fiscal Year 2026. The increase of $4.98 is 3.0% more than the prior year which is consistent with Section 22-254, Code of Ordinances. Section 22-254 states that adjustment will be made each year equal to the greater of 3% or the U.S. Consumer Price Index (CPI) as determined in June of the calendar year of adjustment. As of the end of May 2025 the published CPI is 2.4%.

City properties are not assessed as part of the resolution,

the Stormwater Management fees for City properties are paid via a transfer to the Stormwater fund. This exemption is referred to as an exempt buy down and amounts to $513,842.

ISSUE:

On April 24, 2013, the City Commission adopted Ordinance No. 2013-05 providing for the home rule authority of the City to impose Stormwater Utility Management Fee Special Assessments against the assessed property within the City of Tamarac. TR #14276 describes the method of assessing the Stormwater Utility Management Fee costs against assessed property located within the City, directs the preparation of an assessment roll, authorizes a public hearing, and directs the provision of a notice for the public hearing.

STRATEGIC GOALS: Goal #3: Tamarac is Economically Resilient

ATTACHMENTS:

TR 14276_2026 Stormwater Assessment MEMO 07 9 2025.docx
TR 14276_2026 Stormwater Utility Preliminary Resolution 07 9 25.docx
FY 2026 Preliminary Millage Rate And Assessments (002).pptx

City of Tamarac
Interoffice Memorandum
Financial Services Department
ADMINISTRATIVE DIVISION

To: **Levent Sucuoglu, City Manager**

From: **Christine Cajuste, Director Financial Services**

Date: **July 1, 2024**

Re: **FY 2026 Stormwater Utility Management Fee Special Assessments – TR #14276**

Recommendation:

The Financial Services Director recommends initiating the process of establishing the Assessment Roll and re-imposing the Stormwater Utility Management Fee Special Assessments as put forth under TR #14276 for the provision of the Stormwater Utility Management Fee within the City of Tamarac for the Fiscal Year beginning October 1, 2025.

Issue:

On April 24, 2013, the City Commission adopted Ordinance No. 2013-05 providing for the home rule authority of the City to impose Stormwater Utility Management Fee Special Assessments against the assessed property within the City of Tamarac. TR #14276 describes the method of assessing the Stormwater Utility Management Fee costs against assessed property located within the City, directs the preparation of an assessment roll, authorizes a public hearing, and directs the provision of a notice for the public hearing.

Background:

On April 24, 2013, the City Commission adopted Ordinance No. 2013-05 providing for the home rule authority of the City to impose Stormwater Utility Management Fee Special Assessments against the assessed property within the City. Fiscal Year 2014 was the first year the assessments appeared on the tax bills.

This assessment is an equitable and efficient method of allocating and collecting the Stormwater Utility Management Fee Assessed Cost among parcels of assessed property. This resolution constitutes the preliminary assessment resolution as defined in the Ordinance which initiates the process for developing the Stormwater Utility Management Fee Special Assessment Roll and directs the imposition of a Stormwater Utility Management Fee Assessment, for the Fiscal Year beginning October 1, 2025.

In order to impose this Stormwater Utility Management Fee special assessment, the ordinance requires the City Commission to adopt an annual rate resolution each fiscal year which occurs during its budget adoption process. The Resolution establishes the rate of assessment and approves the assessment roll for the upcoming fiscal year, with such amendments as the City Commission deems appropriate after hearing comments of all interested parties. Accordingly, an updated assessment roll must be made available for inspection by the public and a notice of public hearing must be published and mailed as required by the terms of the Ordinance providing notice to all interested persons of an opportunity to be heard. TR #14276 establishes these functions and sets the public hearing date for September 12, 2025 at 5:05 p.m. in the City Commission Chambers and will coincide with the first public hearing of the FY 2026 Millage Rates and Budget.

The proposed Fiscal Year 2026 Stormwater Utility Management Fee special assessment for all properties within the boundaries of the City of Tamarac is $170.89 per Equivalent Residential Unit (ERU) which is $4.98 higher than the rate of $165.91 for Fiscal Year 2026. The increase of $4.98 is 3.0% more than the prior year which is consistent with Section 22-254, Code of Ordinances. Section 22-254 states that adjustment will be made each year equal to the greater of 3% or the U.S. Consumer Price Index (CPI) as determined in June of the calendar year of adjustment. As of the end of May 2025 the published CPI is 2.4%.

City properties are not assessed as part of the resolution, the Stormwater Management fees for City properties are paid via a transfer to the Stormwater fund. This exemption is referred to as an exempt buy down and amounts to $513,842.

Fiscal Impact:

This assessment sets the Stormwater Utility Management Fee at $170.89 per ERU. The stormwater utility management fee assessment will provide estimated gross revenue in the amount of $8,427,707 net of the exempt buy-down of $513,842, resulting in estimated net revenue of $8,006,322 at 95% of the gross fees for stormwater utility management services. The 95% takes into account discounts, tax collector fees, and non-payments.

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. 2025 - ____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, ADOPTING A PRELIMINARY FEE RELATING TO THE PROVISION OF STORMWATER MANAGEMENT PROVIDED BY THE CITY'S STORMWATER UTILITY; DETERMINING THAT CERTAIN REAL PROPERTY WILL BE SPECIFICALLY BENEFITED THEREBY; ESTABLISHING AND CONFIRMING THE METHOD OF CALCULATING THE COST OF STORMWATER MANAGEMENT SERVICE AGAINST THE REAL PROPERTY THAT WILL BE SPECIALLY BENEFITED THEREBY; DIRECTING THE CITY MANAGER TO UPDATE THE STORMWATER MANAGEMENT UTILITY FEE ROLL BASED UPON THE METHODOLOGY SET FORTH HEREIN; ESTABLISHING A PUBLIC HEARING FOR THE PROPOSED STORMWATER UTILITY MANAGEMENT FEES AND DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, AS FOLLOWS:

ARTICLE 1

DEFINITIONS AND CONSTRUCTION

SECTION 1.01. PURPOSE AND DEFINITIONS. This resolution constitutes the Preliminary Fee Resolution for the levy of the annual Stormwater Utility Management Fee and collection using the Uniform Assessment Collection Act, as defined in the Ordinance. All capitalized words and terms have the meaning as set forth in the Ordinance. As used in this resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires:

"ERU Value", the City has computed an "ERU Value" of 1830 square feet, which shall be used to calculate the number of ERUs attributable to each Tax Parcel.

"Ordinance" means Ordinance 2013-05, adopted by the Commission on April 24, 2013, as may be amended from time to time and as codified in Chapter 22, Article VI, Division 2 of the City's Code of Ordinances.

SECTION 1.02. INTERPRETATION. Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this resolution. Words of any gender include the correlative words of the other genders, unless the sense indicates otherwise.

SECTION 1.03. LEGISLATIVE FINDINGS. It is hereby ascertained, determined, and declared that:

(A) The general and legislative findings set forth in the Ordinance, codified in Section 22-259, are incorporated and relied upon herein.

(B) The special benefits provided by the Stormwater Management Services to all Assessed Property located within the Stormwater Service Area (the same area as the Stormwater Improvement Area) include, but are not limited to: (1) the provision of Stormwater Management Services and the availability and use of facilities and improvements by the owners and occupants of Assessed Property to properly and safely detain, retain, convey, and treat Stormwater discharged from Assessed Property; (2) stabilization of or the increase of Developed Property values; (3) increase safety and better access to Assessed Property; (4) improved appearance; (5) rendering Developed Property more adaptable to a current or reasonably foreseeable uses; (6) alleviation of the burdens caused by Stormwater runoff and accumulation attendant with the use of Assessed

Property; and (7) fostering the enhancement of environmentally responsible use and enjoyment of the natural resources within the Stormwater Area.

(C) The City's Stormwater Management Services are necessitated by the existence of Impervious Area and the use by Assessed Properties of the City's Stormwater Utility Management System. Undeveloped Property has minimal Impervious Area, but utilize the City's Stormwater Utility Management System. As a result, the Ordinance provides for a charge per acre for Undeveloped Properties. At the same time, the City's methodology is based upon ERUs being assigned to Assessed Properties. Having multiple methodologies creates the potential of additional work and expense in creating the Assessment Roll, and in coordinating with the Broward County Property Appraiser. The per acre Stormwater Utility Management Fee for Undeveloped Property can be calculated by using a formula based upon ERUs, permitting the City to use a single methodology to calculate the Stormwater Utility Management Fee. As a result, it is fair and reasonable to calculate the per acre Stormwater Utility Management Fee for Undeveloped Properties by multiplying a factor by the ERU Value.

(D) Pervious portions of properties used as golf courses do not utilize the City's Stormwater Management System; rather, they contain no impervious space and contain their own stormwater. As a result, it is fair and reasonable not to impose a Stormwater Utility Management Fee upon the pervious portions of those parcels of property used as golf courses.

(D) The Stormwater Utility Management Fees authorized by the Ordinance and this Preliminary Fee Resolution provide an equitable method of funding the Stormwater Service Cost attributed to Assessed Property by fairly and reasonably allocating the Stormwater Service Cost to specially benefited Assessed Property. Assessed Property is classified on the basis of the

Stormwater burden expected to be generated by the physical characteristics and use of such property.

(E) Any shortfall in the expected proceeds from the Stormwater Utility Management Fee due to any reduction or exemption from payment of the Stormwater Utility Management Fee required by law or authorized by the City Commission shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the Stormwater Utility Management Fee collected through the Uniform Assessment Collection Act. In the event a court of competent jurisdiction determines any exemption or reduction by the City Commission is improper or otherwise adversely affects the validity of the Stormwater Utility Management Fee imposed for this Fiscal Year, the sole and exclusive remedy shall be the imposition of a Stormwater Utility Management Fee upon each affected Tax Parcel in the amount of the Stormwater Utility Management Fee that would have been otherwise imposed save for such reduction or exemption afforded to such Tax Parcel.

ARTICLE II

STORMWATER UTILITY MANAGEMENT FEES

SECTION 2.01. STORMWATER SERVICE AREA.

(A) The City Commission hereby establishes the entire incorporated area of the City of Tamarac as the Stormwater Service Area/Stormwater Improvement Area (collectively, the Stormwater Service Area.)

(B) The Stormwater Utility shall provide Stormwater Management Services to all Assessed Property within the Stormwater Service Area. All or any portion of the Stormwater Service Cost may be funded from the proceeds of the Stormwater Utility Management Fees.

(C) The Stormwater Utility may also acquire and construct capital facilities to assist and facilitate the provision of Stormwater Management Services within the Stormwater Service Area.

SECTION 2.02. IMPOSITION AND COMPUTATION.

(A) A Stormwater Utility Management Fee shall be imposed against all Assessed Property within the Stormwater Service Area. The Stormwater Service Cost shall be assessed against all Tax Parcels of Assessed Property within the Stormwater Service Area at a rate of assessment based upon the special benefit accruing to such Assessed Property from the City's provision of Stormwater Management Services, measured by the number of ERUs attributable to each Tax Parcel.

(B) The Stormwater Utility Management Fee will be computed for each Tax Parcel of Developed Property located within the Stormwater Service Area by multiplying the number of ERUs attributable thereto by $170.98 annually.

(C) For each parcel of Undeveloped Property, the Stormwater Utility Management Fee shall be 1.6237 ERUs per acre or portion thereof.

(D) The City Commission hereby finds that the rate per ERU of $170.98 for Developed Property and 1.6237 ERUs per acre or portion thereof for Undeveloped Property ensures that the aggregate Stormwater Utility Management Fee within the Stormwater Service Area does not exceed the Stormwater Service Cost for the Stormwater Utility for the Fiscal Year beginning on October 1, 2025.

(E) The total Stormwater Service Cost to be funded by the Stormwater Utility Management Fees hereby shall be $8,427,707.

(F) Any state law requirements for exemptions, including without limitation, condominium and HOA common areas, shall apply to the Stormwater Utility Management Fee.

SECTION 2.03. STORMWATER UTILITY MANAGEMENT FEE ROLL.

The City Manager is hereby directed to prepare, or direct the preparation of, the updated Stormwater Utility Management Fee Roll for the Stormwater Utility Management Fee in the manner provided in the Ordinance. A copy of this Preliminary Fee Resolution and the Stormwater Utility Management Fee Roll for the Stormwater Utility Management Fee shall be maintained on file in the office of the City Clerk and open to public inspection. The foregoing shall not be construed to require that the Stormwater Utility Management Fee Roll be in printed form if the amount of the Stormwater Utility Management Fee for each Tax Parcel can be determined by use of an available computer terminal.

SECTION 2.04. METHOD OF COLLECTION

(A) The Stormwater Utility Management Fee levied on all Assessed Property on the Stormwater Utility Management Fee Roll will be collected using the Uniform Assessment Collection Act.

(B) The City may bill the Stormwater Utility Management Fee on Assessed Properties for which the Uniform Assessment Collection Act does not apply by any other legally available means.

ARTICLE III

DETERMINATION OF ERUs

SECTION 3.01. CLASSIFICATION OF TAX PARCELS. Each Tax Parcel located within the Stormwater Service Area shall be assigned to one of the following

classifications set forth in Section 22-253(a): Residential Property, Non-residential Property, or Undeveloped Property.

SECTION 3.02. RESIDENTIAL PROPERTY PARCELS.

(A) The Commission hereby finds and determines as follows:

(1) The cost of measuring or verifying the Impervious Area for each individual Residential Property greatly exceeds any benefit to be derived from individual measurement and verification.

(2) Through a statistically valid sampling procedure, including review of City data and the ad valorem tax roll information for residential properties within the City, it has been determined that the average Residential Property within the Stormwater Service Area contains 1,830 square feet of Impervious Area.

(B) The City has determined that all Residential Properties within the Stormwater Service Area are likely to have a similar impact on the Stormwater system; therefore, it is fair and reasonable to assign one (1) ERU to each Residential Property.

SECTION 3.03. NON-RESIDENTIAL PROPERTY PARCELS.

For Non-Residential Property, the impervious area of the property is the determining factor as to the calculation of the Stormwater Management Utility Fee. The Fee for Non-Residential Property shall be calculated using the formula set forth in Section 22-254 of the City's Code of Ordinances.

SECTION 3.04. UNDEVELOPED PROPERTY PARCELS.

The Stormwater Management Utility Fee for Undeveloped Property shall be a set rate based upon acreage, as described in Section 22-254 of the City's Code of Ordinances.

ARTICLE IV

NOTICE AND PUBLIC HEARING

SECTION 4.01. PUB1IC HEARING. There is hereby established a public hearing to be held at 5:05 p.m. on September 12, 2025, in the City Commission Chambers of Tamarac City Hall, 7525 Northwest 88th Avenue, Tamarac, Florida 33321, to consider imposition of the Stormwater Utility Management Fees and their collection pursuant to this Preliminary Fee Resolution.

SECTION 4.02. NOTICE BY PUBLICATION. The City Manager, or his designee, shall publish a notice of the public hearing authorized by Section 4.01 hereof in the manner and the time provided in the Ordinance. The published notice shall be in substantially the form attached hereto as Appendix A.

SECTION 4.03. NOTICE BY MAIL. The City Manager, or his designee, shall, at the time and in the manner specified in the Ordinance, provide mailed notice of the public hearing authorized by Section 4.01 hereof to each property owner proposed to be assessed at the address indicated on the Tax Roll.

ARTICLE V

GENERAL PROVISIONS

SECTION 5.01. ADJUSTMENT OF ERUs

(A) As authorized by Section 22-266 of the Ordinance, petitions for review of the number of ERUs attributed to any Tax Parcel shall be submitted to the City's Utility Director, who

shall have authority to correct any errors made in applying the provisions of this Preliminary Fee Resolution to the Tax Parcel. The following procedures shall apply to all petitions.

(1) Each petition shall be made in writing to the City's Public Services Director by the owner of the Tax Parcel or such owner's authorized agent, setting forth, in detail, the grounds upon which adjustment is sought.

(2) The petition must be filed with the City's Public Services Director within thirty (30) days of the receipt of the mailed notice and shall be reviewed by the City's Public Services Director, or his designee within thirty (30) days of the date of receipt by the City. The petitioner may be required, at petitioner's own cost, to provide supplemental information to the City's Public Services Director including, but not limited to, survey data approved by a professional land surveyor and/or engineering reports approved by a professional engineer. Failure to provide such information may result in the denial of the petition.

(3) The City's Public Services Director shall provide a response in writing, and his determination shall be final.

(4) The filing of a petition shall not extend the time for payment of any Stormwater Utility Management Fee. If the number of ERUs is adjusted for any Tax Parcel, the Stormwater Utility Management Fee shall be corrected by the City in accordance with the Ordinance. If the Stormwater Utility Management Fee has been paid prior to adjustment of the number of ERUs, the City shall refund the amount by which the Stormwater Utility Management Fee has been reduced, adjusted for any early payment discount taken by the owner.

(5) The City Manager, or his designee, may initiate adjustments to the number of ERUs attributed to any Tax Parcel. If the number of ERUs is reduced for any Tax Parcel, the Stormwater

Utility Management Fee shall be corrected in accordance with the Ordinance. In such event, if the Stormwater Utility Management Fee has been paid prior to adjustment of the number of ERUs, the City shall refund the amount by which the Stormwater Utility Management Fee has been reduced. If the number of ERUs is increased for any Tax Parcel, the adjustment shall become effective for Stormwater Utility Management Fees in subsequent Fiscal Years.

SECTION 5.02. SEVERABILITY. 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 5.03. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5.04. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

The remainder of this page is Intentionally Left Blank

PASSED, ADOPTED AND APPROVED, THIS 9TH DAY OF JULY, 2025.

_____
MICHELLE J. GOMEZ, MAYOR

ATTEST:

_____
KIMBERLY DILLON, CMC
CITY CLERK

RECORD OF COMMISSION VOTE:

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

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

_____
HANS OTTINOT
CITY ATTORNEY

APPENDIX A

FORM OF NOTICE TO BE PUBLISHED

To Be Published on August 14, 2025

[MAP OF STORMWATER SERVICE AREA]

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF STORMWATER UTILITY MANAGEMENT FEES

Notice is hereby given that the City Commission of City of Tamarac, Florida ("City"), will conduct a public hearing to consider imposing Stormwater Utility Management Fees within the City of Tamarac, as shown above, and collecting such on the annual Property Tax Bills.

The hearing will be held at 5:05 p.m. on September 12, 2025, in the Commission Chambers of Tamarac City Hall, 7525 Northwest 88th Avenue, Tamarac, Florida, 33321 for the purpose of receiving public comment on the proposed Stormwater Utility Management Fees. All affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's office at (954) 597-3505 at least 48 hours (2 days) prior to the date of the hearing.

The Stormwater Utility Management Fees have been proposed to fund the City's cost to provide Stormwater Management Service within the City of Tamarac, as shown above. The Stormwater Utility Management Fees are based upon the estimated amount of stormwater runoff generated by impervious surface on the property. Impervious surfaces include the rooftop, patios, driveways, parking lots, and similar areas. The City has determined that the average Residential

Property in the Stormwater Service Area includes 1,830 square feet of impervious surface, which is defined as the "Equivalent Stormwater Unit" or "ERU Value." The annual Stormwater Utility Management Fee rate for the Fiscal Year beginning October 1, 2025, will be $170.98 for each ERU. Each residential property in the City will be charged for one ERU, which is $170.98 for the Fiscal Year beginning October 1, 2025.

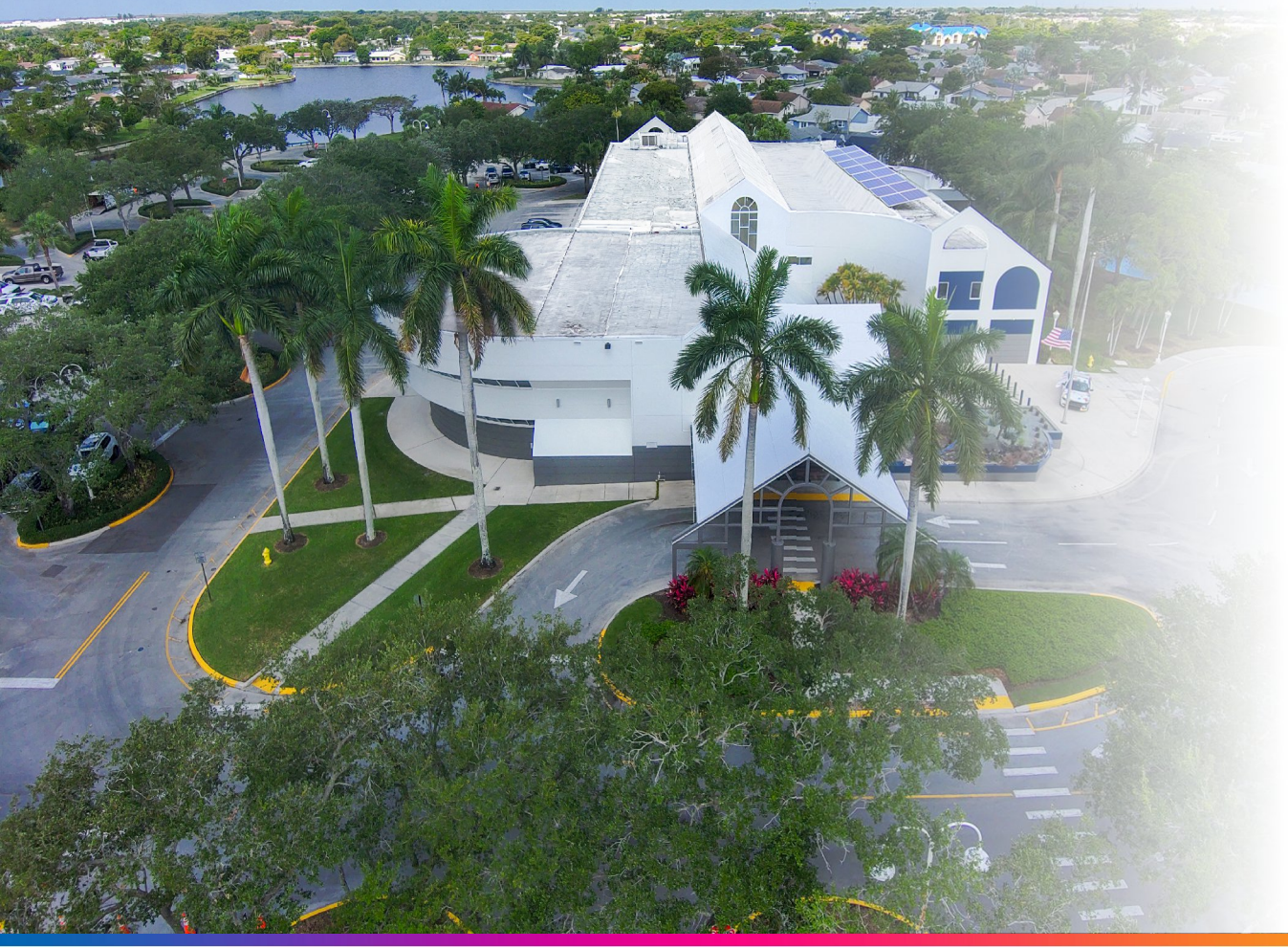
Generally, the number of ERUs was calculated for each parcel of Nonresidential Property by dividing the impervious surface area by the ERU value of 1,830 square feet. For Undeveloped Property, the amount of Stormwater Utility Management Fee shall be 1.6237 ERUs per acre or portion thereof. A more specific description is set forth in Chapter 22 of the City's Code of Ordinances, and the Preliminary Fee Resolution adopted by the City Commission on July 9, 2025. Copies of the Ordinance, the Preliminary Fee Resolution and the Stormwater Utility Management Fee Roll are available for inspection at the City Clerk's Office, City Hall, 7525 Northwest 88th Avenue, Tamarac, Florida 33321.

The Stormwater Utility Management Fees will be collected on the ad valorem tax bill to be mailed in November 2025, as authorized by section 197.3632, Florida Statutes. Failure to pay the Stormwater Utility Management Fees will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the Finance Department at (954) 597-3550, Monday through Friday between 8:30 a.m. and 5:00 p.m.

CITY CLERK
OF TAMARAC, FLORIDA

CITY COMMISSION REGULAR MEETING



FY 2026 Preliminary Millage Rate and Assessment Resolutions TR #14274 - TR #14278

July 9, 2025

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Operating Millage Rate

TR #14274 sets the preliminary Operating Millage Rate for Fiscal Year 2026

General Fund Operating Millage Rate proposed at 7.0000 mills

Provides for general operations of the City

Generates $46,202,661 in budgeted property tax revenue
Added revenue $2,542,934

Exceeds the rolled-back rate of 6.5906 mills by .4094 mills or 6.21%
Rate will constitute NOT TO EXCEED Rate
Expressed in terms of rate per $1,000 of value
Example: ($100,000/1,000) X 7.0000 = $700.00

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Budgeted Property Tax Revenue

Measurement Compared	July 1, 2024	July 1, 2025	Increase / Decrease
City Total Taxable Value	$ 6,565,372,553	$ 6,947,768,635	$ 382,396,082
Increase from Prior Year	10.80%	5.82%	-4.98%
New Construction Value	$ 122,829,640	$ 5,365,478	$ (117,464,162)
Ad Valorem Levy @7.0000 Mills	$ 45,957,608	$ 48,634,380	$ 2,676,773
Budgeted Property Tax Revenue	$ 43,659,727	$ 46,202,661	**$ 2,542,934**

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June Estimated vs. July Certified

Measurement Compared	June 1 Estimate	July 1 Certified	Change from June 1 Est.
FY 2026 Preliminary Millage Rate	7.0000	7.0000	0.0000
Rolled Back Rate	6.6099	6.5906	-0.0193
Increase over Rolled-Back Rate	5.90%	6.21%	
Maximum Majority Vote Rate	6.9080	6.8879	-0.0201
Maximum Super Majority Vote Rate	7.5988	7.5767	-0.0221

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Impact on Homesteaded Tax Payers

FY 2025 SOH Assessed Value	Homestead Exemption	FY 2025 Taxable Value	Ad Valorem Levy @ 7.0000	FY 2026 SOH Assessed Value	Homestead Exemption	FY 2026 Taxable Value	Ad Valorem Levy @ 7.0000	Difference
75,000	50,000	25,000	175.00	77,175	50,725	26,450	185.15	10.15
100,000	50,000	50,000	350.00	102,900	50,725	52,175	365.23	15.22
125,000	50,000	75,000	525.00	128,625	50,725	77,900	545.30	20.30
150,000	50,000	100,000	700.00	154,350	50,725	103,625	725.38	25.38
175,000	50,000	125,000	875.00	180,075	50,725	129,350	905.45	30.45
200,000	50,000	150,000	1,050.00	205,800	50,725	155,075	1,085.53	35.52
225,000	50,000	175,000	1,225.00	231,525	50,725	180,800	1,265.60	40.60
234,250	**50,000**	**184,250**	**1,289.75**	**241,043**	**50,725**	**190,318**	**1,332.23**	**42.48**
250,000	50,000	200,000	1,400.00	257,250	50,725	206,525	1,445.68	45.67
275,000	50,000	225,000	1,575.00	282,975	50,725	232,250	1,625.75	50.75
300,000	50,000	250,000	1,750.00	308,700	50,725	257,975	1,805.83	55.83
325,000	50,000	275,000	1,925.00	334,425	50,725	283,700	1,985.90	60.90
350,000	50,000	300,000	2,100.00	360,150	50,725	309,425	2,165.98	65.97
375,000	50,000	325,000	2,275.00	385,875	50,725	335,150	2,346.05	71.05
400,000	50,000	350,000	2,450.00	411,600	50,725	360,875	2,526.13	76.12
425,000	50,000	375,000	2,625.00	437,325	50,725	386,600	2,706.20	81.20
450,000	50,000	400,000	2,800.00	463,050	50,725	412,325	2,886.28	86.27
475,000	50,000	425,000	2,975.00	488,775	50,725	438,050	3,066.35	91.35
500,000	50,000	450,000	3,150.00	514,500	50,725	463,775	3,246.43	96.42

(1) Assessed values assumed to ***increase by*** *the "Save Our Homes" (SOH) percentage increase allowable by law of* ***2.9%***

(2) Second $25,000 Homestead exemption assumed to ***increase by*** *the rate of inflation for January 2025 of* ***2.9% per recent Amendment 5***

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TR #14275 Fire Rescue Assessment

- TR #14275 establishes the preliminary Fire Rescue Assessment for notice purposes
- Preliminary Residential Rate of $450 which is a $30 increase from FY 2025 rate
- Estimated net total assessment roll is $17,996,342
- Provides funding at 100.0% of cost of Fire Services only on a five-year average based on FY2023 estimates
- Represents 46.68% of total funding of the Fire Rescue Department

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Fire Rescue Assessment Rates

Five Year Average Fire Assessment Rates (Fiscal Year 2023-24 through Fiscal Year 2027-28) (100.00% Funding)				
Residential Property Use Categories	**Dwelling Units**			
Residential	$450			
Non-Residential Property Use Categories	**Building Classifications (in square foot ranges)**	**Commercial**	**Industrial / Warehouse**	**Institutional**
	≤ 1,999	$657	$219	$1,095
	2,000 – 3,499	$1,314	$438	$2,190
	3,500 – 4,999	$2,298	$766	$3,831
	5,000 – 9,999	$3,283	$1,094	$5,473
	10,000 – 19,999	$6,566	$2,188	$10,946
	20,000 – 29,999	$13,131	$4,376	$21,891
	30,000 – 39,999	$19,697	$6,564	$32,836
	40,000 – 49,999	$26,262	$8,752	$43,781
	≥ 50,000	$32,828	$10,940	$54,726

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TR #14276 Stormwater Assessment

On April 24, 2013, the City Commission adopted Ordinance No. 2013-05 providing for the home rule authority of the City to impose Stormwater Utility Management Fee Special Assessments against all assessed property within the City.

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TR #14276 Stomwater Assessment

- TR #14276 establishes the preliminary Stormwater Utility Management Fee Assessment for notice purposes
- Proposed rate is $170.89 per Equivalent Residential Unit (ERU)
- This is $4.98 higher than the prior year by 3.0%
- Consistent with Section 22-254, Code of Ordinances that allows for annual increase of 3% or the CPI whichever is higher (based on May 2025 2.4% CPI change)
- Will fund the annual operations of the Stormwater System including capital improvements and capital equipment replacement

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TR #14277 Solid Waste Assessment

- TR #14277 establishes the preliminary Solid Waste Collection Services Assessment for notice purposes
- Proposed Residential Rate of $278.75, no change from the prior year
- Estimated total assessment roll is $5,133,460
- Provides funding to cover cost of Solid Waste Collection Services for Single Family Residential, i.e. curb side pickup, including:
- (1) Collection Costs by City of Tamarac Franchisee, (2) Waste Management Disposal Fees at Broward County, (3) Administrative Fees, including collection and billing fees by Broward County

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TR #14278 Nuisance Abatement



Authorized on May 9, 2012

City Commission adopted Ordinance No. 2012-10 which provides for the home rule authority of the City to impose Special Assessments against residential property for costs expended in cleaning up a property that meets the definition of a Public Nuisance

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TR #14278 Nuisance Abatement

- Between June 1, 2024 and May 31, 2025
- Code Compliance abated eight (8) public nuisances on five (5) properties at a cost of $3,025
- City Staff has complied with the terms and conditions of the Ordinance, including all notices and collection efforts
- None of these 5 property owners availed themselves of the appeals process provided in the Ordinance

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TR #14278 Nuisance Abatement

- TR #14278 establishes the preliminary Public Nuisance Abatement Assessment for notice purposes
- Each property has an individual assessment based upon the cost to bring the property into compliance plus the cost to levy this assessment
- Proposed assessments on the five (5) properties range from $510.54 to $1,611.06
- Preliminary Nuisance Abatement Assessment roll total is $5,184.82
- Includes Broward County Property Appraiser fee, Tax Collector fee, Administrative fee to develop the assessment, and a gross up for discounts for early payment

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TRIM Notice Amounts for Tax Payers

Item Listed on TRIM Notice	Taxable Value $0 Amount Billed @7.0000	Taxable Value $75,000 Amount Billed @7.0000	Taxable Value $190,318 Amount Billed @7.0000	Taxable Value $250,000 Amount Billed @7.0000	Taxable Value $300,000 Amount Billed @7.0000	Taxable Value $450,000 Amount Billed @7.0000
Ad Valorem	$ 0.00	$ 525.00	$1,327.26	$1,750.00	$2,100.00	$3,150.00
Non Ad Valorem						
Fire Rescue	$ 450.00	$ 450.00	$ 450.00	$ 450.00	$ 450.00	$ 450.00
Solid Waste	$ 278.75	$ 278.75	$ 278.75	$ 278.75	$ 278.75	$ 278.75
Stormwater	$ 170.89	$ 170.89	$ 170.89	$ 170.89	$ 170.89	$ 170.89
Total Taxes	***$ 899.64***	***$1,424.64***	***$2,226.90***	***$2,649.64***	***$2,999.64***	***$4,049.64***

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Timeline – Important Dates



NO LATER THAN August 4, 2025 - Submit Proposed Millage Rate, Fire Rescue Assessment Rate, Solid Waste Collection Services Rate, Stormwater Rate and Nuisance Abatement to Property Appraiser's Office



August 12, 2025 - Property Appraiser to begin mailing of TRIM Notices



Notice of Public Hearing for Final Assessments to be published August 14, 2025

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Timeline – Important Dates

Friday, September 12, 2025 at 5:05 p.m.

1st Public Hearing to Adopt Tentative Millage Rate and Budget

Final Public Hearing to Adopt Fire Rescue, Solid Waste and Stormwater Collection Services Assessment Rates, as well as the Nuisance Abatement Assessments

September 21, 2025 - Budget Ad will appear in the Sun Sentinel

Wednesday, September 24, 2025 at 5:05 p.m. - 2nd Public Hearing to Adopt Final Millage Rate and Budget

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THANK YOU!

QUESTIONS

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CITY COMMISSION AGENDA ITEM REPORT

DATE: July 9, 2025

SUBMITTED BY: Fariel Khan

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: 14277

AGENDA SECTION: **REGULAR AGENDA**

TITLE: TR14277 - A Resolution of the City Commission of the City of Tamarac, Florida, adopting a Preliminary Assessment Cost, attached hereto as Appendix "A," relating to the provision of Residential Solid Waste Collection Services, Facilities, and Programs in the City of Tamarac, Florida, in accordance with Chapter 19, Article V, Section 19-86 of the Tamarac Code of Ordinances; establishing the estimated rate for the Residential Solid Waste Collection Services Assessment for the fiscal year beginning October 1, 2025; directing the preparation of a Residential Solid Waste Collection Services Special Assessment Roll; authorizing a public hearing and directing the provision of notice thereof; providing for conflicts; providing for severability; and providing for an effective date.

RECOMMENDATION:

The Director of Financial Services recommends that TR #14277 Residential Solid Waste Collection Services Assessment Fiscal Year beginning October 1, 2025 be placed on the agenda for July 9, 2025 for approval.

BACKGROUND:

On April 25, 2012, the City Commission adopted Ordinance No. 2012-09 providing for the home rule authority of the City to impose Residential Solid Waste Collection Services Special Assessments against Residential property with the City.

This assessment is an equitable and efficient method of allocating and collecting the Residential Solid Waste

Collection Services Assessed Cost among parcels of assessed property. This resolution constitutes the preliminary assessment resolution initiating the process for developing the Residential Solid Waste Collection Services Special Assessment Roll and directs the imposition of a Residential Solid Waste Collection Services Assessment, for the Fiscal Year beginning October 1, 2025. Residential Property means those tax parcels with a code description designated as “residential” within the improvement codes that receive residential solid waste collection services by the City through its franchise agreement; provided that multi-family residential properties that receive commercial solid waste collection services (volume-based) are not included in the definition of “Residential Property” for purposes of the Residential Solid Waste Collection Special Assessment.

In order to impose this Residential Solid Waste Collection Services special assessment, the ordinance requires the City Commission to adopt an annual rate resolution each fiscal year which occurs during its budget adoption process. The Resolution establishes the rate of assessment and approves the assessment roll for the upcoming fiscal year, with such amendments as the City Commission deems appropriate after hearing comments of all interested parties. Accordingly, an updated assessment roll must be made available for inspection by the public and a notice of public hearing must be published and mailed as required by the terms of the Ordinance providing notice to all interested persons of an opportunity to be heard. TR #14277 establishes these functions and sets the public hearing date for September 12, 2025 at 5:05 p.m. in the City Commission Chambers and coincides with the first public hearing of the FY 2026 Millage Rate and Budget.

The proposed Residential Solid Waste Collection Services special assessment for Fiscal Year 2026 is $278.75 which is the same rate as Fiscal Year 2025.

ISSUE:

On April 25, 2012, the City Commission adopted Ordinance No. 2012-09 providing for the home rule authority of the City to impose Residential Solid Waste Collection Services Special Assessments against Residential property with the City. TR #14277 describes the method of assessing the

Residential Solid Waste Collection Services costs against assessed property located within the City, directs the preparation of an assessment roll, authorizes a public hearing, and directs the provision of a notice for the public hearing.

STRATEGIC GOALS: Goal #3: Tamarac is Economically Resilient

ATTACHMENTS:

TR_14277_2026_Solid_Waste_MEMO_07_9_25.docx
TR_14277_2026_Solid_Waste_Preliminary_Resolution_07_9_25 (final).docx
FY 2026 Preliminary Millage Rate And Assessments (002).pptx

City of Tamarac
Interoffice Memorandum
Financial Services Department
ADMINISTRATIVE DIVISION

To: **Levent Sucuoglu, City Manager**

From: **Christine Cajuste, Director Financial Services**

Date: **July 1, 2025**

Re: **FY 2026 Residential Solid Waste Collection Preliminary Rate Assessment – TR #14277**

Recommendation:

The Director of Financial Services recommends that TR #14277 Residential Solid Waste Collection Services Assessment Fiscal Year beginning October 1, 2025, be placed on the agenda for July 9, 2025, for approval.

Issue:

On April 25, 2012, the City Commission adopted Ordinance No. 2012-09 , codified as Article V, Chapter 19, Sections 19-76.1 through 19-96 of the City's Code of Ordinances, providing for the home rule authority of the City to impose Residential Solid Waste Collection Services Special Assessments against Residential property with the City. TR #14277 is the Preliminary Rate Resolution which provides the amount of the cost of providing residential solid waste collections services, describes the method of assessing the Residential Solid Waste Collection Services costs against assessed property located within the City, directs the preparation of an assessment roll, authorizes a public hearing, and directs the provision of a notice for the public hearing.

Background:

On April 25, 2012, the City Commission adopted Ordinance No. 2012-09, codified as Article V of Chapter 19, Sections 19-76.1 through 19-96 of the City's Code of Ordinances, providing for the home rule authority of the City to impose Residential Solid Waste Collection Services Special Assessments against Residential property with the City.

This assessment is an equitable and efficient method of allocating and collecting the Residential Solid Waste Collection Services Assessed Cost among parcels of assessed property. This resolution constitutes the preliminary assessment resolution initiating the process for developing the Residential Solid Waste Collection Services Special Assessment Roll and directs the imposition of a Residential Solid Waste Collection Services Assessment, for the Fiscal Year beginning October 1, 2025. Residential Property means those tax parcels with a code description designated as "residential" within the improvement codes that receive residential solid waste collection services by the City through its franchise agreement; provided that multi-family residential properties that receive commercial solid waste collection services (volume-based) are not included in the definition of "Residential Property" for purposes of the Residential Solid Waste Collection Special Assessment.

In order to impose this Residential Solid Waste Collection Services special assessment, Section 19-86 of the Code requires the City Commission to adopt a preliminary and an annual rate resolution each fiscal year which occurs during its budget adoption process. The Resolution establishes the rate of assessment and approves the assessment roll for the upcoming fiscal year, with such amendments as the City Commission deems appropriate after hearing comments from all interested parties. Accordingly, an updated assessment roll must be made available for inspection by the public and a notice of public hearing must be published and mailed as required by Tamarac Code Sections 19-86 and 19-87, providing notice to all interested persons of an opportunity to be heard. TR #14277 establishes these functions and sets the public hearing date for September 12, 2025, at 5:05 p.m. in the City Commission Chambers and coincides with the first public hearing of the FY 2026 Millage Rate and Budget.

The proposed Residential Solid Waste Collection Services special assessment for Fiscal Year 2026 is $278.75 which is the same rate as Fiscal Year 2025.

Fiscal Impact:

This assessment sets the residential rate per unit at $278.75. The Residential Solid Waste Collection Services Special Assessment will provide estimated gross revenue in the amount of $5,133,460. The city has a Franchise Agreement with Waste Management, Inc. of Florida and these costs are considered to be a pass-through cost for Residential Collection Services. In addition, the City pays the disposal fee per ton directly to Wheelabrator as part of the collection services and is considered to be a pass-through cost. As such, there is no budget associated with these pass-through services.

After approval of the final assessment resolution, the non-ad valorem assessment roll will be certified and sent to the Tax Collector.

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2025 -

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, ADOPTING A PRELIMINARY ASSESSMENT COST ATTACHED HERETO AS APPENDIX "A", RELATING TO THE PROVISION OF RESIDENTIAL SOLID WASTE COLLECTION SERVICES,FACILITIES AND PROGRAMS IN THE CITY OF TAMARAC, FLORIDA, IN ACCORDANCE WITH CHAPTER 19, ARTICLE V, SECTION 19-86 OF THE TAMARAC CODE OF ORDINANCES; ESTABLISHING THE ESTIMATED RATE FOR THE RESIDENTIAL SOLID WASTE COLLECTION SERVICES ASSESSMENT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; DIRECTING THE PREPARATION OF A RESIDENTIAL SOLID WASTE COLLECTION SERVICES SPECIAL ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City of Tamarac Ordinance No. 2012-09, adopted on April 25, 2012, provides for the home rule authority of the City "to impose Residential Solid Waste Collection Services Special Assessments against Residential property located within the City," and provides findings of special benefit to real property as a result of such services; and

WHEREAS, the City has in place a Franchise Agreement with Waste Management, Inc. of Florida (hereinafter "Waste Management"), pursuant to which the City provides Residential Solid Waste Collection Services to, among others, all residential properties that receive Residential Solid Waste Collection Services within the City; and

WHEREAS, the City Commission believes it is in the best interests of the residents and residential property owners to annually collect funds for the costs of the City's Residential Solid Waste Collection Services to all residential units that receive Residential Solid Waste Collection Services by the City, through its Franchise Agreement, through the levy and collection of a special assessment, as such eliminates direct monthly billing and charges to residents, permits the payment for the services on an annual basis along with property taxes and other special assessments, reduces the administrative costs of the Residential Solid Waste Collection Program to the City, and ensures that all properties that receive Residential Solid Waste Collection Services from the City through the Franchise Agreement pay for such so that no property is over-charged by virtue of the failure of other properties to pay for the service; and

WHEREAS, Residential Solid Waste Collection Services provided by the City through its Franchise Agreement provide the requisite special benefit to Assessed Property such that they may be funded through a special assessment; and

WHEREAS, Resolution 2012-87, adopted by the City Commission on July 11, 2012, served as the Initial Assessment Resolution for the Residential Solid Waste Collection Services Special Assessment, and established applicable definitions for the annual Residential Solid Waste Collection Services Special Assessment, set forth legislative findings of fact to support the annual levy and collection of the Residential Solid Waste Collection Services Special Assessment, described the services to be funded by the Residential Solid Waste Collection Services Special Assessment, and described the methodology for apportioning the Residential Solid Waste Collection Services Cost among Assessed Properties; and

WHEREAS City staff has reviewed the budget for Residential Solid Waste Collection Services for the Fiscal Year beginning October 1, 2025, for residential units that receive Residential Solid Waste Collection Services by the City through the Franchise Agreement to ensure that the Residential Solid Waste Collection Services Special Assessment meets the legal requirements for special benefit and fair apportionment; and

WHEREAS the City Commission determines that it is fair and equitable to levy and collect the annual non-ad valorem special assessment for the Fiscal Year beginning October 1, 2025, to fund the Residential Solid Waste Collection Services provided by the City through its Franchise Agreement, consistent with the methodology and allocation as provided hereinafter.

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 being true and 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: AUTHORITY. This Resolution is adopted pursuant to the provisions of Ordinance No. 2012-09 (the “Ordinance"), Resolution 2012-87 (the “Initial Assessment Resolution”), Sections 166.021 and 166.041, Florida Statutes, and other applicable provisions of law.

SECTION 3: PURPOSE. This Resolution constitutes the Preliminary Assessment Resolution as defined in the Ordinance which sets forth the preliminary assessment rates for the Fiscal Year beginning October 1, 2025, sets forth the date, time and location for the City Commission to consider public comments on the adoption of the Annual Assessment Resolution, provides for the update to the annual Assessment Roll, and directs notice of the public hearing as may be required by law and the Ordinance.

SECTION 4: DEFINITIONS. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance and the Initial Assessment Resolution. Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa.

SECTION 5: PROVISION AND FUNDING OF RESIDENTIAL SOLID WASTE COLLECTION SERVICES.

(A) Upon the imposition of the Residential Solid Waste Collection Services Assessment for Residential Solid Waste Collection Services upon Assessed Property located within the City, the City shall continue to provide Residential Solid Waste Collection Services to such Assessed Property through the Franchise Agreement. The cost to provide such Residential Solid Waste Collection Services shall be funded from the proceeds of the Residential Solid Waste Collection Services Assessments.

(B) It is hereby ascertained, determined, and declared that each parcel of Assessed Property located within the City will benefit from the City's provision of Residential Solid Waste Collection Services in an amount not less than the Residential Solid Waste Collection Services Assessment imposed against such parcel through this Preliminary Assessment Resolution.

SECTION 6: IMPOSITION AND COMPUTATION OF RESIDENTIAL SOLID WASTE COLLECTION SERVICES ASSESSMENTS. Residential Solid Waste Collection Services Assessments shall be imposed against all Residential units that receive Residential Solid Waste Collection Services, as provided herein. The Cost Apportionment described in the Initial Assessment Resolution is approved and adopted as the methodology to impose and compute the Residential

Solid Waste Collection Services Assessment for the Fiscal Year beginning October 1, 2025.

SECTION 7: COST APPORTIONMENT METHODOLOGY. The Franchise Agreement provides for an annual charge to the Assessed Properties for the Residential Solid Waste Collection Services provided by the City through its Franchise Agreement. The Residential Solid Waste Collection Services Assessed Costs include other costs associated with the Residential Solid Waste Collection Special Assessment, which are then allocated to the Assessed Properties in addition to the annual charge in the Franchise Agreement to determine the Assessment Amount. The Assessment Amount is then multiplied by the number of Residential units on such Tax Parcel for the Fiscal Year commencing October 1, 2025.

SECTION 8: DETERMINATION OF RESIDENTIAL SOLID WASTE COLLECTION ASSESSED COSTS; ESTABLISHMENT OF ANNUAL RESIDENTIAL SOLID WASTE COLLECTION ASSESSMENT RATES.

(A) The Residential Solid Waste Collection Service Assessed Costs to be assessed and apportioned among Assessed Properties pursuant to the Cost Apportionment for the Fiscal Year commencing October 1, 2025, is the amount determined in the manner described in Section 8 above, and within in the Estimated Residential Solid Waste Collection Services Assessment Rate Schedule, attached hereto as Appendix A. The approval of the Estimated

Residential Solid Waste Collection Services Assessment Rate Schedule by the adoption of this Preliminary Assessment Resolution determines the amount of the Residential Solid Waste Collection Services Assessed Costs.

(B) The estimated Residential Solid Waste Collection Services Assessments specified in the Estimated Residential Solid Waste Collection Services Assessment Rate Schedule are hereby established to fund the specified Residential Solid Waste Collection Services Assessed Costs determined to be assessed in the Fiscal Year commencing October 1, 2025.

(C) The estimated Residential Solid Waste Collection Services Assessments established in this Preliminary Assessment Resolution shall be the estimated assessment rates applied by the Assessment Coordinator in the preparation of the updated Residential Solid Waste Collection Services Special Assessment Roll for the Fiscal Year commencing October 1, 2025, as provided in Section 10 of this Preliminary Assessment Resolution.

SECTION 9: ANNUAL RESIDENTIAL SOLID WASTE COLLECTION SERVICES SPECIAL ASSESSMENT ROLL.

(A) The Assessment Coordinator is hereby directed to prepare, or cause to be prepared, a Residential Solid Waste Collection Services Special Assessment Roll for the Fiscal Year commencing October 1, 2025, in the manner provided in this Preliminary Assessment Resolution. The Assessment Coordinator shall apportion the estimated Residential Solid Waste Collection Service Assessed

Cost to be recovered through Residential Solid Waste Collection Services Assessments in the manner set forth in this Preliminary Assessment Resolution. A copy of this Preliminary Assessment Resolution, the Ordinance, the Initial Assessment Resolution, and the updated Residential Solid Waste Collection Services Special Assessment Roll for the Fiscal Year beginning October 1, 2025, shall be maintained on file in the office of the City Clerk and open to public inspection. The foregoing shall not be construed to require that the Residential Solid Waste Collection Services Special Assessment Roll proposed for the Fiscal Year commencing October 1, 2025, be in printed form if the amount of the Residential Solid Waste Collection Services Assessment for each parcel of property can be determined by the use of a computer terminal available to the public.

(B) It is hereby ascertained, determined, and declared that the method of determining the Residential Solid Waste Collection Services Assessments for the City's Residential Solid Waste Collection Services as set forth in the Initial Assessment Resolution and incorporated and described within this Preliminary Assessment Resolution is a fair and reasonable method of apportioning the Residential Solid Waste Collection Services Assessed Cost among parcels of Assessed Property located within the City, as the methodology and apportionment assures that no property is assessed an amount greater than the benefit which it

receives from the Residential Solid Waste Collection Services provided by the City through its Franchise Agreement.

SECTION 10: AUTHORIZATION OF PUBLIC HEARING. There is hereby established a public hearing to be held at 5:05 p.m. on September 12, 2025, in the City Commission Chambers of City Hall, 7525 Northwest 88th Avenue, Tamarac, Florida 33321, at which time the City Commission will receive and consider any comments on the Residential Solid Waste Collection Services Assessment from the public and affected property owners and consider imposing the Residential Solid Waste Collection Services Assessment for the Fiscal Year beginning October 1, 2025, and collecting such assessments on the same bill as ad valorem taxes.

SECTION 11: NOTICE BY PUBLICATION. As required by the Ordinance and the Uniform Assessment Collection Act, the City Manager, or his designee, shall publish notice of the public hearing authorized by Section 11 hereof, in the manner and time provided within the Ordinance. The notice shall be published no later than August 14, 2025, in substantially the form attached hereto as Appendix B.

SECTION 12: NOTICE BY MAIL. The City Manager, or designee, shall also ensure timely notice by use of the TRIM notice forwarded annually by the Property Appraiser's Office to the Owner of each parcel of Assessed Property within the City, at least twenty (20) days prior to the public hearing, as required by the Ordinance, and the Uniform Assessment Collection Act.

SECTION 13: PROOF OF NOTICE. The City Manager, or his designee, may provide proof of such notice by affidavit, if any is required pursuant to the Ordinance or other applicable law.

SECTION 14: APPLICATION OF ASSESSMENT PROCEEDS. Proceeds derived by the City from the Residential Solid Waste Collection Services Assessments will be utilized for the provision of Residential Solid Waste Collection Services, facilities, and programs by the City, through its Franchise Agreement, as described herein.

SECTION 15: CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 16: SEVERABILITY. 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 17: EFFECTIVE DATE. This Preliminary Rate Resolution shall become effective immediately upon adoption.

PASSED, ADOPTED AND APPROVED this 9th day of July, 2025.

MICHELLE J. GOMEZ
MAYOR

ATTEST:

KIMBERLY DILLON, CMC
CITY CLERK

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

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

HANS OTTINOT
CITY ATTORNEY

APPENDIX A

ESTIMATED RESIDENTIAL SOLID WASTE COLLECTION SERVICES ASSESSMENT RATE SCHEDULE

SECTION A-1. DETERMINATION OF RESIDENTIAL SOLID WASTE COLLECTION SERVICES ASSESSED COSTS. The estimated Residential Solid Waste Collection Services Assessed Costs to be assessed for the Fiscal Year commencing October 1, 2025, is **$5,133,460.**

SECTION A-2. ESTIMATED RESIDENTIAL SOLID WASTE COLLECTION SERVICES ASSESSMENTS. The estimated Residential Solid Waste Collection Services Assessments to be assessed and apportioned among benefitted parcels pursuant to the Cost Apportionment Methodology to generate the estimated Residential Solid Waste Collection Services Assessed Cost for the Fiscal Year commencing October 1, 2025, are hereby established as follows for the purpose of this Preliminary Assessment Resolution:

RESIDENTIAL UNITS: **$278.75 PER UNIT**

APPENDIX B
FORM OF NOTICE TO BE PUBLISHED

To Be Published on August 14, 2025

[INSERT MAP OF CITY]

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF RESIDENTIAL SOLID WASTE COLLECTION SERVICES SPECIAL ASSESSMENTS

Notice is hereby given that the City Commission of the City of Tamarac will conduct a public hearing to consider imposing the annual Residential Solid Waste Collection Services Special Assessments for the Fiscal Year beginning October 1, 2025, upon Residential Units that receive Residential Solid Waste Collection Services, for the provision by the City of Residential Solid Waste Collection Services to such properties within the City of Tamarac.

The hearing will be held at 5:05 p.m. on September 12, 2025, in the Commission Chambers of Tamarac City Hall, 7525 Northwest 88th Avenue, Tamarac, Florida 33321, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's office at (954) 597-3505 at least 48 hours (2 days) prior to the date of the hearing.

The assessment for each parcel of residential property that receives Residential Solid Waste Collection Services from the City will be based upon the total number of Residential units attributed to that parcel, at the amount of $278.75 per unit.

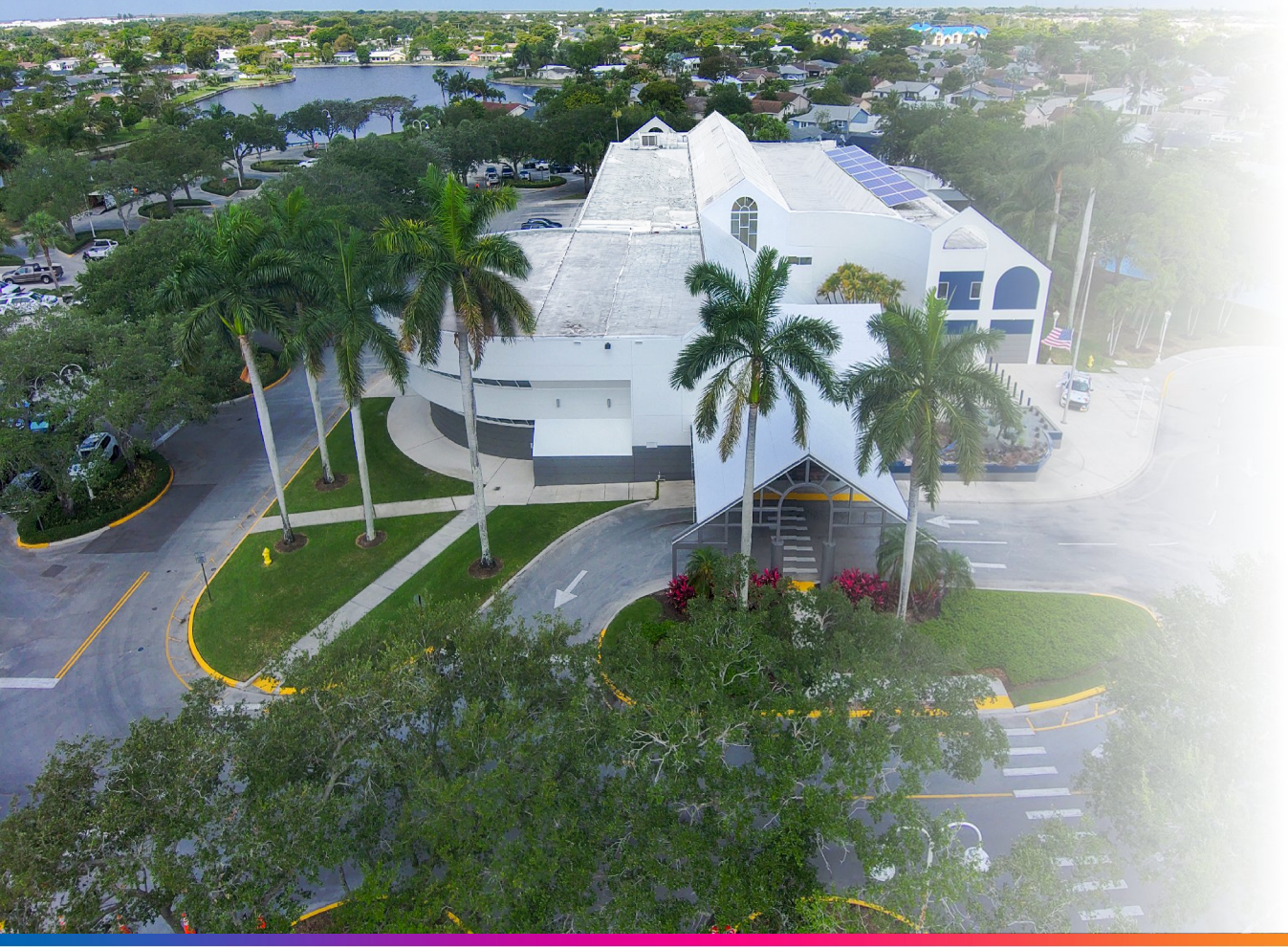
Copies of the Assessment Ordinance, the Initial Assessment Resolution, the Preliminary Assessment Resolution, and the Preliminary Residential Solid Waste Collection Services Special Assessment Roll are available for inspection at the City Clerk's Office, Tamarac City Hall, 7525 Northwest 88th Avenue, Tamarac, Florida 33321.

The assessments will be collected on the ad valorem tax bill to be mailed in November 2025, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the Finance Department at (954) 597-3550, Monday through Friday between 8:30 a.m. and 5:00 p.m.

CITY CLERK
CITY OF TAMARAC, FLORIDA

CITY COMMISSION REGULAR MEETING



FY 2026 Preliminary Millage Rate and Assessment Resolutions TR #14274 - TR #14278

July 9, 2025

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Operating Millage Rate

TR #14274 sets the preliminary Operating Millage Rate for Fiscal Year 2026

General Fund Operating Millage Rate proposed at 7.0000 mills

Provides for general operations of the City

Generates $46,202,661 in budgeted property tax revenue
Added revenue $2,542,934

Exceeds the rolled-back rate of 6.5906 mills by .4094 mills or 6.21%
Rate will constitute NOT TO EXCEED Rate
Expressed in terms of rate per $1,000 of value
Example: ($100,000/1,000) X 7.0000 = $700.00

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Budgeted Property Tax Revenue

Measurement Compared	July 1, 2024	July 1, 2025	Increase / Decrease
City Total Taxable Value	$ 6,565,372,553	$ 6,947,768,635	$ 382,396,082
Increase from Prior Year	10.80%	5.82%	-4.98%
New Construction Value	$ 122,829,640	$ 5,365,478	$ (117,464,162)
Ad Valorem Levy @7.0000 Mills	$ 45,957,608	$ 48,634,380	$ 2,676,773
Budgeted Property Tax Revenue	$ 43,659,727	$ 46,202,661	**$ 2,542,934**

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June Estimated vs. July Certified

Measurement Compared	June 1 Estimate	July 1 Certified	Change from June 1 Est.
FY 2026 Preliminary Millage Rate	7.0000	7.0000	0.0000
Rolled Back Rate	6.6099	6.5906	-0.0193
Increase over Rolled-Back Rate	5.90%	6.21%	
Maximum Majority Vote Rate	6.9080	6.8879	-0.0201
Maximum Super Majority Vote Rate	7.5988	7.5767	-0.0221

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Impact on Homesteaded Tax Payers

FY 2025 SOH Assessed Value	Homestead Exemption	FY 2025 Taxable Value	Ad Valorem Levy @ 7.0000	FY 2026 SOH Assessed Value	Homestead Exemption	FY 2026 Taxable Value	Ad Valorem Levy @ 7.0000	Difference
75,000	50,000	25,000	175.00	77,175	50,725	26,450	185.15	10.15
100,000	50,000	50,000	350.00	102,900	50,725	52,175	365.23	15.22
125,000	50,000	75,000	525.00	128,625	50,725	77,900	545.30	20.30
150,000	50,000	100,000	700.00	154,350	50,725	103,625	725.38	25.38
175,000	50,000	125,000	875.00	180,075	50,725	129,350	905.45	30.45
200,000	50,000	150,000	1,050.00	205,800	50,725	155,075	1,085.53	35.52
225,000	50,000	175,000	1,225.00	231,525	50,725	180,800	1,265.60	40.60
234,250	**50,000**	**184,250**	**1,289.75**	**241,043**	**50,725**	**190,318**	**1,332.23**	**42.48**
250,000	50,000	200,000	1,400.00	257,250	50,725	206,525	1,445.68	45.67
275,000	50,000	225,000	1,575.00	282,975	50,725	232,250	1,625.75	50.75
300,000	50,000	250,000	1,750.00	308,700	50,725	257,975	1,805.83	55.83
325,000	50,000	275,000	1,925.00	334,425	50,725	283,700	1,985.90	60.90
350,000	50,000	300,000	2,100.00	360,150	50,725	309,425	2,165.98	65.97
375,000	50,000	325,000	2,275.00	385,875	50,725	335,150	2,346.05	71.05
400,000	50,000	350,000	2,450.00	411,600	50,725	360,875	2,526.13	76.12
425,000	50,000	375,000	2,625.00	437,325	50,725	386,600	2,706.20	81.20
450,000	50,000	400,000	2,800.00	463,050	50,725	412,325	2,886.28	86.27
475,000	50,000	425,000	2,975.00	488,775	50,725	438,050	3,066.35	91.35
500,000	50,000	450,000	3,150.00	514,500	50,725	463,775	3,246.43	96.42

(1) Assessed values assumed to ***increase by*** *the "Save Our Homes" (SOH) percentage increase allowable by law of* ***2.9%***

(2) Second $25,000 Homestead exemption assumed to ***increase by*** *the rate of inflation for January 2025 of* ***2.9% per recent Amendment 5***

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TR #14275 Fire Rescue Assessment

- TR #14275 establishes the preliminary Fire Rescue Assessment for notice purposes
- Preliminary Residential Rate of $450 which is a $30 increase from FY 2025 rate
- Estimated net total assessment roll is $17,996,342
- Provides funding at 100.0% of cost of Fire Services only on a five-year average based on FY2023 estimates
- Represents 46.68% of total funding of the Fire Rescue Department

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Fire Rescue Assessment Rates

Five Year Average Fire Assessment Rates (Fiscal Year 2023-24 through Fiscal Year 2027-28) (100.00% Funding)				
Residential Property Use Categories	**Dwelling Units**			
Residential	$450			
Non-Residential Property Use Categories	**Building Classifications (in square foot ranges)**	**Commercial**	**Industrial / Warehouse**	**Institutional**
	≤ 1,999	$657	$219	$1,095
	2,000 – 3,499	$1,314	$438	$2,190
	3,500 – 4,999	$2,298	$766	$3,831
	5,000 – 9,999	$3,283	$1,094	$5,473
	10,000 – 19,999	$6,566	$2,188	$10,946
	20,000 – 29,999	$13,131	$4,376	$21,891
	30,000 – 39,999	$19,697	$6,564	$32,836
	40,000 – 49,999	$26,262	$8,752	$43,781
	≥ 50,000	$32,828	$10,940	$54,726

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TR #14276 Stormwater Assessment

On April 24, 2013, the City Commission adopted Ordinance No. 2013-05 providing for the home rule authority of the City to impose Stormwater Utility Management Fee Special Assessments against all assessed property within the City.

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TR #14276 Stomwater Assessment

- TR #14276 establishes the preliminary Stormwater Utility Management Fee Assessment for notice purposes
- Proposed rate is $170.89 per Equivalent Residential Unit (ERU)
- This is $4.98 higher than the prior year by 3.0%
- Consistent with Section 22-254, Code of Ordinances that allows for annual increase of 3% or the CPI whichever is higher (based on May 2025 2.4% CPI change)
- Will fund the annual operations of the Stormwater System including capital improvements and capital equipment replacement

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TR #14277 Solid Waste Assessment

- TR #14277 establishes the preliminary Solid Waste Collection Services Assessment for notice purposes
- Proposed Residential Rate of $278.75, no change from the prior year
- Estimated total assessment roll is $5,133,460
- Provides funding to cover cost of Solid Waste Collection Services for Single Family Residential, i.e. curb side pickup, including:
- (1) Collection Costs by City of Tamarac Franchisee, (2) Waste Management Disposal Fees at Broward County, (3) Administrative Fees, including collection and billing fees by Broward County

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TR #14278 Nuisance Abatement



Authorized on May 9, 2012

City Commission adopted Ordinance No. 2012-10 which provides for the home rule authority of the City to impose Special Assessments against residential property for costs expended in cleaning up a property that meets the definition of a Public Nuisance

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TR #14278 Nuisance Abatement

- Between June 1, 2024 and May 31, 2025
- Code Compliance abated eight (8) public nuisances on five (5) properties at a cost of $3,025
- City Staff has complied with the terms and conditions of the Ordinance, including all notices and collection efforts
- None of these 5 property owners availed themselves of the appeals process provided in the Ordinance

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TR #14278 Nuisance Abatement

- TR #14278 establishes the preliminary Public Nuisance Abatement Assessment for notice purposes
- Each property has an individual assessment based upon the cost to bring the property into compliance plus the cost to levy this assessment
- Proposed assessments on the five (5) properties range from $510.54 to $1,611.06
- Preliminary Nuisance Abatement Assessment roll total is $5,184.82
- Includes Broward County Property Appraiser fee, Tax Collector fee, Administrative fee to develop the assessment, and a gross up for discounts for early payment

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TRIM Notice Amounts for Tax Payers

Item Listed on TRIM Notice	Taxable Value $0 Amount Billed @7.0000	Taxable Value $75,000 Amount Billed @7.0000	Taxable Value $190,318 Amount Billed @7.0000	Taxable Value $250,000 Amount Billed @7.0000	Taxable Value $300,000 Amount Billed @7.0000	Taxable Value $450,000 Amount Billed @7.0000
Ad Valorem	$ 0.00	$ 525.00	$1,327.26	$1,750.00	$2,100.00	$3,150.00
Non Ad Valorem						
Fire Rescue	$ 450.00	$ 450.00	$ 450.00	$ 450.00	$ 450.00	$ 450.00
Solid Waste	$ 278.75	$ 278.75	$ 278.75	$ 278.75	$ 278.75	$ 278.75
Stormwater	$ 170.89	$ 170.89	$ 170.89	$ 170.89	$ 170.89	$ 170.89
Total Taxes	***$ 899.64***	***$1,424.64***	***$2,226.90***	***$2,649.64***	***$2,999.64***	***$4,049.64***

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Timeline – Important Dates



NO LATER THAN August 4, 2025 - Submit Proposed Millage Rate, Fire Rescue Assessment Rate, Solid Waste Collection Services Rate, Stormwater Rate and Nuisance Abatement to Property Appraiser's Office



August 12, 2025 - Property Appraiser to begin mailing of TRIM Notices



Notice of Public Hearing for Final Assessments to be published August 14, 2025

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Timeline – Important Dates

Friday, September 12, 2025 at 5:05 p.m.

1st Public Hearing to Adopt Tentative Millage Rate and Budget

Final Public Hearing to Adopt Fire Rescue, Solid Waste and Stormwater Collection Services Assessment Rates, as well as the Nuisance Abatement Assessments



September 21, 2025 - Budget Ad will appear in the Sun Sentinel



Wednesday, September 24, 2025 at 5:05 p.m. - 2nd Public Hearing to Adopt Final Millage Rate and Budget

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THANK YOU!

QUESTIONS

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CITY COMMISSION AGENDA ITEM REPORT

DATE: July 9, 2025

SUBMITTED BY: Fariel Khan

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: 14278

AGENDA SECTION: **REGULAR AGENDA**

TITLE: TR14278 - A Resolution of the City Commission of the City of Tamarac, Florida, relating to the provision of Nuisance Abatement on certain Real Properties by the City in accordance with Chapter 9, Article II, Division V of the City's Code of Ordinances; determining that certain Real Property has been specially benefited by the City's Abatement of Nuisances thereon; directing the City Manager to prepare, or direct the preparation of, a preliminary Nuisance Abatement Assessment Roll; establishing a public hearing for the proposed levy of unpaid Nuisance Abatement Assessments on the annual tax bill and directing the provision of notice in connection therewith; providing for conflict; providing for severability; and providing for an effective date.

RECOMMENDATION:

The Director of Financial Services recommends that TR# 14278 Nuisance Abatement Special Assessment be placed on the agenda for July 9, 2025 for approval.

BACKGROUND:

The City of Tamarac expends funds to abate public nuisances on a regular basis. The City generally recovers the funds expended by placing a lien on the property pursuant to Chapter 162 F.S.

On May 9, 2012, the City Commission adopted Ordinance No. 2012-10 providing for the home rule authority of the City to impose Special Assessments against Residential property within the City for costs expended in cleaning up a property that meet the definition of a Public Nuisance.

Between June 1, 2024 and May 31, 2025, the Code Enforcement Division of the Department of Community Development abated public nuisances on five (5) properties at a cost of $3,025.00. City staff complied with the terms and conditions of the Ordinance, including all notices and collection efforts set forth therein.

This assessment is an equitable and efficient method of collecting the costs expended by the City of Tamarac to abate public nuisances on the property. This resolution constitutes the preliminary assessment resolution initiating the process for developing the Nuisance Abatement Special Assessment Roll and directs the imposition of a Nuisance Abatement Assessment for the Fiscal Year beginning October 1, 2025.

In order to impose the Nuisance Abatement Special Assessment, the ordinance requires the City Commission to adopt an assessment resolution when fees are outstanding as of June 1 each fiscal year which occurs during its budget adoption process.

The Resolution establishes and approves the assessment roll for the upcoming fiscal year with such amendments as the City Commission deems appropriate after hearing comments from all interested parties. Accordingly, an updated assessment roll must be made available for inspection by the public and a notice of public hearing must be published and mailed as required by the terms of the Ordinance providing notice to all interested persons of an opportunity to be heard. TR #14278 establishes these functions and sets the public hearing date for September 12, 2025 at 5:05 p.m. in the City Commission Chambers and coincides with the first public hearing of the FY 2026 Millage Rate and Budget.

The total amount of the assessment is $5,184.82 and includes the Broward County Property Appraiser fee, the Tax Collector Fee, an administrative fee to develop the assessment, and a gross up for the discounts authorized by Florida Statues when paid early. The table below reflects the

total assessment for each of the five (5) properties.

Property ID Number	Assessment Roll
4941 04 42 0230	$ 2,121.60
4942 16 09 0012	$ 510.54
4941 03 09 0300	$ 1,021.07
4941 03 09 1150	$ 1,021.07
4941 03 09 1160	$ 510.54
Total Assessment	**$ 5,184.82**

ISSUE:

On May 9, 2012, the City Commission adopted Ordinance No. 2012-10 providing for the home rule authority of the City to impose Special Assessments against Residential property within the City for costs expended in cleaning up a property that meet the definition of a Public Nuisance.

STRATEGIC GOALS: Goal #3: Tamarac is Economically Resilient

ATTACHMENTS:

TR 14278_2026 Nuisance Abatement MEMO 07 9 25.docx
TR 14278_2026 Nuisance Abatement Prelim Resolution 07 9 25.docx
FY 2026 Preliminary Millage Rate And Assessments (002).pptx

City of Tamarac
Interoffice Memorandum
Financial Services Department
ADMINISTRATIVE DIVISION

To: **Levent Sucuoglu, City Manager**

From: **Christine Cajuste, Director Financial Services**

Date: **July 1, 2025**

Re: **FY 2026 Nuisance Abatement Special Assessments – TR #14278**

Recommendation:

The Director of Financial Services recommends that TR# 14278 Nuisance Abatement Special Assessment be placed on the agenda for July 9, 2025 for approval.

Issue:

On May 9, 2012, the City Commission adopted Ordinance No. 2012-10 providing for the home rule authority of the City to impose Special Assessments against Residential property within the City for costs expended in cleaning up a property that meet the definition of a Public Nuisance.

Background:

The City of Tamarac expends funds to abate public nuisances on a regular basis. The City generally recovers the funds expended by placing a lien on the property pursuant to Chapter 162 F.S.

On May 9, 2012, the City Commission adopted Ordinance No. 2012-10 providing for the home rule authority of the City to impose Special Assessments against Residential property within the City for costs expended in cleaning up a property that meet the definition of a Public Nuisance.

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This assessment is an equitable and efficient method of collecting the costs expended by the City of Tamarac to abate public nuisances on the property. This resolution constitutes the preliminary assessment resolution initiating the process for developing the Nuisance Abatement Special Assessment Roll and directs the imposition of a Nuisance Abatement Assessment for the Fiscal Year beginning October 1, 2025.

In order to impose the Nuisance Abatement Special Assessment, the ordinance requires the City Commission to adopt an assessment resolution when fees are outstanding as of June 1 each fiscal year which occurs during its budget adoption process.

The Resolution establishes and approves the assessment roll for the upcoming fiscal year with such amendments as the City Commission deems appropriate after hearing comments from all interested parties. Accordingly, an updated assessment roll must be made available for inspection by the public and a notice of public hearing must be published and mailed as required by the terms of the Ordinance providing notice to all interested persons of an opportunity to be heard. TR #14278 establishes these functions and sets the public hearing date for September 12, 2025 at 5:05 p.m. in the City Commission Chambers and coincides with the first public hearing of the FY 2026 Millage Rate and Budget.

The total amount of the assessment is $5,184.82 and includes the Broward County Property Appraiser fee, the Tax Collector Fee, an administrative fee to develop the assessment, and a gross up for the discounts authorized by Florida Statues when paid early. The table below reflects the total assessment for each of the five (5) properties.

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4942 16 09 0012	$	510.54
4941 03 09 0300	$	1,021.07
4941 03 09 1150	$	1,021.07
4941 03 09 1160	$	510.54
Total Assessment	**$**	**5,184.82**

Fiscal Impact:

This assessment sets individual fees against real property in the City for the cost of abating public nuisances by the City of Tamarac. The Nuisance Abatement Special Assessment will provide for the recovery of expenditures in the amount of $5,184.82.

After approval of the final assessment resolution, the non-ad valorem assessment roll will be certified and sent to the Tax Collector.

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. 2025 - ____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, RELATING TO THE PROVISION OF NUISANCE ABATEMENT ON CERTAIN REAL PROPERTIES BY THE CITY IN ACCORDANCE WITH CHAPTER 9, ARTICLE II, DIVISION V OF THE CITY'S CODE OF ORDINANCES; DETERMINING THAT CERTAIN REAL PROPERTY HAS BEEN SPECIALLY BENEFITED BY THE CITY'S ABATEMENT OF NUISANCES THEREON; DIRECTING THE CITY MANAGER TO PREPARE OR DIRECT THE PREPARATION OF A PRELIMINARY NUISANCE ABATEMENT ASSESSMENT ROLL; ESTABLISHING A PUBLIC HEARING FOR THE PROPOSED LEVY OF UNPAID NUISANCE ABATEMENT ASSESSMENTS ON THE ANNUAL TAX BILL AND DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, AS FOLLOWS:

ARTICLE 1

DEFINITIONS AND CONSTRUCTION

SECTION 1.01. PURPOSE AND DEFINITIONS. This resolution constitutes the Initial Nuisance Abatement Assessment Resolution in order to collect the Nuisance Abatement Special Assessment on the annual Property Tax Bill using the Uniform Assessment Collection Act. All capitalized words and terms shall have the meanings set forth in the Chapter 9, Division V of the City's Code of Ordinances (the "Ordinance"). As used in this resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires:

"**Abatement**" means the City's actions to reduce and/or eliminate a Nuisance on Assessed Properties.

"**Assessed Properties**" means those real properties within the City on which the City has abated nuisances pursuant to the Ordinance and which have been assessed the City's costs of abating the nuisances on such property pursuant to the Ordinance.

"**Nuisance**" means those conditions on properties that are declared to be nuisances and menaces within the Ordinance and those conditions prohibited on real property by the Ordinance.

"Ordinance" means Ordinance 2012-10, adopted by the City Commission on May 9, 2012, as may be amended from time to time, and codified as Chapter 9, Article II, Division V of the City's Code of Ordinances.

*"***Uniform Assessment Collection Act"** means Sections 197.3632 and 197.3635, Florida Statutes, or any successor statutes authorizing the collection of non-ad valorem assessments on the same bill as ad valorem taxes, and any applicable regulations promulgated thereunder.

SECTION 1.02. INTERPRETATION. Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this resolution. Words of any gender include the correlative words of the other genders, unless the sense indicates otherwise.

SECTION 1.03. LEGISLATIVE FINDINGS. It is hereby ascertained, determined, and declared that:

(A) The general and legislative findings and declarations set forth in the Ordinance are incorporated and relied upon herein.

(B) Pursuant to Article VIII, Section 2(b) of the Florida Constitution, and Sections 166.021 and 166.041, Florida Statutes, the City Commission has all powers of local self-

government to perform municipal functions and render municipal services except when prohibited by law and such power may be exercised by the enactment of City ordinances or resolutions.

(C) The City Commission may exercise any governmental, corporate, or proprietary power for a municipal purpose except when expressly prohibited by law, and the City Commission may legislate on any subject matter on which the Florida Legislature may act, except those subjects described in (a), (b), (c), and (d) of Section 166.021(3), Florida Statutes. The subject matter of paragraphs (a), (b), (c), and (d) of Section 166.021(3), Florida Statutes, are not relevant to the imposition of assessments related to Nuisance Abatement Services. .

(D) The special benefits of Nuisance Abatement services provided by the City to the Assessed Properties include, but are not limited to: (1) the alleviation of imminent public-health threats; (2) alleviating the accumulation of trash, junk and debris, the excess growth of grass, and any unsafe or unsanitary conditions; (3) removal of piles of debris and wood; and (4) addressing stagnant water on site, particularly in pools. These items, if not addressed and abated, reduce the value of the Assessed Property, increase liability risks to property owners, and are expenditures made by the City that the property owner ultimately is responsible for paying.

(E) The Abatement of Nuisances by the City is necessitated by the existence of Nuisances on the Assessed Properties. Accordingly, it is fair and reasonable to assess the Assessed Properties for the City's Actual Cost of Abatement on the Assessed Properties.

(F) The Nuisance Abatement Special Assessment authorized by the Ordinance and this Initial Assessment Resolution provide an equitable method of recovering the City's Actual Costs of Nuisance Abatement from Assessed Properties by fairly and reasonably allocating the Actual Cost of Nuisance Abatement to the Assessed Property on which the Nuisance was abated.

ARTICLE II

NUISANCE ABATEMENT SPECIAL ASSESSMENT

SECTION 2.01. IMPOSITION AND COMPUTATION.

(A) A Nuisance Abatement Special Assessment has been imposed on five (5) Assessed Properties pursuant to the Ordinance. The City has complied with the terms of conditions of the Ordinance, including all notices and collection efforts set forth therein. The City is using the Uniform Assessment Collection Act to collect the Nuisance Abatement Special Assessment on those properties for which the property owners have not paid the special assessment as required by the Ordinance.

(B) The Actual Cost shall be assessed against each Assessed Property within the City, which represents the special benefit accruing to such Assessed Property from the City's Abatement of Nuisances on the Assessed Property during the 2024-2025 Fiscal Year. The Special Assessment on each of the five (5) Assessed Properties is set forth in Appendix "A" hereto.

SECTION 2.03. NUISANCE ABATEMENT ASSESSMENT ROLL. The City Manager is hereby directed to prepare, or direct the preparation of, the Nuisance Abatement Assessment Roll for the Nuisance Abatement Special Assessment, which will reflect the Actual Costs levied on the Assessed Properties within the City. A copy of this Initial Assessment Resolution and the Nuisance Abatement Assessment Roll shall be maintained on file in the Office of the City Clerk and open to public inspection. The foregoing shall not be construed to require that the Nuisance Abatement Assessment Roll be in printed form if the amount of the Nuisance Abatement Special Assessment for each Assessed Property can be determined by use of an available computer terminal.

SECTION 2.04. METHOD OF COLLECTION

All Nuisance Abatement Special Assessments identified in Appendix "A" hereto shall be collected using the Uniform Assessment Collection Act.

ARTICLE III

NOTICE AND PUBLIC HEARING

SECTION 3.01. PUBLIC HEARING. There is hereby established a public hearing to be held at 5:05 p.m. on September 12, 2025, at Tamarac City Hall, 7525 Northwest 88th Avenue, Tamarac, Florida 33321, to consider collection of the Nuisance Abatement Special Assessment on Assessed Properties pursuant to this Initial Resolution.

SECTION 3.02. NOTICE BY PUBLICATION. The City Manager, or his designee, shall publish a notice of the public hearing authorized by Section 3.01 hereof in the manner and the time provided in the Ordinance. The published notice shall be in substantially the form attached hereto as Appendix B.

SECTION 3.03. NOTICE BY MAIL. The City Manager, or his designee, shall, at the time and in the manner specified in the Ordinance, provide mailed notice of the public hearing authorized by Section 3.01 hereof to each property owner of Assessed Properties at the address indicated on the Tax Roll.

ARTICLE IV

GENERAL PROVISIONS

SECTION 4.01. SEVERABILITY. 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 4.02. CONFLICT. All resolutions or parts of resolutions on in conflict herewith be, and the same are hereby repealed to the extent of such conflict.

SECTION 4.03. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

PASSED, ADOPTED AND APPROVED THIS 9TH DAY OF JULY, 2025.

_____
MICHELLE J. GOMEZ, MAYOR

ATTEST:

_____
KIMBERLY DILLON, CMC
CITY CLERK

RECORD OF COMMISSION VOTE:

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

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

_____
HANS OTTINOT
CITY ATTORNEY

APPENDIX A

NUISANCE ABATEMENT SPECIAL ASSESSMENT
ASSESSED PROPERTIES

Property ID Number	Assessment Roll	
4941 04 42 0230	$	2,121.60
4942 16 09 0012	$	510.54
4941 03 09 0300	$	1,021.07
4941 03 09 1150	$	1,021.07
4941 03 09 1160	$	510.54
Total Assessment	**$**	**5,184.82**

APPENDIX B

FORM OF NOTICE TO BE PUBLISHED

To Be Published on August 14, 2025

[MAP OF CITY]

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF NON-AD VALOREM ASSESSMENTS FOR NUISANCE ABATEMENT

Notice is hereby given that the City Commission of City of Tamarac, Florida ("City"), will conduct a public hearing to consider collecting Nuisance Abatement Special Assessments within the City of Tamarac, on the five (5) Assessed Properties in the City as listed in the Initial Assessment Resolution adopted July 9, 2025, within the area of the City shown above.

The hearing will be held at 5:05 p.m. on September 12, 2025, in the City Commission Chambers of City Hall, 7525 Northwest 88th Avenue, Tamarac, Florida, 33321 for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's office at (954) 597-3505 at least 48 hours (2 days) prior to the date of the hearing.

The Nuisance Abatement Special Assessments have been imposed on five (5) properties within the City whereon the City expended funds to abate nuisances. Those Property Owners have received notice of the Nuisance Abatement Special Assessment and have not paid pursuant to the requirements of the City Ordinance 2012-10. As a result, the City is collecting the Nuisance Abatement Special Assessment using the Tax Bill solely on the five (5) properties within the City

on which the City has abated nuisances and the Property Owners have not paid the special assessment for the City's work as required by the Ordinance. Those five (5) properties are assessed the City's Actual Costs as defined in the Ordinance for abating the nuisance.

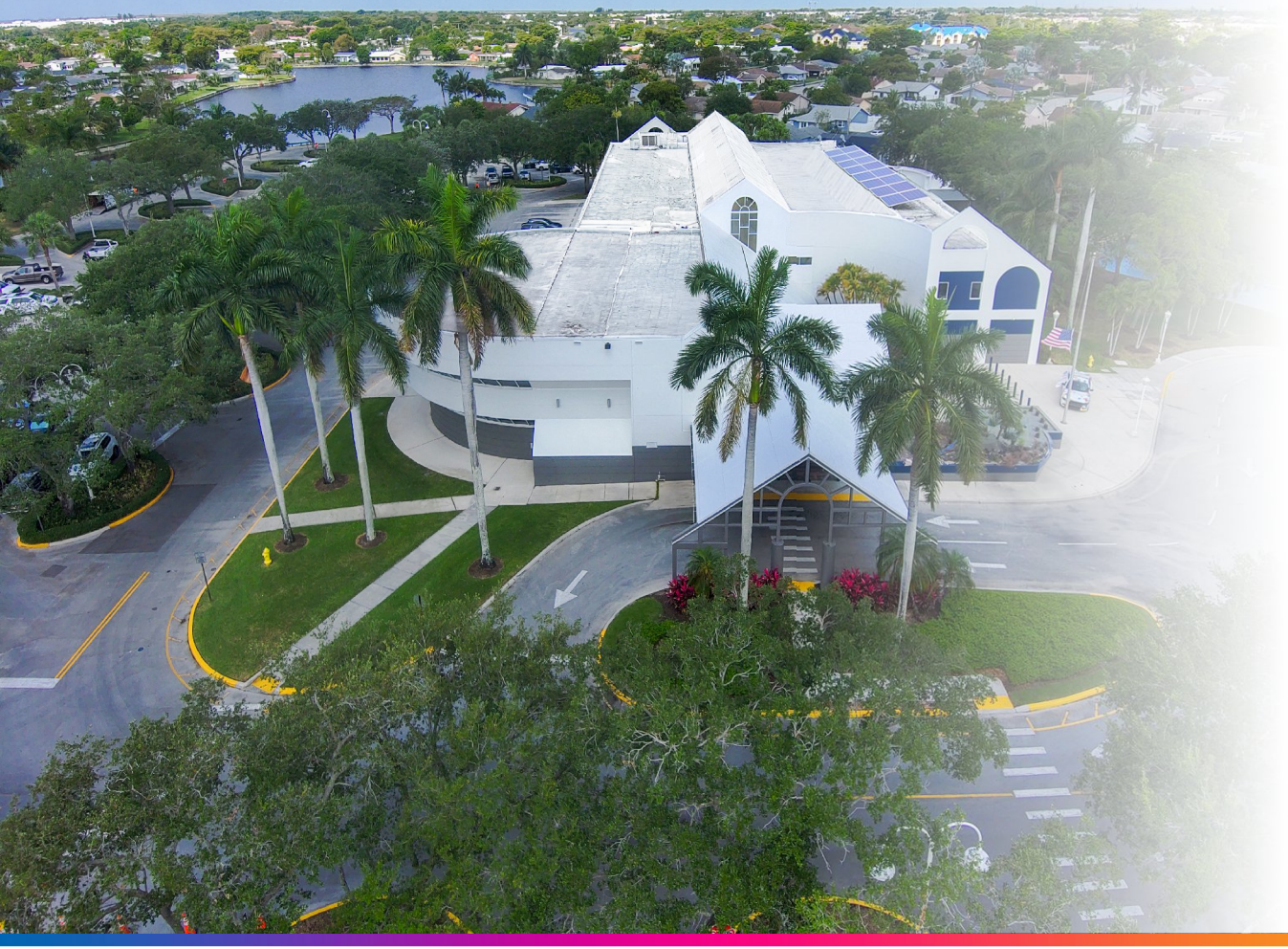
A list of the Assessed Properties, as well as copies of the Ordinance, the Initial Assessment Resolution and the Assessment Roll are available for inspection at the City Clerk's Office, Tamarac City Hall, 7525 Northwest 88th Avenue, Tamarac, Florida 33321.

The Nuisance Abatement Special Assessment on those five (5) Assessed Properties will be collected on the ad valorem tax bill to be mailed in November 2025, as authorized by section 197.3632, Florida Statutes. Failure to pay the Nuisance Abatement Special Assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the Finance Department at (954) 597-3550, Monday through Friday between 8:30 a.m. and 5:00 p.m.

CITY CLERK
CITY OF TAMARAC, FLORIDA

CITY COMMISSION REGULAR MEETING



FY 2026 Preliminary Millage Rate and Assessment Resolutions TR #14274 - TR #14278

July 9, 2025

TAMARAC
The City For Your Life
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TAMARAC
The City For Your Life

Operating Millage Rate

TR #14274 sets the preliminary Operating Millage Rate for Fiscal Year 2026

General Fund Operating Millage Rate proposed at 7.0000 mills

Provides for general operations of the City

Generates $46,202,661 in budgeted property tax revenue
Added revenue $2,542,934

Exceeds the rolled-back rate of 6.5906 mills by .4094 mills or 6.21%
Rate will constitute NOT TO EXCEED Rate
Expressed in terms of rate per $1,000 of value
Example: ($100,000/1,000) X 7.0000 = $700.00

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Budgeted Property Tax Revenue

Measurement Compared	July 1, 2024	July 1, 2025	Increase / Decrease
City Total Taxable Value	$ 6,565,372,553	$ 6,947,768,635	$ 382,396,082
Increase from Prior Year	10.80%	5.82%	-4.98%
New Construction Value	$ 122,829,640	$ 5,365,478	$ (117,464,162)
Ad Valorem Levy @7.0000 Mills	$ 45,957,608	$ 48,634,380	$ 2,676,773
Budgeted Property Tax Revenue	$ 43,659,727	$ 46,202,661	**$ 2,542,934**

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June Estimated vs. July Certified

Measurement Compared	June 1 Estimate	July 1 Certified	Change from June 1 Est.
FY 2026 Preliminary Millage Rate	7.0000	7.0000	0.0000
Rolled Back Rate	6.6099	6.5906	-0.0193
Increase over Rolled-Back Rate	5.90%	6.21%	
Maximum Majority Vote Rate	6.9080	6.8879	-0.0201
Maximum Super Majority Vote Rate	7.5988	7.5767	-0.0221

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Impact on Homesteaded Tax Payers

FY 2025 SOH Assessed Value	Homestead Exemption	FY 2025 Taxable Value	Ad Valorem Levy @ 7.0000	FY 2026 SOH Assessed Value	Homestead Exemption	FY 2026 Taxable Value	Ad Valorem Levy @ 7.0000	Difference
75,000	50,000	25,000	175.00	77,175	50,725	26,450	185.15	10.15
100,000	50,000	50,000	350.00	102,900	50,725	52,175	365.23	15.22
125,000	50,000	75,000	525.00	128,625	50,725	77,900	545.30	20.30
150,000	50,000	100,000	700.00	154,350	50,725	103,625	725.38	25.38
175,000	50,000	125,000	875.00	180,075	50,725	129,350	905.45	30.45
200,000	50,000	150,000	1,050.00	205,800	50,725	155,075	1,085.53	35.52
225,000	50,000	175,000	1,225.00	231,525	50,725	180,800	1,265.60	40.60
234,250	**50,000**	**184,250**	**1,289.75**	**241,043**	**50,725**	**190,318**	**1,332.23**	**42.48**
250,000	50,000	200,000	1,400.00	257,250	50,725	206,525	1,445.68	45.67
275,000	50,000	225,000	1,575.00	282,975	50,725	232,250	1,625.75	50.75
300,000	50,000	250,000	1,750.00	308,700	50,725	257,975	1,805.83	55.83
325,000	50,000	275,000	1,925.00	334,425	50,725	283,700	1,985.90	60.90
350,000	50,000	300,000	2,100.00	360,150	50,725	309,425	2,165.98	65.97
375,000	50,000	325,000	2,275.00	385,875	50,725	335,150	2,346.05	71.05
400,000	50,000	350,000	2,450.00	411,600	50,725	360,875	2,526.13	76.12
425,000	50,000	375,000	2,625.00	437,325	50,725	386,600	2,706.20	81.20
450,000	50,000	400,000	2,800.00	463,050	50,725	412,325	2,886.28	86.27
475,000	50,000	425,000	2,975.00	488,775	50,725	438,050	3,066.35	91.35
500,000	50,000	450,000	3,150.00	514,500	50,725	463,775	3,246.43	96.42

(1) Assessed values assumed to ***increase by*** *the "Save Our Homes" (SOH) percentage increase allowable by law of* ***2.9%***

(2) Second $25,000 Homestead exemption assumed to ***increase by*** *the rate of inflation for January 2025 of* ***2.9% per recent Amendment 5***

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TR #14275 Fire Rescue Assessment

- TR #14275 establishes the preliminary Fire Rescue Assessment for notice purposes
- Preliminary Residential Rate of $450 which is a $30 increase from FY 2025 rate
- Estimated net total assessment roll is $17,996,342
- Provides funding at 100.0% of cost of Fire Services only on a five-year average based on FY2023 estimates
- Represents 46.68% of total funding of the Fire Rescue Department

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Fire Rescue Assessment Rates

Five Year Average Fire Assessment Rates (Fiscal Year 2023-24 through Fiscal Year 2027-28) (100.00% Funding)				
Residential Property Use Categories	**Dwelling Units**			
Residential	$450			
Non-Residential Property Use Categories	**Building Classifications (in square foot ranges)**	**Commercial**	**Industrial / Warehouse**	**Institutional**
	≤ 1,999	$657	$219	$1,095
	2,000 – 3,499	$1,314	$438	$2,190
	3,500 – 4,999	$2,298	$766	$3,831
	5,000 – 9,999	$3,283	$1,094	$5,473
	10,000 – 19,999	$6,566	$2,188	$10,946
	20,000 – 29,999	$13,131	$4,376	$21,891
	30,000 – 39,999	$19,697	$6,564	$32,836
	40,000 – 49,999	$26,262	$8,752	$43,781
	≥ 50,000	$32,828	$10,940	$54,726

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TR #14276 Stormwater Assessment

On April 24, 2013, the City Commission adopted Ordinance No. 2013-05 providing for the home rule authority of the City to impose Stormwater Utility Management Fee Special Assessments against all assessed property within the City.

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TR #14276 Stomwater Assessment

- TR #14276 establishes the preliminary Stormwater Utility Management Fee Assessment for notice purposes
- Proposed rate is $170.89 per Equivalent Residential Unit (ERU)
- This is $4.98 higher than the prior year by 3.0%
- Consistent with Section 22-254, Code of Ordinances that allows for annual increase of 3% or the CPI whichever is higher (based on May 2025 2.4% CPI change)
- Will fund the annual operations of the Stormwater System including capital improvements and capital equipment replacement

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TR #14277 Solid Waste Assessment

- TR #14277 establishes the preliminary Solid Waste Collection Services Assessment for notice purposes
- Proposed Residential Rate of $278.75, no change from the prior year
- Estimated total assessment roll is $5,133,460
- Provides funding to cover cost of Solid Waste Collection Services for Single Family Residential, i.e. curb side pickup, including:
- (1) Collection Costs by City of Tamarac Franchisee, (2) Waste Management Disposal Fees at Broward County, (3) Administrative Fees, including collection and billing fees by Broward County

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The City For Your Life

TR #14278 Nuisance Abatement



Authorized on May 9, 2012

City Commission adopted Ordinance No. 2012-10 which provides for the home rule authority of the City to impose Special Assessments against residential property for costs expended in cleaning up a property that meets the definition of a Public Nuisance

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The City For Your Life

TR #14278 Nuisance Abatement

- Between June 1, 2024 and May 31, 2025
- Code Compliance abated eight (8) public nuisances on five (5) properties at a cost of $3,025
- City Staff has complied with the terms and conditions of the Ordinance, including all notices and collection efforts
- None of these 5 property owners availed themselves of the appeals process provided in the Ordinance

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TR #14278 Nuisance Abatement

- TR #14278 establishes the preliminary Public Nuisance Abatement Assessment for notice purposes
- Each property has an individual assessment based upon the cost to bring the property into compliance plus the cost to levy this assessment
- Proposed assessments on the five (5) properties range from $510.54 to $1,611.06
- Preliminary Nuisance Abatement Assessment roll total is $5,184.82
- Includes Broward County Property Appraiser fee, Tax Collector fee, Administrative fee to develop the assessment, and a gross up for discounts for early payment

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TRIM Notice Amounts for Tax Payers

Item Listed on TRIM Notice	Taxable Value $0 Amount Billed @7.0000	Taxable Value $75,000 Amount Billed @7.0000	Taxable Value $190,318 Amount Billed @7.0000	Taxable Value $250,000 Amount Billed @7.0000	Taxable Value $300,000 Amount Billed @7.0000	Taxable Value $450,000 Amount Billed @7.0000
Ad Valorem	$ 0.00	$ 525.00	$1,327.26	$1,750.00	$2,100.00	$3,150.00
Non Ad Valorem						
Fire Rescue	$ 450.00	$ 450.00	$ 450.00	$ 450.00	$ 450.00	$ 450.00
Solid Waste	$ 278.75	$ 278.75	$ 278.75	$ 278.75	$ 278.75	$ 278.75
Stormwater	$ 170.89	$ 170.89	$ 170.89	$ 170.89	$ 170.89	$ 170.89
Total Taxes	***$ 899.64***	***$1,424.64***	***$2,226.90***	***$2,649.64***	***$2,999.64***	***$4,049.64***

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Timeline – Important Dates



NO LATER THAN August 4, 2025 - Submit Proposed Millage Rate, Fire Rescue Assessment Rate, Solid Waste Collection Services Rate, Stormwater Rate and Nuisance Abatement to Property Appraiser's Office



August 12, 2025 - Property Appraiser to begin mailing of TRIM Notices



Notice of Public Hearing for Final Assessments to be published August 14, 2025

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The City For Your Life

Timeline – Important Dates



Friday, September 12, 2025 at 5:05 p.m.

1st Public Hearing to Adopt Tentative Millage Rate and Budget

Final Public Hearing to Adopt Fire Rescue, Solid Waste and Stormwater Collection Services Assessment Rates, as well as the Nuisance Abatement Assessments



September 21, 2025 - Budget Ad will appear in the Sun Sentinel



Wednesday, September 24, 2025 at 5:05 p.m. - 2nd Public Hearing to Adopt Final Millage Rate and Budget

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QUESTIONS

TAMARAC
The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE: July 9, 2025

SUBMITTED BY: Collette Tibby

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: TR14266

AGENDA SECTION: **PUBLIC HEARING(S)**

TITLE: TR14266 - A Resolution of the City Commission of the City of Tamarac, Florida, adopting the City's Consolidated Plan for Program Years 2025/2026 to 2029/2030 and approving the projects recommended for inclusion in the Program Year 2025/2026 Annual Action Plan for expenditure of the Community Development Block Grant Funds estimated to be $496,342 for the twenty sixth program year, together attached hereto as Exhibit "A"; authorizing the appropriate City Officials to submit said Consolidated Plan, Annual Action Plan and related documents to the United States Department of Housing and Urban Development; authorizing the Mayor or appropriate City Officials to execute Program Year 2025/2026 Annual Action Plan Federal application for funding; providing for conflicts; providing for severability; and providing for an effective date.

RECOMMENDATION: The Director of Community Development recommends that the Mayor and City Commission approve the city's Five-Year Consolidated Plan covering program years 2025/2026 to 2029/2030 as well as the proposed activities under the Annual Action Plan for Program Year (PY) 2025/2026 funded through the United States Department of Housing & Urban Development (HUD) Community Development Block Grant (CDBG) Program.

STRATEGIC GOALS: Goal #1: Tamarac is Home

ATTACHMENTS:
TR14266_Memo-ConPlan_and_PY25-26_AAP_1.0 (1) (002).docx
TR14266 Resolution.docx
Exhibit A - Tamarac Draft 2025-2029 ConPlan.pdf

CITY OF TAMARAC
INTEROFFICE MEMORANDUM
COMMUNITY DEVELOPMENT

TO: Levent Sucuoglu,
City Manager

FROM: Maxine A. Calloway,
Community Development Director

DATE: July 9, 2025

RE: **Approval of 5-Year Consolidated Plan 2025/2026 to 2029/2030 including PY 2025/2026 CDBG Annual Action Plan; Temp. Reso. No. 14266**

Recommendation: The Director of Community Development recommends that the Mayor and City Commission approve the city's Five-Year Consolidated Plan covering program years 2025/2026 to 2029/2030 as well as the proposed activities under the Annual Action Plan for Program Year (PY) 2025/2026 funded through the United States Department of Housing & Urban Development (HUD) Community Development Block Grant (CDBG) Program.

Issue: HUD requires the approval and transmittal of a Five-Year Consolidated Plan and an Annual Action Plan outlining funding priorities for entitlement jurisdictions in order to maintain funding.

Background: The City of Tamarac is an entitlement recipient of federal funds from HUD under the CDBG program. The city anticipates receiving $496,342 for Program Year 2025/2026 to address community development, public services or housing needs in Tamarac. In order to receive these funds, the City must develop and adopt an Annual Action Plan that is consistent with the current Five-Year Consolidated Plan. The last Consolidated Plan was completed in 2020 for program years 2020/2021 to 2024/2025. As such, a new Five-Year Consolidated Plan is required for program years 2025/2026 to 2029/2030. The Consolidated Plan and its first Annual Action Plan are to be approved simultaneously.

The Community Development Department's Housing Division, with the assistance of a consultant, Civitas, LLC., conducted an extensive study to determine the needs of the community, identifying projects and activities that may be funded over the next five years with Community Development Block Grant (CDBG) funds. Community Needs Surveys for residents as well as stakeholders were posted on the City's website. Printed surveys were made available at all four (4) district meetings. The Public Information Office sent out an email blast to all tamarac.gov subscribers. Additionally, participation in the consolidated planning process was encouraged at all housing events and district meetings. Furthermore, a 30-day review and public comment period are required to allow for input which began with a public hearing at the May 22nd Affordable Housing Advisory Committee meeting followed by the July 9th City Commission meeting, prior to the submission of the Plan.

A Five-Year Consolidated Plan prioritizes need covering issues such as housing, public services, community development, infrastructure, public facilities improvements, and economic development. The surveys for this Consolidated Plan identified public services and housing as a top priority. The Consolidated Plan sets the foundation for funding of activities for each Annual Action Plan within the five-year period.

Consistent with Consolidated Plan priorities, the proposed Annual Action Plan projects are selected to ensure compliance with a CDBG national objective and provide a direct benefit to low and moderate-

income people. CDBG Program administration is limited to 20% of the annual allocation. The proposed activities are as follows:

PY 2025/2026 Annual Action Plan Staff Recommended Activities

Public Service (15% max.) $74,450.00
This activity will include funding a local organization to provide home delivered meals to identified seniors in the City of Tamarac. This activity will also include funding for an organization that currently provides services to young people living in the City of Tamarac, who are deemed homeless, or currently receiving free and reduced lunches in the Broward County School system. These activities will benefit low and moderate-income people as qualified under 570.208(a)(2), limited clientele.

Housing Rehabilitation (Minor Home Repair) $332,625.00
This activity will provide minor home repairs to a minimum of eight (8) low to moderate-income households who are experiencing conditions in and around the home that pose a threat to health, safety, and welfare of the household occupants. This project will be carried out on a citywide basis. This activity is eligible under 24 CFR Section 570.202(a) and will benefit low and moderate-income households on an area-wide basis. This activity includes service delivery.

Public Service (Education Workshop)
Community Development Housing Division staff will develop and conduct education workshops on post rehabilitation for low and moderate people about affordable housing, home ownership, lender fair housing laws and lead-based paint hazards. A minimum of 12 eligible households will be assisted through these workshops.

Program Administration (20% max.) $99,267.00
This activity will provide general management, oversight, and coordination of the programs. Also, this activity will provide for an annual grant audit, and provide provision of fair housing services designed to further the fair housing objectives of the Fair Housing Act, 42 U.C.C. 3601-20. These activities are presumed to benefit low and moderate-income people and are eligible under 24 CFR 570.206(a).

TOTAL 2025/2026 Allocation $496,342.00 (100%)

Public review seeking input is required for the approval of the Consolidated and Annual Action Plans. The plan will be posted on the housing page of the City's website. A 30-day comment period is required and is scheduled as follows:

Beginning of 30-day review period	May 22, 2025
End of 30-day review period	July 9, 2025
Commission approval and public hearing of Consolidated Plan & Annual Action Plan	July 9, 2025

No public comments given to date.

Planning Board Action: At its June 4, 2025 meeting, the Planning Board voted 5-0 to forward a favorable recommendation to the Mayor and City Commission for the approval of the Five-Year Consolidated Plan and the subsequent Annual Action Plan.

Fiscal Impact: Funds are budgeted to allow for the reimbursements of projects or programs, as the CDBG funds are received as a reimbursement. There are positive effects associated with the City's Five-Year Consolidated Plan and the subsequent Annual Action Plans, as the City receives an entitlement allocation of CDBG funds each year. This item supports strategic goal #1- Tamarac is Home and #4-Tamarac is Vibrant.

Maxine A. Calloway,
Director of Community Development

MC/cfr

Attachments:
TR14266 - Resolution
Five-Year Consolidated Plan FY 2025/2026-2029/2030
(including 2025/2026 Annual Action Plan)

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, ADOPTING THE CITY'S CONSOLIDATED PLAN FOR PROGRAM YEARS 2025/2026 TO 2029/2030 AND APPROVING THE PROJECTS RECOMMENDED FOR INCLUSION IN THE PROGRAM YEAR 2025/2026 ANNUAL ACTION PLAN FOR EXPENDITURE OF THE COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS ESTIMATED TO BE $496,342 FOR THE TWENTY SIXTH PROGRAM YEAR, TOGETHER ATTACHED HERETO AS EXHIBIT "A"; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO SUBMIT SAID CONSOLIDATED PLAN, ANNUAL ACTION PLAN AND RELATED DOCUMENTS TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZING THE MAYOR OR APPROPRIATE CITY OFFICIALS TO EXECUTE PROGRAM YEAR 2025/2026 ANNUAL ACTION PLAN FEDERAL APPLICATION FOR FUNDING; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, as a condition of funding, the City of Tamarac (City) is required to prepare a Five-Year Consolidated Plan which establishes the City's strategic priorities for the Community Development Block Grant (CDBG) program in accordance with the United States Department of Housing and Urban Development (HUD) requirements and contains a variety of information obtained from the US Census, County, City, and State statistics depicting City-specific housing and population statistics reported in several formats; and

WHEREAS, City staff has completed preparation of the City's Consolidated Plan for Program Years 2025/2026 to 2029/2030 which includes the Program Year 2025/2026 Annual Action Plan, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, HUD has notified the City of its HUD Program Year (PY 2025) funding allocation in the estimated amount of $496,342 under the Community Development Block Grant ("CDBG") Program for the City's Twenty Sixth Program Year, effective October 1, 2025; and

WHEREAS, funding received for the CDBG program must be utilized for eligible CDBG activities; and

WHEREAS, all CDBG eligible activities must meet one of three national objectives, as defined by Congress, including benefiting low and moderate-income people, helping to eliminate slum and blight, or addressing existing conditions that pose a serious or immediate threat to the health and welfare of the community; and

WHEREAS, the Annual Action Plan requires public notice and a public hearing process to solicit community input in the development and review of the plan; and

WHEREAS, the Citizen Participation Plan is a part of the Consolidated Plan and Annual Action Plan process; and

WHEREAS, the Citizen Participation Plan allows for a public review and comment period and a public hearing; and

WHEREAS, the Consolidated Plan and Annual Action Plan are posted on the City’s website for review and comment from May 22, 2025, to July 9, 2025, and public hearings held at the Affordable Housing Advisory Committee meeting on May 22, 2025 and the City Commission meeting on July 9, 2025 at 7:00 p.m.; and

WHEREAS, the Director of Community Development reviewed the item and finds that the Annual Action Plan is consistent with the City’s Five-Year Consolidated Plan and

the Housing Element of the City's Comprehensive Plan and recommends approval and subsequent submittal to HUD; and

WHEREAS, activities funded by the CDBG program have the potential to result in generation, return or repayment of funds, known as CDBG Program Income (PI); and the City of Tamarac is allowed to utilize funds generated from Program Income for activities listed in the adopted Five-Year Consolidated Plan and in accordance with the Citizen Participation Plan; and

WHEREAS, the City Commission deliberated on the item at their regularly scheduled July 9, 2025, duly noticed public hearing meeting; and

WHEREAS, the City Commission of the City of Tamarac, Florida deems it to be in the best interest of the citizens and residents of the City of Tamarac to approve the Five-Year Consolidated Plan which includes Program Year 2025/2026 Annual Action Plan for expenditure of the U.S. Housing and Urban Development Community Development Block Grant funds estimated to be $496,342 for the Twenty Sixth Program Year and hereby approves the use of Program Income for activities listed in the adopted Five-Year Consolidated Plan and in accordance with the Citizen Participation Plan.

NOW, THEREFORE, BE IT RESOLVED 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

Resolution. All exhibits referenced herein are hereby incorporated into this Resolution and made a specific part hereof.

SECTION 2: That the City Commission hereby adopts the Five-Year Consolidated Plan and approves the projects recommended for inclusion in the Program Year 2025/2026 Annual Action Plan, attached hereto as Exhibit "A", for expenditure of the Community Development Block Grant funds estimated to be $496,342 for the Twenty Sixth Program Year and the use of any program income received as a consequence of return or repayment of funds.

SECTION 3: The Mayor or appropriate City officials is hereby authorized to execute the Program Year 2025-2026 Annual Action Plan Federal Application for funding and any related documents including revisions required to receive additional funding not utilized by other entitlement Cities within Broward County that are not subject to an amendment to the Annual Action Plan.

SECTION 4: All resolutions or parts of resolutions in conflict herewith be, and the same 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 its passage and adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF TAMARAC,

FLORIDA THIS _____ DAY OF _____.

_____
MICHELLE J. GOMEZ
MAYOR

ATTEST:

_____
KIMBERLY DILLON, CMC
CITY CLERK

RECORD OF COMMISSION VOTE:

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

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

_____
HANS OTTINOT
CITY ATTORNEY

City of Tamarac, FL

2025-2029 Consolidated Plan

& 2025 Annual Action Plan

DRAFT

City of Tamarac

Community Development Department-Housing Division
7525 NW 88 Avenue
Tamarac, FL 33321

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Tamarac, Florida, receives an annual entitlement allocation of Community Development Block Grant (CDBG) program funds from the U.S. Department of Housing and Urban Development (HUD). The CDBG Program provides annual grants on a formula basis to entitlement cities and urban counties to develop viable communities by providing safe, decent, and affordable housing; suitable living environments; and expanding economic opportunities, primarily for low- and moderate-income (LMI) persons.

To receive these funds, the City is required to complete its 2025-2029 Consolidated Plan and first-year PY 2025 Annual Action Plan (AAP) as required by HUD. The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, for preparing a Consolidated Plan and guiding the use of CDBG funding based on applications to HUD. The first-year PY 2025 AAP, and subsequent AAPs, are a subset of the Strategic Plan addressing the overall goals of the plan for each program year of the five-year Consolidated Plan. PY 2025 begins on October 1, 2025, and ends on September 30, 2026.

The City is a member of the Broward County HOME Consortium and receives HOME Investment Partnerships funds through the HOME Consortium. The HOME program is the largest federal block grant to state and local governments designed exclusively to create affordable housing for LMI households. The grant funds a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership, or providing direct rental assistance. Through an Intergovernmental Agreement (IGA), the City receives HOME Program funding on an annual basis. These funds are not programmed in this AAP as the City is not a direct recipient of HOME funds from HUD.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the community participation and stakeholder consultation process. Through these efforts, the City has identified three (3) priority needs and associated goals to address these needs. Over the 5-Year plan period, the City will work to accomplish the following outcomes, which are listed by Priority Need.

Priority Need: Public Services & Quality of Life Improvements

Goal - 1A Provide Supportive Services for LMI & Special Need

Deliver targeted public services that improve daily life for low- and moderate-income residents, especially seniors, through programs such as transportation assistance, health and wellness services, and adult day care.

Priority Need: Preserve & Develop Affordable Housing

Goal - 2A Affordable Housing Preservation

Preserve affordable housing through direct assistance to low- and moderate-income homeowners for necessary repairs and rehabilitation, including interior and exterior improvements that promote safety, habitability, and energy efficiency.

Priority Need: Effective Program Management

Goal - 3A Effective Program Management

Effective program management will include general administration of HUD grant programs, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.

3. Evaluation of past performance

The City of Tamarac continues to make strategic use of its HUD CDBG resources to address critical housing and community development needs. Each year, the City develops an AAP to guide investments and prepares a Consolidated Annual Performance and Evaluation Report (CAPER) to evaluate progress toward the goals established in the previous 2020-2024 Consolidated Plan. In collaboration with nonprofit partners, local agencies, and Broward County, Tamarac has achieved measurable outcomes that improve housing stability, support vulnerable populations, and enhance neighborhood safety. The following sections summarize the City's accomplishments for PY 2023 in the areas of affordable housing and public services.

Affordable Housing

The City assisted 6 households through its Minor Home Rehabilitation Program. These efforts reflect continued progress toward the City's strategic housing goals, which include preserving the existing housing stock and maintaining affordable housing options for low- and moderate-income residents. The City's cumulative progress stands at 30 units rehabilitated out of a five-year goal of 40, or 75% completion. This indicates Tamarac is on track to meet its affordable housing rehabilitation goals by the end of the Consolidated Plan period.

Public Services

CDBG-funded public services reached 524 individuals during PY 2023, significantly exceeding the City's annual goal of 82 participants. This brings the cumulative total to 1,364 persons served, significantly surpassing the five-year target of 750. These services, which include supportive programs for seniors and youth, directly address priority needs identified in the Consolidated Plan and reflect the City's strong performance in implementing public service activities.

Tamarac remains committed to meeting its five-year community development objectives. With continued focus on housing rehabilitation and public services, the City is well-positioned to fulfill its Consolidated Plan goals and support the long-term well-being of its residents.

4. Summary of citizen participation process and consultation process

The City has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation in the Consolidated Plan and first-year 2025 AAP. The CPP provides guidance for public notices for the various stages of Consolidated Plan development, public hearings, and the public review of the proposed plan. Details of the City's outreach efforts are provided below:

PUBLIC INPUT MEETING: The City held a series of public meetings with citizens and community stakeholders to present background information on the grant programs, solicit feedback, give citizens an opportunity to take surveys, and provide answers to general questions about the program:

Public District 2 Meeting: Wednesday, May 7, 2025 from 6:30 - 8:30 PM at Tamarac Community Center, 8601 W. Commercial Boulevard, Tamarac, FL 33351.

Public District 1 Meeting: Monday, May 12, 2025 from 6:30 - 8:30 PM at Mainlands 1 and 2 Clubhouse, 4301 Mainland Drive, Tamarac FL 33319.

Public District 3 Meeting: Wednesday, May 21, 2025 from 6:30 - 8:30 PM at Woodmont Country Club, 7801 NW 80th Ave, Tamarac, FL 33321.

Public District 4 Meeting: Thursday, May 22, 2025 from 6:30 – 8:30 PM at Colony West Golf Clubhouse, 6800 NW 88th Ave, Tamarac, FL 33321.

Public Meeting: Wednesday, June 4, 2025 at 9:00 AM during the Planning Board Meeting in the City Commission Chambers at City Hall, 7525 NW 88th Avenue, Tamarac, FL 33321.

PUBLIC HEARING: A public hearing is scheduled to be held during the development of the 2025-2029 ConPlan and 2025 AAP to gather feedback from the community on proposed uses of the funds. The public hearing will be held on Thursday, May 22, 2025 at 3:00 PM during the Affordable Housing Advisory Committee (AHAC) meeting located in the Commission Chamber at City Hall, 7525 NW 88th Avenue, Tamarac, FL 33321. All residents are encouraged to attend and provide comments.

A final public hearing will be held to discuss the proposed ConPlan and AAP. The hearing will be held on Wednesday, July 9, 2025 at 7:00 PM. The hearing will be held in the Commission Chamber at City Hall, 7525 NW 88th Avenue, Tamarac, FL 33321 for residents of the City of Tamarac and other interested parties. All residents are encouraged to attend and provide comments.

PUBLIC COMMENT PERIOD: The draft of the ConPlan and AAP will be available for public comment between May 22, 2025 and July 9, 2025 and are available online at https://www.tamarac.org/367/Housing-Administration or at the City's Community Development Department (CDD), located at 7525 NW 88th Avenue, Room 206, Tamarac, FL 33321. Written comments may be emailed to housing@tamarac.org. For more information, please contact the Community Development Department at (954) 597-3530.

COMMUNITY & STAKEHOLDER SURVEYS:

Community Survey Link: The City held a community survey online, in partnership with Broward County, to gather public input on the housing and community development priority needs in the City of Tamarac. The link to the survey can be found at: https://www.research.net/r/Broward-Community or https://www.research.net/r/Tamarac-Community

Stakeholder Survey Link: The City held a stakeholder survey online, in partnership with Broward County, to gather public input on the housing and community development priority needs in the City of Tamarac. The link to the survey can be found at: https://www.research.net/r/Broward-Stakeholder

Details of citizen participation outreach for the Consolidated Plan and PY 2025 AAP are also located in the PR-15.

5. Summary of public comments

PUBLIC COMMENT PERIOD: A summary of comments will be included after the comment period.

PUBLIC HEARING: A summary of comments will be included after the public hearing.

COMMUNITY & STAKEHOLDER SURVEYS: A summary of comments will be included after the citizen participation process.

All comments and views will be accepted at the public hearing and public comment period review process. A summary of outreach efforts is located in the PR-15 Participation.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments or views were accepted at the public hearing and public comment period.

7. Summary

The City of Tamarac is committed to providing meaningful opportunities for residents to participate in the planning and development of housing and community development activities. The City's Community Development Department serves as the primary resource for residents seeking affordable housing, human services, and related assistance. The City also coordinates with the Broward County Housing Authority and other public and nonprofit partners to increase the impact of federal and state funding on low- and moderate-income residents.

The City regularly engages the public and stakeholders through pre-development meetings, public hearings, and outreach events. These efforts are designed to inform residents of available programs, gather community input, and ensure that the City's priorities reflect the needs of its most vulnerable populations. For the 2025 AAP, the City held community meetings, public hearings, and conducted a 30-day comment period to guide project selection and funding decisions.

The Consolidated Plan includes a housing and community needs assessment, a Strategic Plan, and Annual Action Plans that describe how federal resources will be used each year to meet identified goals. The PY

2025 AAP will be the first of five annual plans aligned with the new 2025-2029 Consolidated Plan. At the close of each program year, the City will report on accomplishments and evaluate performance through the Consolidated Annual Performance and Evaluation Report (CAPER).

In addition to data from the American Community Survey, HUD datasets, and other local sources, the City relies on community engagement to shape priorities. As a member of the Broward County HOME Consortium, the City's planning is also informed by countywide housing needs, CHAS data, and input from the Public Housing Authority and Broward County Continuum of Care.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	TAMARAC	Community Development Department-Housing Division

Table 1 – Responsible Agencies

Narrative

The City of Tamarac's Community Development Department Housing Administration Division is the lead agency and is responsible for HUD entitlement grant CDBG. The Community Development Department is also responsible for the preparation of the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report (CAPER).

The City also receives HOME funds that help to further community development and affordable housing through the Broward County HOME Consortium. The City Community Development Department-Housing Division administers all grant funds received. These funds are not programmed in this AAP as the City is not a direct recipient of HOME funds from HUD.

During the preparation of the Consolidated Plan and first year Annual Action Plan, the City solicited input from other governmental agencies as well as various public and private agencies providing housing, social services, and other community development activities within the community. The City will continue to form new partnerships with non-profit organizations, the private sector, and other local resources.

Consolidated Plan Public Contact Information

Community Development Department
Maxine Calloway, Director
7525 NW 88 Avenue
Tamarac, FL 33321
(954) 597-3542
maxine.calloway@tamarac.org

Housing Administration Division
Carolyn Francis-Royer, Housing and Community Development Manager
7525 NW 88 Avenue
Tamarac, FL 33321
(954) 597-3539
carolyn.francis-royer@tamarac.org

City Clerk's Office
Kimberly Dillon, City Clerk
7525 NW 88 Avenue
Tamarac, FL 33321
(954) 597-3506
kimberly.dillon@tamarac.org

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City of Tamarac conducts extensive outreach to local organizations, the public, and elected officials to solicit input for the drafting and development of the 2025-2029 Consolidated Plan and PY 2025 AAP. This section discusses coordination between the City and its partners and lists the agencies and organizations that consulted and/or provided input in the development of the plan. The City collaborates with a wide range of community stakeholders, including private and nonprofit service providers, advocacy agencies, housing developers, and other key partners who play an instrumental role in addressing the needs of Tamarac's residents. Grant funding alone cannot address all identified needs; therefore, ongoing coordination with external partners is essential to ensure the continuity of resources and services. City staff stay informed of emerging community priorities through active participation in professional associations, regional committees, and local networks. The City also conducted a stakeholder survey, in partnership with Broward County, to gather input from local agencies and nonprofits. This feedback provided valuable insights into priority housing and community development needs, as well as funding priorities for the City. The following section highlights these relationships and the agencies and organizations consulted.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Tamarac enhances coordination between public and assisted housing providers, private entities, and governmental health, mental health, and service agencies to address the needs of low- and moderate-income residents. The City maintains strong partnerships with the Broward County Housing Authority and other community-based organizations to promote housing stability and expand access to critical support services.

The City's Community Development Department administers federal and state housing programs, including the Minor Home Repair Program and the Purchase Assistance Program, with funding from CDBG, SHIP, and HOME (as a member of the Broward County HOME Consortium). These programs support the preservation and development of affordable housing for income-eligible households throughout Tamarac. The City also allocates CDBG funds to nonprofit and service organizations that assist seniors, youth, and residents experiencing financial or housing instability.

In collaboration with Broward County's Continuum of Care (CoC), the City supports regional efforts to prevent and address homelessness. Tamarac participates in the CoC through the Broward County Homeless Partnership Initiative, referring residents to supportive housing and wraparound services and staying informed of local needs through coordinated entry and monthly meetings. Although the City does not receive Emergency Solutions Grant (ESG) funds directly, it coordinates with CoC providers such as The

Caring Place and other partners to connect residents to emergency housing, eviction prevention services, and longer-term housing stability. Tamarac also supports the use of the Homeless Management Information System (HMIS) to improve case management, minimize duplication of services, and strengthen regional coordination.

To bridge the digital divide, the City partners with the Tamarac Branch of the Broward County Library, which provides public internet access, computer labs, and digital literacy programming. These resources, particularly beneficial to low- and moderate-income residents, enhance access to employment tools, healthcare information, and essential services.

Tamarac collaborates with its Fire Rescue Department and Broward County Emergency Management to enhance emergency preparedness and disaster response. The City participates in the Broward County Multi-Jurisdictional Local Mitigation Strategy and promotes public education on emergency planning, hurricane readiness, and hazard mitigation. Tamarac also partners with regional agencies to support post-disaster recovery and strengthen infrastructure resilience.

To further promote long-term environmental sustainability, the City invests in stormwater improvements and other infrastructure upgrades in low- and moderate-income neighborhoods. These initiatives, coordinated with agencies such as the South Florida Water Management District, help reduce flood risks and protect public safety in the face of increasingly severe weather events.

The City of Tamarac continues to work in coordination with public, private, and nonprofit partners to expand housing options, support vulnerable residents, and enhance public infrastructure. These efforts promote a more resilient, equitable community that remains responsive to the evolving needs of its residents.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Tamarac collaborates with Broward County's Continuum of Care (CoC) and regional stakeholders to address homelessness and housing instability. While the City does not directly administer ESG programs, it works closely with the Broward County Homeless Initiative Partnership, which leads CoC coordination efforts and oversees the HMIS and the Coordinated Entry System.

Tamarac supports regional homelessness initiatives by referring residents in need to CoC-partner agencies that offer emergency shelter, housing placement, and supportive services. Although the City does not provide direct homelessness services, it allocates CDBG funds to community-based organizations that serve vulnerable populations, including those at risk of homelessness. Through coordination with Broward County and nonprofit providers, the City helps connect residents to programs offering housing stabilization, eviction prevention, and case management.

In 2021, Tamarac launched its Interagency Committee to End Homelessness to enhance local coordination and strengthen partnerships with CoC providers. This committee negotiated a contract with The Caring Place at Broward Outreach Centers to deliver housing stability and comprehensive wraparound services to Tamarac residents. The City also integrates homelessness coordination into its monthly HOME Consortium meetings, which serve as a forum for ongoing collaboration between member cities and Broward County on regional housing and homelessness strategies.

The CoC's HMIS allows participating agencies to monitor client needs, track services, and evaluate outcomes. The Coordinated Entry System ensures that individuals and families are prioritized for assistance based on vulnerability and need, improving the efficiency and equity of referrals to rapid rehousing, permanent supportive housing, and transitional housing programs. Tamarac's collaboration with the CoC supports a unified, data-driven approach to reducing homelessness throughout the region.

Through ongoing engagement with the Homeless Initiative Partnership, the Interagency Committee, and nonprofit partners, the City remains committed to strengthening its role in the regional homelessness response. These partnerships ensure that Tamarac residents experiencing or at risk of homelessness have access to housing solutions and supportive services that promote long-term stability.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Tamarac is not a recipient of ESG funds and, therefore, does not participate in developing or using ESG funds. The City will refer ESG, ESG performance standards, project outcomes, and activities to the Continuum of Care.

The Homeless Management Information System (HMIS) is a web-based software application used to collect demographic and service outcome information on people experiencing homelessness served in the Broward County Homeless Initiative Partnership CoC area. HMIS enables homeless service providers to collect uniform Client information over time. This system is part of an effort to streamline client services, inform public policy decision-makers, improve coordination of services among providers of housing and services to homeless clients, and assist the CoC in establishing policies that result in targeted services to reduce the time persons experience homelessness. Analysis of information gathered through HMIS is critical to accurately calculate the size, characteristics, and needs of homeless populations. The data collected is necessary for service and systems planning and advocacy.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	TAMARAC
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Agency - Emergency Management Other government - Local Public Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City Community Development Department-Housing Division is the lead agency of the Consolidated Plan and Annual Action Plans.
2	**Agency/Group/Organization**	BROWARD COUNTY
	Agency/Group/Organization Type	Services - Housing Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Broward County is the lead for the Broward County HOME Consortium. The City is a member of the Consortium.

3	**Agency/Group/Organization**	FL-601 Broward County Homeless Initiative Partnership
	Agency/Group/Organization Type	Services-homeless Services-Health Publicly Funded Institution/System of Care Continuum of Care
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Homeless Initiative Partnership is the local Continuum of Care in the region. The City consults the CoC for information and initiatives of the CoC.
4	**Agency/Group/Organization**	Broward County Library Tamarac Branch
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Broward County Tamarac Branch library provides internet access for all residents in the City, including LMI households. The library has 50 computers for public use and in addition to this there is a 24-seat computer lab. Computer classes are also conducted throughout the year.
5	**Agency/Group/Organization**	BROWARD COUNTY HOUSING AUTHORITY

	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing Public Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Broward County Housing Authority is the local PHA. The housing authority works closely with the County to provide public housing and housing vouchers across the area, including Tamarac.
6	**Agency/Group/Organization**	Tamarac Fire Rescue
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Emergency Preparedness
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Tamarac Fire Rescue is responsible for emergency management of natural disasters such as hurricanes. The department provides proactive educational outreach efforts, disaster preparedness and recovery help in an effort to maintain a high level public safety in Tamarac. A website has been provided to help with emergency planning: https://tamarac.org/1021/Emergency-Management

Identify any Agency Types not consulted and provide rationale for not consulting

No organizations were intentionally left out of the public participation process. All comments and views were accepted and welcomed.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Broward County	The goals of the CoC are to end homelessness in the region. They City will work with the CoC in initiatives that support this goal in the City.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

In developing the 2025-2029 Consolidated Plan and the Program Year 2025 Annual Action Plan (AAP), the City of Tamarac consulted with multiple City departments, public agencies, nonprofit organizations, and regional partners to ensure a coordinated approach to addressing housing, homelessness, and community development needs. These consultations helped align federal and state resources with the City's priorities for serving low- and moderate-income residents.

The Community Development Department led outreach efforts to gather input from local stakeholders and housing providers. Through its administration of the Homeowner Rehabilitation and Purchase Assistance programs, the department plays a key role in preserving affordable housing and supporting homeownership opportunities. The City also coordinated with the Broward County Housing Authority to assess public housing needs and improve housing access for income-eligible households.

Tamarac collaborates with the Broward County Homeless Initiative Partnership and the CoC to support regional homelessness prevention and housing stability strategies. Although the City does not administer ESG funds directly, it participates in CoC planning efforts and refers residents to emergency housing and support services. Coordination with CoC partners ensures that individuals experiencing homelessness are connected to housing, case management, and behavioral health services.

Tamarac remains committed to strengthening partnerships with Broward County agencies, service providers, and local stakeholders to address shared challenges and improve outcomes for residents. The City will continue to prioritize affordable housing, expand public services, and invest in infrastructure to enhance equity and community resilience.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City of Tamarac has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation of the Consolidated Plan and first year 2025 AAP. The CPP provides details about the public notice requirements for all meetings and the various stages of Consolidated Plan development, public hearings before the citizens of the City and City Council, accommodations for persons with disabilities, and the conduct of public review of draft documents. Adhering closely to the CPP, the City held a public comment period and public hearing. Details of these outreach efforts are provided in the table below.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Community Meetings	Non-targeted/broad community	The City held a series of public meetings with citizens and community stakeholders to present background information on the grant programs, solicit feedback, give citizens an opportunity to take surveys, and provide answers to general questions about the program: Public District 2 Meeting: Wednesday, May 7, 2025 from 6:30 - 8:30 PM at Tamarac Community Center, 8601 W. Commercial Boulevard, Tamarac, FL 33351. Public District 1 Meeting: Monday, May 12, 2025 from 6:30 - 8:30 PM at Mainlands 1 and 2 Clubhouse, 4301 Mainland Drive, Tamarac FL 33319. Public District 3 Meeting: Wednesday, May 21, 2025 from 6:30 - 8:30 PM at Woodmont Country Club, 7801 NW 80th Ave, Tamarac, FL 33321. Public District 4 Meeting: Thursday, May 22, 2025 from 6:30 - 8:30 PM at Colony West Golf Clubhouse, 6800 NW 88th Ave, Tamarac, FL 33321. Public Meeting: Wednesday, June 4, 2025 at 9:00 AM at the Planning Board Meeting in the City Commission Chambers at City Hall, 7525 NW 88th Avenue, Tamarac, FL 33321.	A summary of comments will be provided.	All comments will be accepted.	NA

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
2	Public Hearing	Non-targeted/broad community	A public hearing is scheduled to be held during the development of the 2025-2029 ConPlan and 2025 AAP to gather feedback from the community on proposed uses of the funds. The public hearing will be held on Thursday, May 22, 2025 at 3:00 PM during the Affordable Housing Advisory Committee (AHAC) meeting located in the Commission Chamber at City Hall, 7525 NW 88th Avenue, Tamarac, FL 33321. All residents are encouraged to attend and provide comments.	A summary of comments will be provided after the hearing.	All comments will be accepted.	NA
3	Public Hearing	Non-targeted/broad community	A second public hearing will be held to discuss the proposed ConPlan and AAP. The hearing will be held on Wednesday, July 9, 2025 at 7:00 PM. The hearing will be held in the Commission Chamber at City Hall, 7525 NW 88th Avenue, Tamarac, FL 33321 for residents of the City of Tamarac and other interested parties. All residents are encouraged to attend and provide comments.	A summary of comments will be provided after the hearing.	All comments will be accepted.	NA

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
4	Public Comment	Non-targeted/broad community	The draft of the ConPlan and AAP will be available for public comment between May 22, 2025 and July 9, 2025 and are available online at https://www.tamarac.org/367/Housing-Administration or at the City's Community Development Department (CDD), located at 7525 NW 88th Avenue, Room 206, Tamarac, FL 33321. Written comments may be emailed to housing@tamarac.org. For more information, please contact the Community Development Department at (954) 597-3530.	A summary of comments will be provided at the conclusion of the comment period.	All comments will be accepted.	See Link
5	Community Survey	Non-targeted/broad community	The City held a community survey online, in partnership with Broward County, to gather public input on the housing and community development priority needs in the City of Tamarac. The link to the survey can be found at: https://www.research.net/r/Broward-Community or https://www.research.net/r/Tamarac-Community	A summary of comments will be provided after the community participation process.	All comments were accepted.	See Link

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
6	Stakeholder Survey	Non-targeted/broad community Nonprofits	The City held a stakeholder survey online, in partnership with Broward County, to gather public input on the housing and community development priority needs in the City of Tamarac. The link to the survey can be found at: https://www.research.net/r/Broward-Stakeholder	A summary of comments will be provided after the community participation process.	All comments were accepted.	See Link

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Tamarac's 2025–2029 Consolidated Plan establishes a strategic vision for addressing the City's non-housing community development needs over the next five years. As a U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) entitlement jurisdiction, Tamarac leverages these federal funds to support improvements in public infrastructure, community facilities, and essential public services, with a particular focus on enhancing conditions for low- to moderate-income (LMI) residents. The Plan aligns with broader City goals and priorities outlined in Tamarac's Strategic Plan and Comprehensive Plan and responds to evolving demographic, economic, and community service trends.

To inform the development of the Consolidated Plan, the City conducted public outreach, consulted local and regional partners, and reviewed quantitative data from HUD, the U.S. Census Bureau, and the Bureau of Labor Statistics, among others. Public input was gathered through a community survey, stakeholder consultations, including a stakeholder survey, and community meetings, ensuring that the Plan reflects both citywide priorities and the specific needs of underserved populations. Informed by this engagement, the Plan prioritizes public investment in areas such as neighborhood revitalization, aging infrastructure, access to transit, and service delivery gaps for seniors, veterans, and individuals with disabilities.

The City's Housing Administration Division, housed within the Community Development Department, is responsible for administering CDBG-funded initiatives. These programs are designed to address infrastructure disparities, enhance the accessibility of public amenities, and support community-based services. Partnerships with Broward County agencies, nonprofits, and local civic groups help ensure that programming is coordinated and aligned with regional efforts, including workforce development, public safety, and health-related services.

This needs assessment provides the foundation for targeted investments by identifying current service limitations and opportunities for improvement in underserved areas. It enables the City to align local priorities with federal objectives, ensuring that CDBG funds are directed toward projects that enhance community resilience, reduce disparities, and support Tamarac's continued growth and livability. Through this data-informed and collaborative approach, Tamarac is committed to ensuring that its infrastructure and public service investments remain responsive to the needs of its growing and evolving population.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Tamarac continues to prioritize the modernization and expansion of public facilities to better serve low- to moderate-income (LMI) households and meet the evolving needs of a growing and aging population. Key areas of focus include enhancements to community centers, neighborhood facilities, and recreational amenities to ensure they are accessible, resilient, and compliant with the Americans with Disabilities Act (ADA). Particular attention is placed on facilities that serve seniors, youth, and individuals with disabilities that make up a significant portion of the city's population. The Tamarac Strategic Plan identifies planned projects such as renovations to the Shaker Village Clubhouse and public enhancements through the Tamarac Roadway Urban Forestry Project and park improvements at sites like Sunset Point Park and Veterans Park. These efforts support broader goals to improve the quality of life and ensure all residents have access to well-maintained, energy-efficient, and multipurpose facilities that support health, wellness, education, and social cohesion.

How were these needs determined?

Public facility needs in Tamarac were identified through a combination of data analysis, stakeholder engagement, and municipal planning. Input was collected through community meetings, public hearings, and feedback from neighborhood associations. The City also used HUD's Low/Mod Income Summary Data (LMISD) to identify geographic areas with higher concentrations of LMI households, which help guide facility investment priorities. The Tamarac Comprehensive Plan further supports these priorities by outlining policies for comprehensive access to community facilities and continued monitoring of service gaps, while City departments like Public Services and Parks and Recreation have collaborated to assess aging infrastructure and facility performance across the city.

Describe the jurisdiction's need for Public Improvements:

Tamarac has an ongoing need for public infrastructure improvements, especially in neighborhoods with significant LMI populations. The City is focused on upgrading stormwater drainage systems, enhancing street and sidewalk safety, improving pedestrian connectivity, and modernizing ADA infrastructure to create a more walkable, flood-resilient, and accessible environment. Investments in roadways and beautification initiatives, including landscaped medians, buffer walls, and signage, are also being pursued through the City's Capital Improvement Plan. According to Tamarac's Strategic Plan, projects such as the East Side Water Distribution System Expansion and the Tamarac Canal Culvert and Headwall Improvements are currently prioritized to address infrastructure vulnerabilities and mitigate climate-related risks. These efforts are essential to maintaining public safety and encouraging revitalization in underserved neighborhoods.

How were these needs determined?

Public improvement needs were established through community surveys, feedback from advisory boards, and direct input from public hearings. City staff used geographic and demographic data, including LMISD, to identify areas with outdated infrastructure and high LMI concentration. Additionally, planning

documents like the Tamarac Comprehensive Plan emphasize the importance of infrastructure improvements to support sustainable growth, stormwater management, and safe mobility. Collaboration with local engineering consultants and state and federal funding sources has also helped the City assess and prioritize infrastructure projects based on feasibility and community impact.

Describe the jurisdiction's need for Public Services:

The City of Tamarac places strong emphasis on enhancing public services that address the needs of its most vulnerable populations, including seniors, LMI residents, individuals with disabilities, and households facing economic instability. Priority service areas include senior wellness programming, youth enrichment, mental and behavioral health services, job readiness and workforce development, and food and utility assistance. As identified in the Strategic Plan, the City has also expanded ASL programming, coordinated with HOAs for local outreach, and partnered with nonprofits to increase access to supportive services. Emergency response services and resources for domestic violence survivors, individuals experiencing homelessness, and families in crisis remain critical components of the City's social service strategy. These services are integral to maintaining health, safety, and quality of life, particularly in LMI communities.

How were these needs determined?

Tamarac assessed public service needs through public engagement efforts, including stakeholder consultations, workshops, and surveys targeting residents and service providers. The City coordinated with nonprofit partners, health agencies, and local organizations to identify service delivery gaps and emerging challenges. Trends observed in prior Annual Action Plans, combined with demographic data and feedback from groups such as the Parks and Recreation Board and Code Enforcement Board, informed the prioritization of resources. Input from providers serving seniors, youth, and individuals with disabilities played a key role in shaping a range of services that address the broad needs of the community and promote access to resources.

Housing Market Analysis

MA-05 Overview

Market Analysis Overview:

Tamarac, located in northwestern Broward County, is part of the vibrant and economically dynamic South Florida metropolitan region. While the city offers proximity to major employment centers such as Fort Lauderdale, Sunrise, and Miami, a large segment of Tamarac's working population continues to commute outside the city for employment. According to regional commuting patterns, many residents travel to neighboring cities—particularly Fort Lauderdale—for work, emphasizing the importance of expanding local employment opportunities to reduce out-commuting and improve economic self-sufficiency within Tamarac.

The city's economy is supported by a mix of industries, including healthcare, retail, logistics, professional services, and administrative support. However, as Tamarac's population continues to change and as the workforce ages, there is an increasing need to match residents' skills with growth industries, including health services, information technology, and clean energy. As outlined in the Tamarac Strategic Plan, the City is actively pursuing economic development strategies that focus on attracting high-quality businesses and revitalizing commercial corridors such as SR 7/Commercial Boulevard and the Uptown Tamarac area.

Workforce development remains a key priority. Tamarac collaborates with local and regional organizations such as OIC of South Florida to offer free workforce readiness training, career coaching, and job placement services. These efforts aim to improve the employability of residents—especially those from low- to moderate-income households—by equipping them with industry-relevant certifications and soft skills required in today's labor market. Initiatives also include the City's support of locally owned businesses through targeted procurement strategies and small business grants. Business support and economic revitalization are facilitated through the Tamarac Economic Development Division and partnerships with the Tamarac North Lauderdale Chamber of Commerce. These organizations provide resources for local entrepreneurs, networking events, and promotional campaigns aimed at retaining and growing small businesses. While Tamarac does not have a formal Community Redevelopment Agency (CRA), the City supports revitalization efforts through targeted grant programs, infrastructure improvements, and façade enhancement initiatives in commercial zones.

As Tamarac moves forward, its vision for a competitive and comprehensive economy is guided by coordinated planning, targeted investment in high-potential sectors, and workforce upskilling. By enhancing collaboration between public agencies, educational partners, and the private sector, Tamarac is working to cultivate a resilient local economy that supports sustainable job creation and broad economic opportunity for all residents.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section provides an overview of Tamarac's economic development, with a focus on key areas such as business sector employment, unemployment rates, commuting times, and education levels. The accompanying table outlines employment distribution across the city's business sectors. Additionally, the analysis delves into trends in unemployment, average commuting times for workers, and educational attainment, all of which play significant roles in shaping Tamarac's economic landscape and future growth.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	31	2	0%	0%	0
Arts, Entertainment, Accommodations	3,384	1,227	10%	7%	-3
Construction	1,787	676	5%	4%	-1
Education and Health Care Services	7,558	3,432	23%	21%	-2
Finance, Insurance, and Real Estate	3,353	1,308	10%	8%	-2
Information	475	169	2%	1%	-1
Manufacturing	2,216	581	5%	4%	-1
Other Services	1,794	292	5%	2%	-3
Professional, Scientific, Management Services	5,021	1,856	15%	11%	-4
Public Administration	1,650	523	5%	3%	-2
Retail Trade	3,428	2,190	10%	13%	3
Transportation and Warehousing	2,786	2,385	7%	15%	8
Wholesale Trade	1,229	1,763	3%	11%	8
Total	34,712	16,404	-	-	-

Table 4 - Business Activity

Data Source: 2018-2022 ACS (Workers), 2022 LEHD (Jobs)

Data Source Comments: The most recent year available for LEHD data was 2022.

Share of Workers

Tamarac faces a worker-to-job imbalance, underscoring the need to expand local employment opportunities. The city's labor force includes 34,712 working residents, yet only 16,404 jobs exist within the city of Tamarac. This disparity forces nearly 18,000 local residents to commute elsewhere for employment, contributing to longer commute times and reducing overall quality of life.

The mismatch between available jobs and skilled workers is particularly evident across several key industries:

- Education and Health Care Services – Over 4,100 more skilled workers than available jobs.
- Professional, Scientific, Management Services – Around 3,200 more skilled workers than local jobs
- Arts, Entertainment, Accommodations – Over 2,100 more skilled workers than local jobs
- Finance, Insurance, and Real Estate – Nearly 2,000 more skilled workers than local jobs

To bridge this gap, Tamarac must focus on attracting and expanding businesses in sectors where skilled workers already exist. Aligning economic development strategies with workforce strengths—such as those outlined in Section NA-50—can create sustainable job growth, reduce outbound commuting, and retain more economic activity within the city. Enhancing local employment opportunities will not only improve workforce stability but also contribute to Tamarac's long-term economic resilience and growth.

Labor Force

Total Population in the Civilian Labor Force	37,793
Civilian Employed Population 16 years and over	35,333
Unemployment Rate	3.0%
Unemployment Rate for Ages 16-24	13.1%
Unemployment Rate for Ages 25-65	4.9%

Table 5 - Labor Force

Alternate Data Source: **ACS 2019-2023; BLS Unemployment 2023**
Data Source Comments: All data except Unemployment Rate from 2019-2023 ACS

Unemployment Rate

There are several methods for measuring unemployment, each with distinct advantages and limitations. The U.S. Census collects annual unemployment data by census tract, enabling geographic comparisons of unemployment rates across smaller areas. However, this data is typically two or more years old, making it less useful for real-time analysis. In contrast, the Bureau of Labor Statistics (BLS) provides monthly unemployment data, which is more current but only available at the city level, limiting its ability to reflect localized trends within specific neighborhoods or tracts.

2022 Unemployment Rates

Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
4.2	3.6	3.3	3.1	3.0	3.6	3.2	3.3	3.2	3.1	3.0	2.6

2023 Unemployment Rates

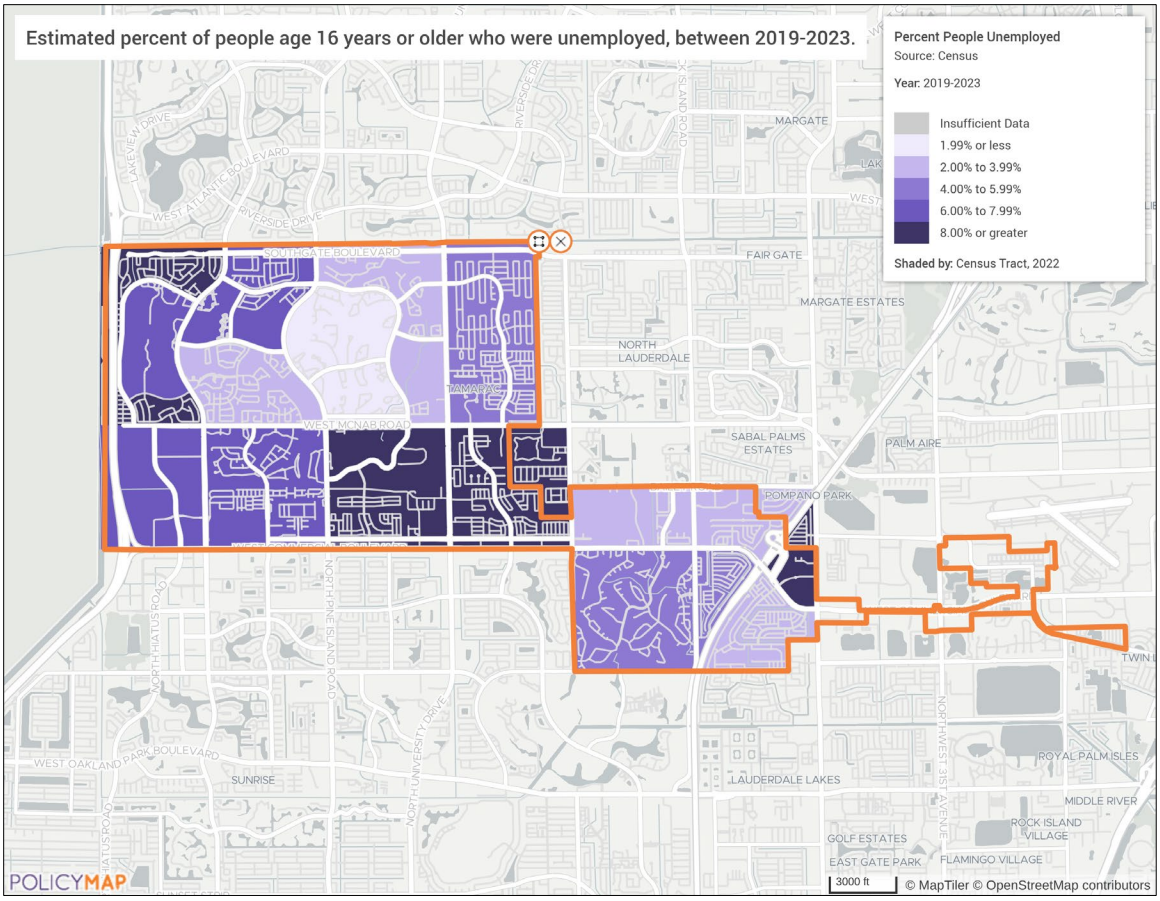
Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
2.9	2.8	2.7	2.4	2.8	3.1	3.4	3.6	3.4	3.2	3.1	3.1

Table 1 - Unemployment Rate, BLS – Tamarac, CT

In 2023, Tamarac demonstrated improved employment conditions compared to the previous year. The city's monthly unemployment rate consistently remained below 4.0% for most of the year, beginning at 2.9% in January, declining to a low of 2.4% in April, and concluding the year again at 3.1%. This contrasts with 2022, when unemployment rates ranged more widely—from a low of 2.6% in December to a high of 4.2% in January. The average unemployment rate in 2022 was approximately 3.3%, compared to 3.0% in 2023, reflecting a year-over-year decline. This trend suggests a strengthening local labor market, despite ongoing challenges such as the mismatch between available jobs and resident workforce skills. These improvements indicate progress in employment stability but also underscore the importance of continued investment in workforce alignment and job creation within Tamarac.

Unemployment Rate

The map illustrates the overall low unemployment rate variations across Tamarac between 2019 and 2023, with darker-shaded areas representing higher unemployment rates, exceeding 8%. Conversely, lighter-shaded regions indicate lower unemployment levels, with the lowest rates falling below 2%. This geographic distribution highlights disparities in employment conditions within different census tracts of the City while also displaying an overall strong job market with relatively low unemployment rates.



Unemployment Distribution

Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	12,233
Farming, fisheries and forestry occupations	13
Service	7,146
Sales and office	8,998
Construction, extraction, maintenance and repair	3,073
Production, transportation and material moving	3,870

Table 6 – Occupations by Sector

Alternate Data Source: 2019-2023 ACS

Occupations by Sector

The "Occupations by Sector" table highlights the distribution of job types across various industries in Tamarac, providing a different perspective from a previous table that categorized jobs by industry sector. For example, managerial roles—whether in corporate offices or retail—are classified under "Management, Business, and Financial" in this table, whereas they would be categorized based on industry in the prior table.

In Tamarac, the largest occupational group is the Management, Business, and Financial sector, which accounts for approximately 12,233 jobs. The second largest occupational category is the Sales and Office sector, comprising 8,998 jobs. These sectors include key roles such as managers, financial analysts, business professionals, sales and administration roles, underscoring the significance of both professional and sales-related occupations within the city's workforce.

Travel Time

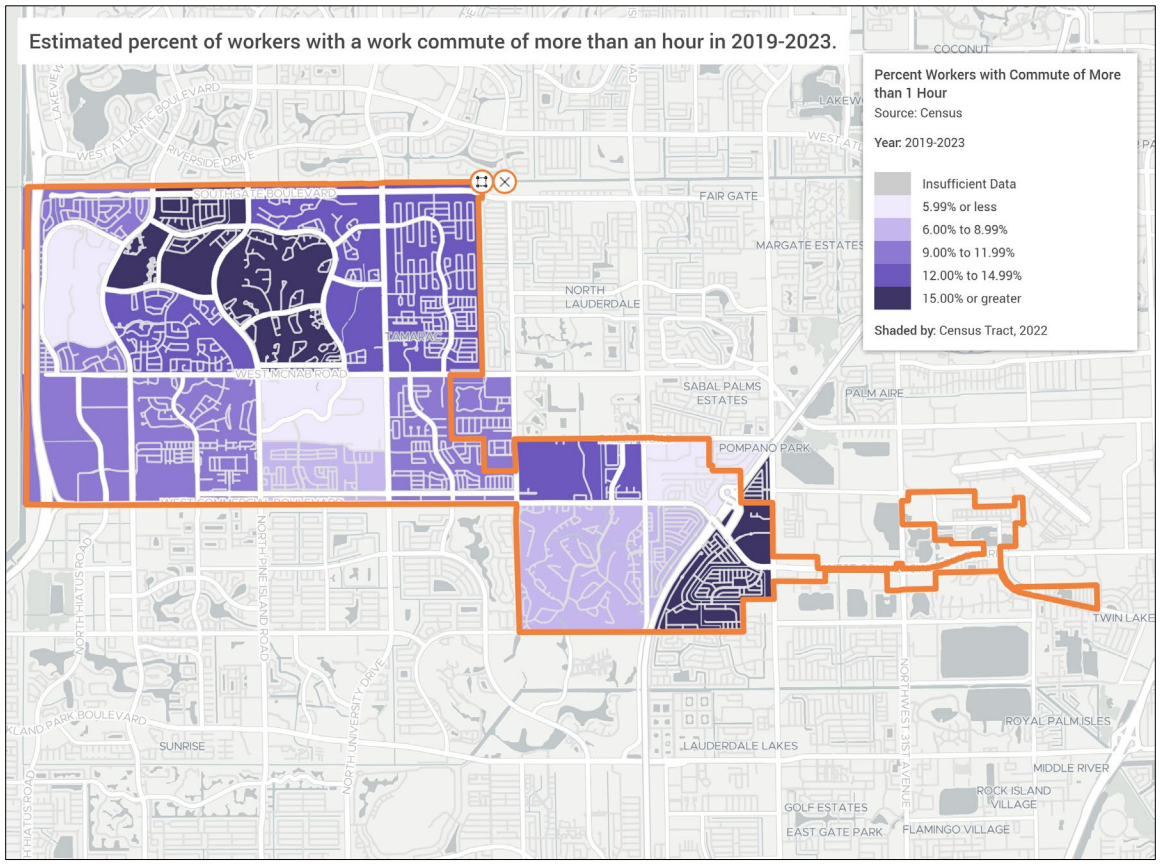
Travel Time	Number	Percentage
< 30 Minutes	16,187	52.7%
30-59 Minutes	11,027	35.9%
60 or More Minutes	3,502	11.4%
Total	30,715	100%

Table 7 - Travel Time

Alternate Data Source Name: 2019-2023 ACS

Commute Travel Time

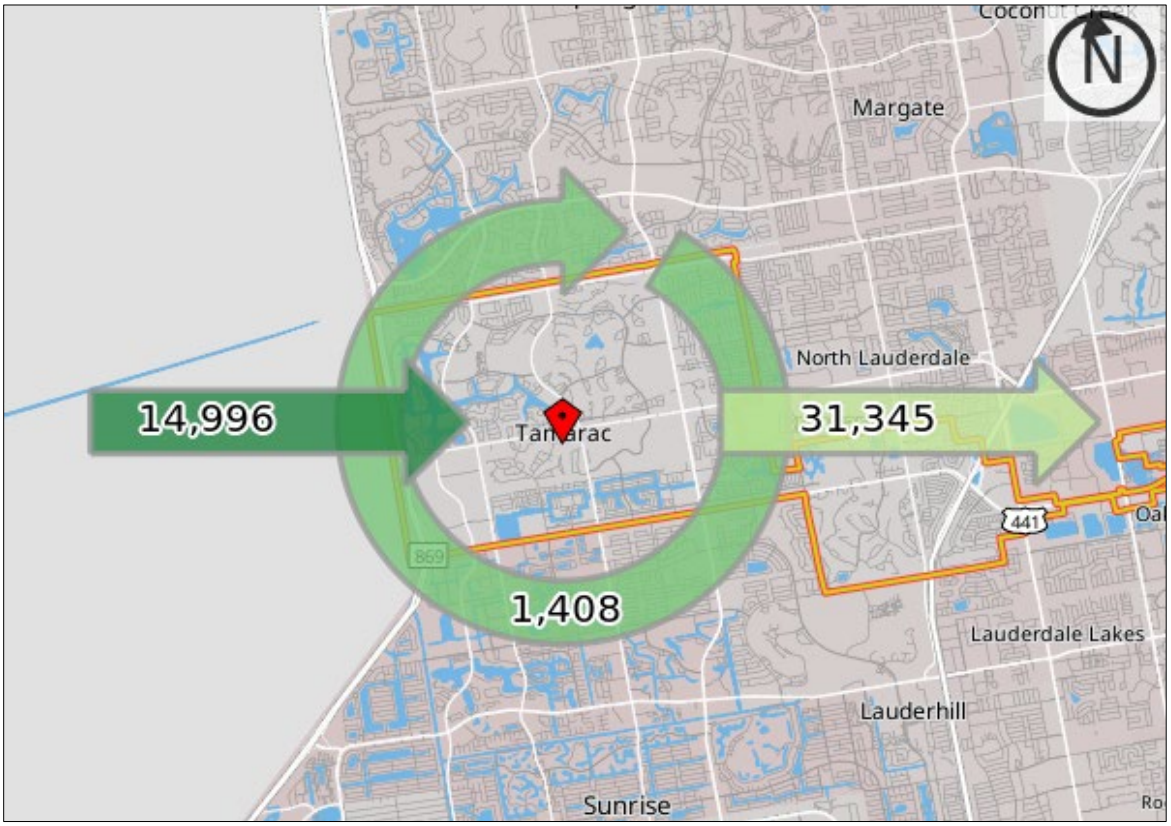
Tamarac has a moderate prevalence of long commutes, with most areas reporting between 3% and 9% of workers traveling over an hour for work. However, certain areas, marked by darker shading, exceed 12%, indicating a higher reliance on distant employment. These patterns highlight the need for expanded local job opportunities and enhanced transportation infrastructure to alleviate commute burdens, improve work-life balance, and support economic sustainability.



Commute Time More Than 1 Hour

Inflow-Outflow of Jobs in 2022

The map below illustrates the job inflow and outflow in Tamarac, highlighting the city's significant commuting patterns. Only 1,408 Tamarac residents are employed within city limits, while approximately 31,345 residents commute outside the city for work. Conversely, 14,996 individuals who work in Tamarac live outside the city, demonstrating a reliance on external labor sources. This imbalance underscores the need for expanded local job opportunities to retain more of Tamarac's workforce within the city, reducing commute times and strengthening the local economy.



Inflow-Outflow of Jobs in 2022

	Count
Employed in the Selection Area	16,404
Employed and Living in the Selection Area	1,408
Employed in the Selection Area but Living Outside	14,996
Living in the Selection Area but Employed Outside	31,345

Data Source: 2022 LEHD Inflow/Outflow Job Counts

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,226	51	932
High school graduate (includes equivalency)	7,536	924	1,859
Some college or Associate's degree	9,792	683	1,390
Bachelor's degree or higher	9,427	387	1,295

Table 8 - Educational Attainment by Employment Status

Data Source: ACS 2019-2023

Educational Attainment by Employment Status

Educational attainment is a key determinant of economic success, influencing both employment stability and earning potential. In Tamarac, unemployment rates vary significantly by education level: residents in the workforce with a high school diploma face a 9.1% unemployment rate, while those with a bachelor's degree or higher experience a much lower rate of 3.5%.

Labor force participation also increases with educational attainment. Only 70.8% of residents without a high school diploma are active in the workforce, nearly 17.5% lower than the 88.3% participation rate of those with a bachelor's degree or higher. These trends highlight the importance of workforce development programs, job training initiatives, and higher education access in expanding employment opportunities and enhancing economic mobility for Tamarac residents.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	41	69	101	754	2,005
9th to 12th grade, no diploma	508	308	279	1,682	841
High school graduate, GED, or alternative	1,503	2,345	1,765	6,046	6,237
Some college, no degree	1,295	2,485	1,497	3,912	3,874
Associate's degree	520	1,359	858	1,672	1,456
Bachelor's degree	325	1,550	2,245	3,452	2,527
Graduate or professional degree	57	1,048	1,188	1,582	1764

Table 9 - Educational Attainment by Age

Data Source: ACS 2019-2023

Educational Attainment by Age

The previous table provides a detailed breakdown of educational attainment by age for residents 18 and older in Tamarac, offering insight into education trends and their impact on workforce development and economic mobility. While higher education levels are generally more prevalent among older age groups, this pattern is not universal.

In Tamarac, those with undergraduate (Associate's Degree and Bachelor's Degree) as well as graduate or professional degrees are most common among residents aged 45 and older, reflecting an established workforce with extensive career experience and advanced educational attainment. Those between the ages of 25 and 44 also have a notable percentage of individuals who have obtained some level of college education. These trends emphasize the importance of continued access to education and skill development programs to support a dynamic and evolving labor market, ensuring that workers of all ages have the qualifications needed to succeed in Tamarac's economy.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$30,162
High school graduate (includes equivalency)	$36,274
Some college or Associate's degree	$38,542
Bachelor's degree	$58,869
Graduate or professional degree	$61,482

Table 10 - Median Earnings in the Past 12 Months

Alternate Data Source Name: ACS 2018-2022

Median Earnings by Educational Attainment

Educational attainment is a key determinant of potential earnings and financial stability. In Tamarac, individuals with higher education levels experience significantly greater median earnings. For instance, a person with a Bachelor's degree typically earns just below twice as much as someone without a high school diploma. Similarly, those with a graduate or professional degree can expect to earn around 70% more than someone with a high school education. Over the span of a career, this income disparity becomes even more pronounced. An individual with a Bachelor's degree working from age 18 to 62 can expect to earn around $2.59 million, compared to approximately $1.6 million for someone with only a high school diploma working from age 18 to 62—an earnings difference of nearly $1 million in their lifetime. This gap in lifetime earnings contributes significantly to wealth accumulation, further supported by the higher likelihood of home ownership, investments, and retirement savings often associated with higher salaries.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Education and Health Care Services sector is a cornerstone of Tamarac's economy, accounting for 7,558 workers, which represents just over one-fifth of all local employment. This same sector provides the largest share of local job opportunities with around 3,432 jobs in this sector, accounting for approximately 21% of all jobs.

While the Education and Health Care Services sector demonstrates a significant workforce-job mismatch, additional sectors such as the Professional, Scientific, and Management Services Sector, the Arts, Entertainment, and Accommodations Sector have significantly more skilled workers in these sectors than local jobs within Tamarac. This disparity highlights an opportunity for targeted economic development efforts to attract more education and healthcare-related employers to Tamarac, aligning job availability with workforce skills and reducing the need for residents to commute elsewhere for employment.

These industries are critical to Tamarac's economic stability, providing essential services, workforce opportunities, and long-term growth potential. Expanding local job opportunities in underrepresented fields will be key to balancing employment distribution and strengthening the city's economic resilience.

Describe the workforce and infrastructure needs of the business community:

Tamarac businesses are experiencing challenges in aligning the local workforce's skills with the demands of emerging industries. Key areas of concern include:

- **Skills Gap**: There is a need for workforce development programs that focus on upskilling residents in areas such as healthcare, information technology, and advanced manufacturing. The Florida Workforce Needs Survey 2.0 emphasizes the importance of aligning educational programs with industry requirements to address these gaps.
- **Local Employment Opportunities**: A significant portion of Tamarac's workforce commutes to neighboring cities for employment. Efforts to attract businesses that can provide local job opportunities are essential to reduce this outflow and enhance the city's economic self-sufficiency.
- **Workforce Development Initiatives**: Collaborations with organizations like CareerSource Broward are crucial. Events such as the "State of the Workforce" provide platforms for employers to connect with potential employees and access resources for workforce training and development.

Infrastructure Needs

To support its business community effectively, Tamarac must address several infrastructure-related challenges:

- **Transportation and Connectivity**: The city's layout, characterized by wide roads and limited public transportation options, poses barriers to connectivity between residential areas and business centers. Enhancing multi-modal transportation options, including bike paths and improved bus services, is vital for better accessibility.

- **Commercial Development and Redevelopment**: There is a need for revitalizing existing commercial areas and developing new ones to attract and retain businesses. The city's focus on smart development and business attraction, including mixed-use projects, aims to create dynamic environments conducive to business growth.
- **Permitting and Regulatory Processes**: Streamlining the permitting process is essential for encouraging business development. Tamarac's recognition as a Platinum Permitting City by the Greater Fort Lauderdale Alliance reflects its commitment to efficient and expedited permitting procedures.

Addressing these workforce and infrastructure needs is crucial for Tamarac to foster a thriving business environment that supports local employment and economic growth.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Tamarac is undergoing significant economic transformations driven by both public and private sector investments. These developments are poised to impact job creation, business growth, and infrastructure needs in both the short and long term.

Major Economic Developments in Tamarac

1. Commercial Revitalization and Business Expansion

Tamarac is actively revitalizing its commercial corridors to attract new businesses and enhance local amenities. Notable developments include the opening of new establishments such as Culver's and Raising Cane's, and the renovation of shopping centers like McNabb Plaza, which is undergoing a $3.9 million upgrade. Additionally, the Tamarac Marketplace is repurposing its movie theater into an indoor pickleball court and gym, reflecting a trend towards multifunctional community spaces.

2. Healthcare Infrastructure Investment

HCA Florida Woodmont Hospital has announced a $60 million investment to enhance its services, including the addition of a new cardiac catheterization lab. This expansion is expected to create healthcare jobs and improve medical services for residents.

3. Public Safety and Infrastructure Enhancements

The city has allocated $1.7 million in its 2025 budget to bolster public safety, including hiring nine new law enforcement officers and implementing an automated license plate reader program. These measures aim to improve crime detection and emergency response capabilities.

4. Sustainability and Utilities Upgrades

Tamarac is investing in sustainability initiatives, such as implementing a smart water metering system and constructing a new $25 million water treatment plant control building. These projects aim to enhance efficiency and conservation efforts.

Emerging Needs from Economic Changes

Workforce Development

The influx of new businesses and healthcare facilities necessitates a skilled workforce. Tamarac is partnering with organizations like CareerSource Broward and the Urban League of Broward County to provide workforce training and development programs. Events such as the "Paychecks for Patriots Job Fair" have connected over 1,200 job seekers with 400 employers, highlighting the city's commitment to workforce development.

Business Support

To support small businesses, Tamarac offers resources through its Economic Development Division, including the Business Concierge Program, which provides personalized assistance to entrepreneurs. The city also collaborates with the Florida Small Business Development Center Network to offer consulting and training services.

Infrastructure Development

The city's growth underscores the need for infrastructure enhancements, particularly in transportation and connectivity. Efforts are underway to improve multi-modal transportation options and modernize public facilities to accommodate the expanding population and business community.

These strategic investments and initiatives position Tamarac for sustained economic growth, improved public services, and enhanced quality of life for its residents.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

There is a clear disconnect between the skills and education levels of Tamarac's workforce and the structure of available local employment. This mismatch underscores the city's need for strategic workforce development, business attraction, and training alignment initiatives.

Education vs. Employment Opportunities in Tamarac

Tamarac’s workforce is relatively well-educated, with a strong presence of residents holding some college or an associate's degree (9,792 employed) and those with a bachelor's degree or higher (9,427 employed). Despite this, job opportunities within the city do not fully align with the educational attainment of its residents.

- **High-Skill Labor Surplus**: Sectors such as professional, scientific, and management services and education and healthcare show a significantly larger number of local workers than available jobs. For example, while 5,021 residents work in professional and scientific services, there are only 1,856 jobs available locally—a deficit that reflects a gap between educational levels and local job availability.
- **Commuter Workforce**: This job-worker imbalance contributes to the high rate of out-commuting. Many skilled residents must seek employment in nearby cities, such as Fort Lauderdale, where a broader range of industries and higher wage levels are more closely aligned with their qualifications.

- **Underrepresentation of High-Wage Sectors**: Sectors such as information technology, finance, and advanced manufacturing—often associated with high wages and requiring higher education—are currently underrepresented in Tamarac's local economy.

Workforce and Business Development Needs

Given this dynamic, Tamarac faces several pressing needs:

- **Enhanced Local Job Creation**: The city must continue attracting employers in high-skill sectors that match the capabilities of the current workforce. This includes incentivizing professional, technical, and healthcare firms to locate within Tamarac.
- **Workforce Training and Upskilling**: Even with a relatively well-educated population, there is an ongoing need for job readiness and skills-alignment programs. Initiatives like the City's partnerships with organizations such as OIC of South Florida and CareerSource Broward are essential for closing training gaps and preparing residents for evolving workforce demands.
- **Support for Small Businesses and Entrepreneurship**: By providing technical assistance, financial resources, and business development programs through platforms like the Tamarac Economic Development Division, the city can empower local entrepreneurs to create jobs that utilize the available skill base.
- **Infrastructure to Support Business Growth**: As the city continues investing in revitalized commercial corridors and sustainable development (e.g., Uptown Tamarac and SR7 corridor initiatives), it must ensure these areas are equipped to support business operations, including broadband access, modern utilities, and transportation connectivity.

In summary, while Tamarac has a solid base of educated workers, the lack of local employment opportunities in corresponding sectors necessitates focused investment in job creation, workforce alignment, and infrastructure enhancements to better connect residents with sustainable, well-paying careers within the city.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Tamarac is actively engaged in workforce training initiatives that align with its 2025–2029 Consolidated Plan goals, focusing on enhancing employment opportunities for low- to moderate-income (LMI) residents, addressing skill gaps, and supporting economic development. Key programs include:

CareerSource Broward Programs

CareerSource Broward, the local Workforce Investment Board, offers several programs tailored to meet the needs of Tamarac's workforce:

- **Occupational Training Scholarships**: Eligible residents can receive up to $12,000 to cover tuition, books, and supplies for in-demand career training. This initiative supports individuals in acquiring the education and skills needed to succeed in today's labor market.
- **On-the-Job Training (OJT) Grants**: Employers in Tamarac can benefit from wage reimbursements ranging from 50% to 75% when they hire and train eligible candidates. This program encourages businesses to invest in workforce development while reducing training costs.
- **Incumbent Worker Training Grants**: Existing employees can receive up to 90% funding for training programs aimed at enhancing their skills and competitiveness. This initiative helps businesses retain talent and improve productivity.
- **Summer Youth Employment Program**: This program provides high school juniors and seniors with paid work experience during the summer, fostering early career development and job readiness.

Broward College's Broward UP Initiative

Broward College, through its Broward UP (Unlimited Potential) program, offers free workforce training and support services directly in neighborhoods throughout Broward County, including Tamarac:

- **Free Courses and Certifications**: Residents can enroll in various programs such as Medical Billing and Coding, ECG Technician, Pharmacy Technician, OSHA Standards in Construction, Marketing, Supply Chain Logistics, Video Design, and Project Management. These courses are designed to equip individuals with industry-recognized credentials.
- **Community-Based Learning**: Broward UP brings education directly to communities, removing barriers to access and ensuring that residents can improve their skills conveniently.

OIC of South Florida Programs

OIC of South Florida provides demand-driven, integrated, and customizable workforce development services tailored to individuals aged 17 and older:

- **Vocational Training and Career Pathways**: Programs focus on enhancing basic academic skills while providing industry-recognized vocational training, crafting personalized career pathways for each individual.
- **Specialized Programs**: Initiatives like the Women Workforce Empowerment Program and the SOAR Young Adult Reentry Partnership offer targeted support to specific populations, promoting broad workforce development.

These collaborative efforts between local organizations and educational institutions are integral to Tamarac's strategy for economic growth and community development. By investing in workforce training and education, the city aims to empower residents, attract new businesses, and ensure a resilient and dynamic economy.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes, Tamarac actively participates in regional economic development planning through its involvement with the South Florida Regional Planning Council (SFRPC).

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

As part of the South Florida Regional Planning Council's (SFRPC) jurisdiction, the City of Tamarac actively contributes to the *South Florida Comprehensive Economic Development Strategy (CEDS) 2022–2027*. This regional strategy promotes economic growth across Broward, Miami-Dade, and Monroe counties by prioritizing comprehensive workforce development, infrastructure resilience, and business continuity. Tamarac's participation ensures local programs are aligned with broader regional objectives, enhancing access to federal funding opportunities and facilitating a unified approach to economic resilience, investment attraction, and job creation throughout the city.

Local and Regional Economic Development Initiatives

1. Commercial Corridor Revitalization and Business Attraction:

Tamarac is advancing several high-impact commercial redevelopments and placemaking efforts aimed at enhancing key business corridors and drawing private investment. Projects include the Tamarac Marketplace redevelopment, where underutilized commercial space is being repurposed for recreational and wellness-focused uses, and the McNab Plaza renovation, which is undergoing a $3.9 million improvement effort. These initiatives, paired with infrastructure improvements and targeted façade enhancement grants, are designed to modernize commercial areas, generate business activity, and create local employment opportunities.

2. Workforce Development and Career Readiness Programs:

Workforce readiness is central to Tamarac's long-term economic strategy. Through CareerSource Broward, residents may receive up to $12,000 in scholarships for training in high-demand sectors,

including healthcare, IT, and skilled trades. The City also partners with OIC of South Florida, which provides career coaching and vocational training, and Broward College's Broward UP™ initiative, which delivers no-cost courses and certifications directly within the community. These programs advance the Consolidated Plan's emphasis on expanding economic opportunity and reducing employment barriers for low- to moderate-income households.

3. Regional and Countywide Planning Alignment:

Tamarac's economic objectives align with the Broward County Comprehensive Plan – Economic Development Element, which focuses on redevelopment of aging corridors, smart land use planning, and strengthening economic connectivity across municipalities. The County's emphasis on adaptive reuse, workforce access and opportunity, and enhanced public infrastructure supports Tamarac's strategies for sustainable growth, particularly in historically underserved or economically distressed areas.

Impact on Tamarac's Economic Growth

The coordination of local initiatives with regional strategies is expected to yield substantial long-term economic benefits for Tamarac:

- **Attracting New Investment**: Redevelopment of key commercial nodes, streamlined permitting processes, and infrastructure upgrades have positioned Tamarac as an attractive destination for retail, hospitality, and healthcare-related investment.
- **Expanding Employment Access**: Career training and workforce development programs increase residents' access to stable, well-paying jobs—particularly important for addressing the city's worker-to-job imbalance.
- **Revitalizing Neighborhoods**: Public-private partnerships, business incentive programs, and corridor beautification efforts are enhancing neighborhood character, increasing property values, and fostering community pride.

By integrating local priorities with countywide and regional strategies, Tamarac is establishing a robust framework for comprehensive and sustainable economic development through 2029 and beyond. These efforts are critical to achieving the goals outlined in the City's 2025–2029 Consolidated Plan, particularly in supporting low- to moderate-income communities through workforce investment, small business growth, and infrastructure modernization.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD defines “housing problems” based on four specific data points: cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. In Tamarac, housing issues are infrequent overall, except for cost burden. According to the 2019-2023 ACS 5-Year Estimates, the citywide rates are as follows:

- Cost Burden Renters: 71.5%
- Cost Burden Homeowners: 42.1%
- Overcrowding: 2.9%
- Lack of Complete Plumbing Facilities: 0.2%
- Lack of Complete Kitchen Facilities: 0.3%

For an area to be considered "concentrated" with housing issues, it must exhibit two or more problems significantly above the citywide averages, using HUD's definition of “disproportionate.” This threshold in Tamarac is 10 percentage points higher than the city average, equating to: a cost burdened renter above 81.5%, a cost burdened homeowner above 52.1%, overcrowding above 12.9%, lack of plumbing facilities above 10.2%, and lack of kitchen facilities above 10.3%.

In Tamarac, there are no tracts that meet the criteria for having more than one concentrated housing problem.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

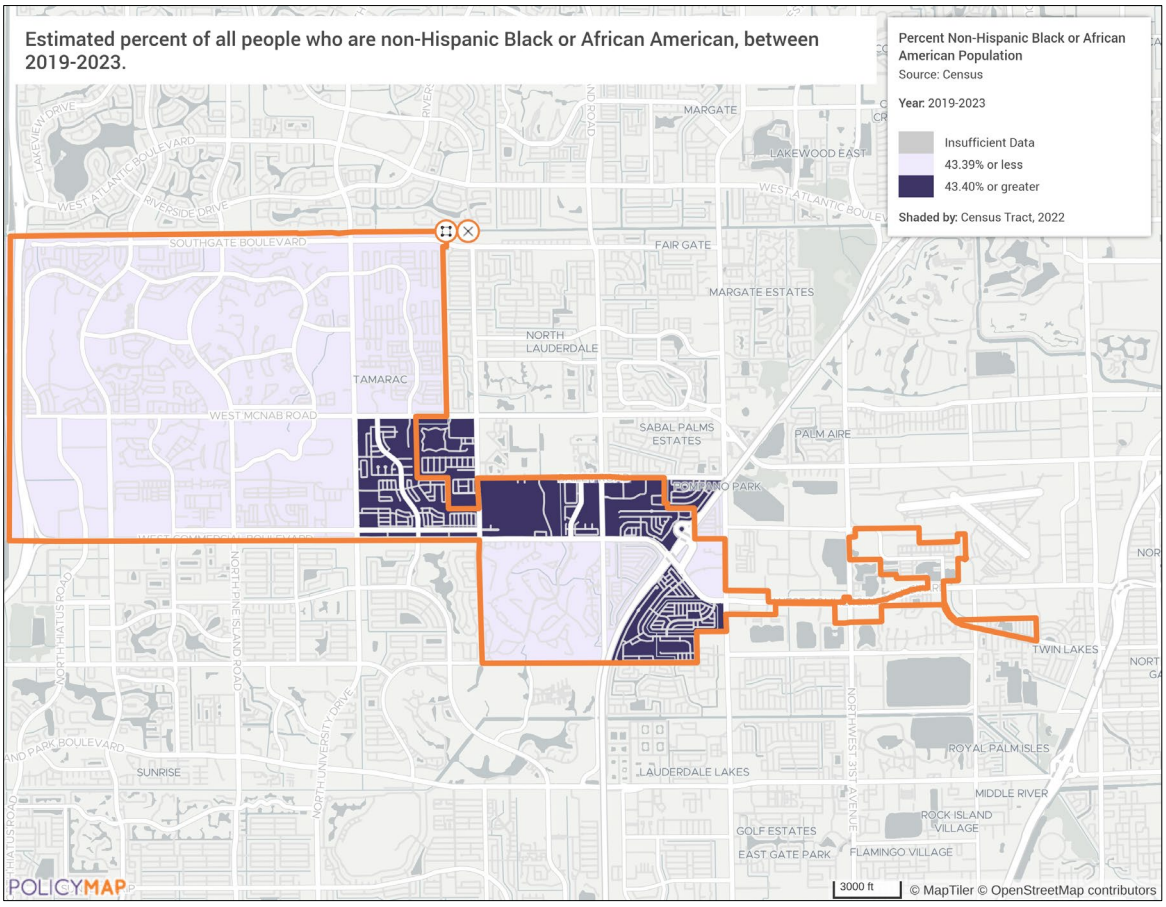
For the purposes of this analysis a “racial or ethnic concentration” will be any Census Tract where a racial or ethnic minority group makes up 10 percent or more of the population than the city as a whole. According to the 2019-2023 ACS 5-Year estimates the racial and ethnic breakdown of Tamarac’s population is:

- Black, non-Hispanic: 33.4%
- White, non-Hispanic: 29.1%
- American Indian and Alaska Native, non-Hispanic: 0.0%
- Asian, non-Hispanic: 2.6%
- Native Hawaiian and Other Pacific Islander, non-Hispanic: 0.1%
- Other Race, non-Hispanic: 0.6%
- Two or More Races, non-Hispanic: 2.8%
- Hispanic or Latino: 31.5%

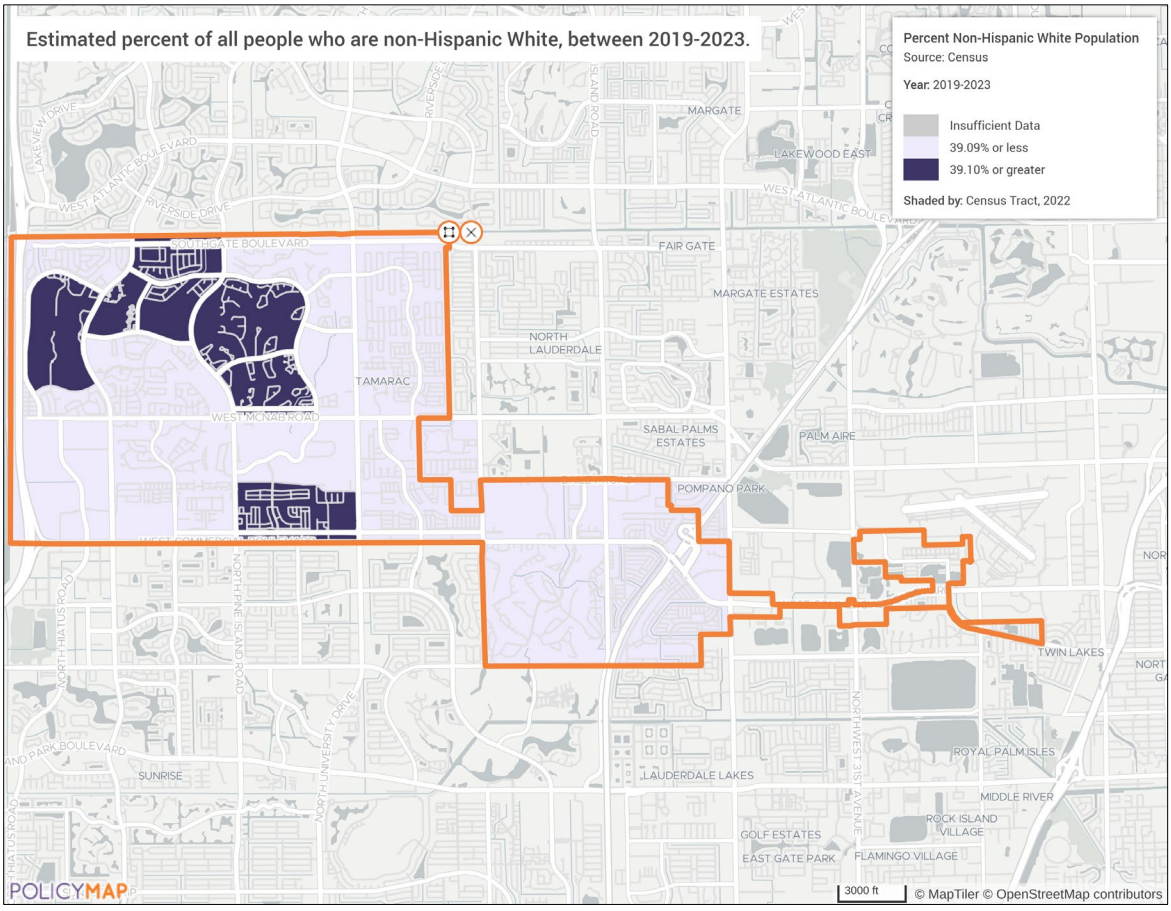
In Tamarac, Black/African American households are the largest demographic group, with significant concentrations in the lower central regions of Tamarac. Tamarac has a higher-than-average concentration

of White and Hispanic households, with these groups making up a significant portion of the community. Other racial or ethnic groups do not display notable concentrations based on the established analysis criteria. The maps below illustrate these racial and ethnic distributions across Tamarac, excluding populations without significant concentrations.

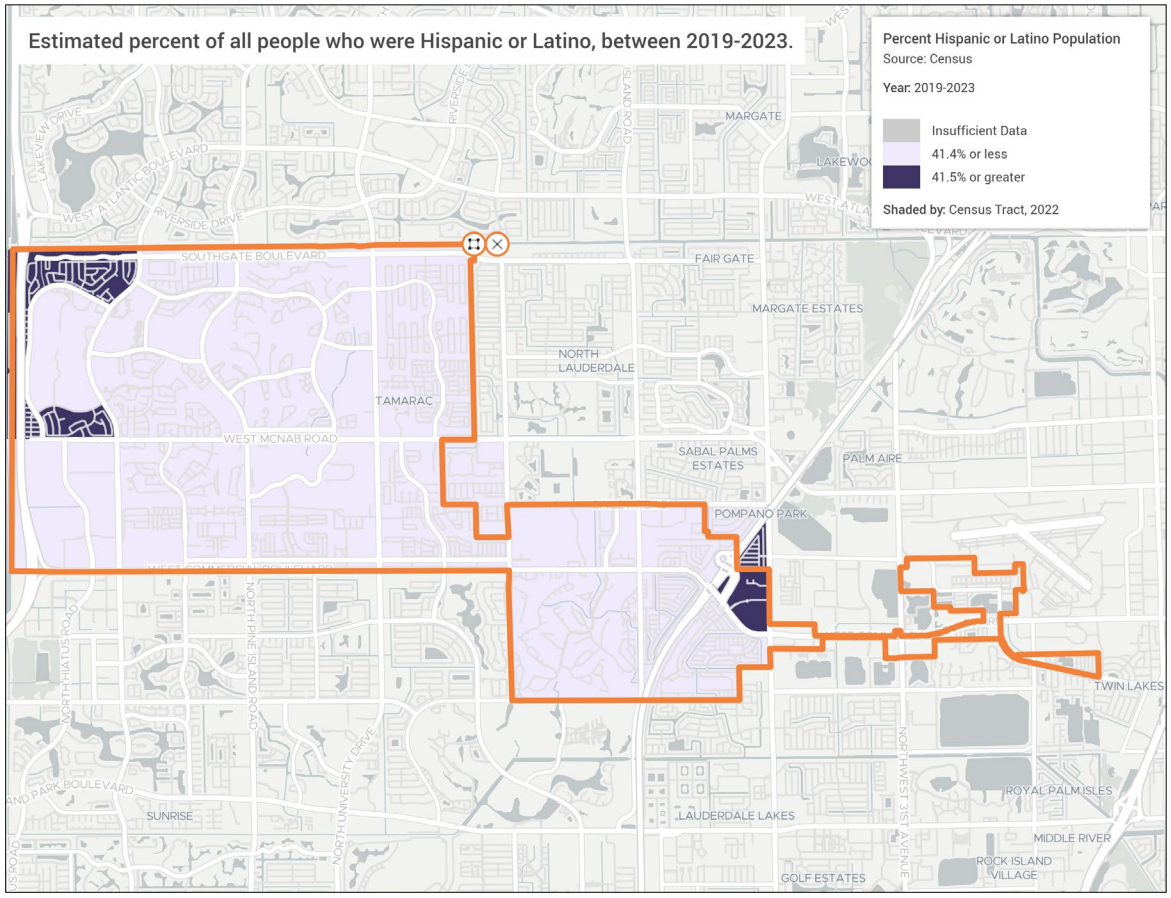
Concentration Black/African American (Non-Hispanic) households over 43.4%



Concentration White (Non-Hispanic) households over 39.1%



Concentration Hispanic / Latino households over 41.5%



Low Income Households

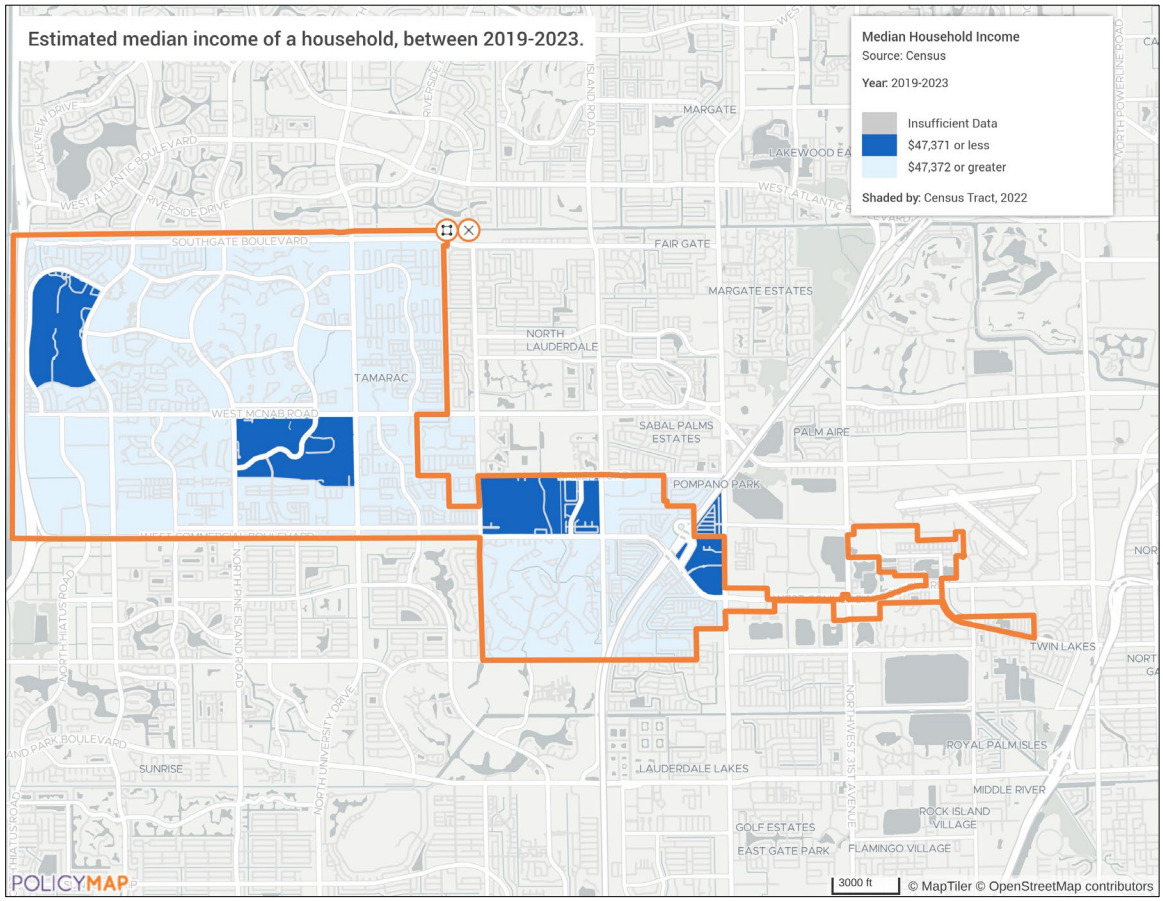
A “low-income concentration” is defined as any census tract where the median household income (MHI) is 80% or less of the median household income for Tamarac. According to the 2019-2023 American Community Survey (ACS) 5-Year Estimates, the Median Household Income (MHI) in Tamarac is $59,216. Based on this threshold, a census tract would be considered to have a low-income (80% MHI or lower) concentration if the median household income for that tract is $47,372 or less. The following Census Tracts have concentrations of low-income households:

Census Tract #12011020417

Census Tract #12011060128

Census Tract #12011060130

Census Tract #12011050309



What are the characteristics of the market in these areas/neighborhoods?

In Tamarac, low-income neighborhoods tend to exhibit a higher proportion of renter-occupied housing units compared to the citywide average. Much of the housing stock in these areas was developed between the 1970s and 1990s, and many units now show signs of aging and require significant repairs or modernization. These neighborhoods have seen limited new residential development in recent years, leading to a shortage of updated, affordable housing options for low- to moderate-income households.

Employment opportunities within Tamarac remain limited, contributing to high rates of commuting to other cities such as Fort Lauderdale for work. Public transportation is a critical resource in these communities, particularly for households without access to a vehicle. Local employment is often concentrated in service-sector jobs that may offer lower wages and fewer opportunities for upward mobility. Combined with aging housing and transportation dependency, these factors contribute to ongoing economic vulnerability in Tamarac's low-income neighborhoods.

Are there any community assets in these areas/neighborhoods?

Tamarac's low-income neighborhoods benefit from a number of location-based and institutional community assets. These include access to key arterial roads, which provide regional connectivity and support commercial activity, as well as public parks, libraries, and local schools that serve as community anchors. In addition, workforce development partners such as OIC of South Florida and CareerSource Broward operate within the region and provide valuable services including job readiness workshops and training programs that benefit residents in or near these neighborhoods.

Faith-based organizations, senior centers, and neighborhood groups also contribute to community cohesion and access to resources. These assets provide social and economic support networks that help mitigate some of the systemic challenges faced in low-income areas.

Are there other strategic opportunities in any of these areas?

Tamarac's low-income neighborhoods present several strategic opportunities for revitalization and dynamic economic development. Targeted investments in public infrastructure—such as roadway resurfacing, sidewalk repairs, stormwater improvements, and street lighting—can enhance neighborhood safety, aesthetics, and mobility. Revitalizing older commercial corridors can also attract small businesses and retail services that meet the needs of local residents while stimulating economic activity.

Improved transit connections, including expanded bus routes and pedestrian infrastructure, could reduce commuting burdens and improve access to employment centers. Additionally, advancing partnerships between the city, educational institutions, and workforce agencies can expand localized training opportunities in high-demand fields. These coordinated efforts can improve economic mobility and foster long-term stability in Tamarac's underserved neighborhoods.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet access is a critical component of modern communication and information-sharing, enabling users to benefit from the growing interconnectedness of business, education, commerce, and everyday activities. Reliable internet connectivity has become essential for success in today's economic landscape. Communities without broadband access face significant challenges in keeping pace with the rest of the country. The lack of broadband infrastructure limits residents' ability to access educational and entrepreneurial opportunities, which is especially concerning in low- to moderate-income (LMI) areas where economic opportunities are often limited.

Research from the Pew Research Center underscores the vital role that high-speed internet plays in enhancing educational and employment opportunities, particularly in underserved communities. The center's studies have shown that individuals with reliable broadband access are more likely to engage in online learning, apply for jobs, and participate in economic activities that can improve their quality of life.

Similarly, reports from the Federal Communications Commission (FCC) highlight the direct correlation between broadband availability and economic development. The FCC's findings indicate that regions with robust internet infrastructure experience higher rates of job creation, educational attainment, and overall community growth.

Tamarac enjoys comprehensive broadband coverage, with the vast majority of the city offering various internet service provider options, including in LMI areas. The average household has access to two (2) broadband-quality internet service options. According to ISPReports.org, Tamarac benefits from a variety of infrastructure options, including cable, fiber, fixed wireless, and DSL. Eighty-Nine percent (89%) of households have an internet connection with the city offering 99.71% availability. Of those households, 78% have fiber, cable, or DSL, 7% have satellite, 0% are still on dial-up, and 4% of households have internet but don't pay for a subscription because it's subsidized by the Affordable Connectivity Program. The map below illustrates broadband availability throughout the city, defined as advertised internet speeds of 768 kilobits per second or higher.

See map: Broadband Access

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

To ensure high-quality broadband service, it is crucial to foster competition among service providers. A lack of competition, where a single provider dominates an area, can diminish the incentive to deliver reliable and consistent services. According to ISPReports.org, Tamarac is served by thirteen (13) internet

providers offering residential service. Among these, Xfinity stands out as the leading provider in terms of coverage and speed. Internet providers throughout the city include:

Xfinity (Fiber and Cable)

EarthLink (Fiber, DSL, and Fixed Wireless)

AT&T (Fiber, DSL, and Fixed Wireless)

Blue Stream Fiber (Fiber and Cable)

Hotwire Communications (Fiber)

Atlantic Broadband (Cable)

T-Mobile Home Internet (Fixed Wireless)

Verizon (Fixed Wireless)

Dish (Satellite)

DirecTV (Satellite)

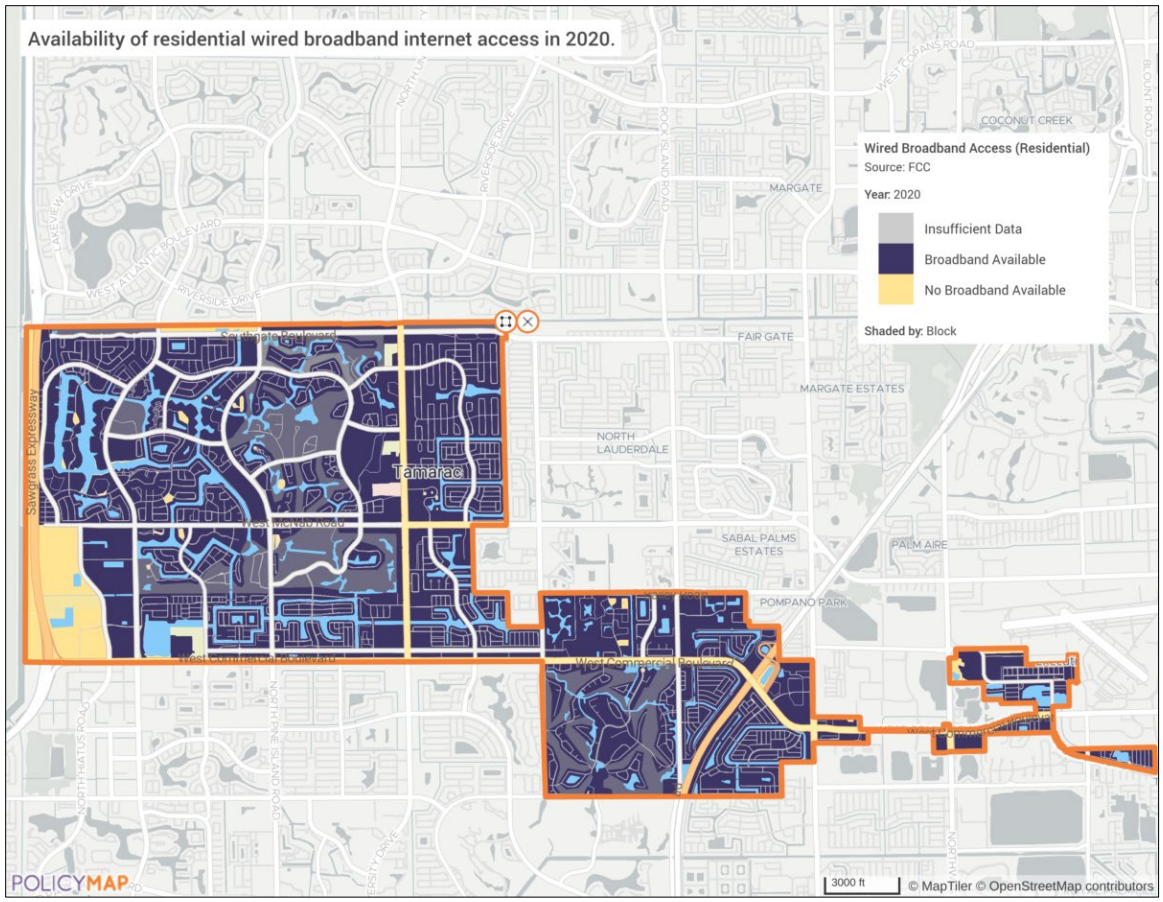
HughesNet (Satellite)

Viasat Internet (Satellite)

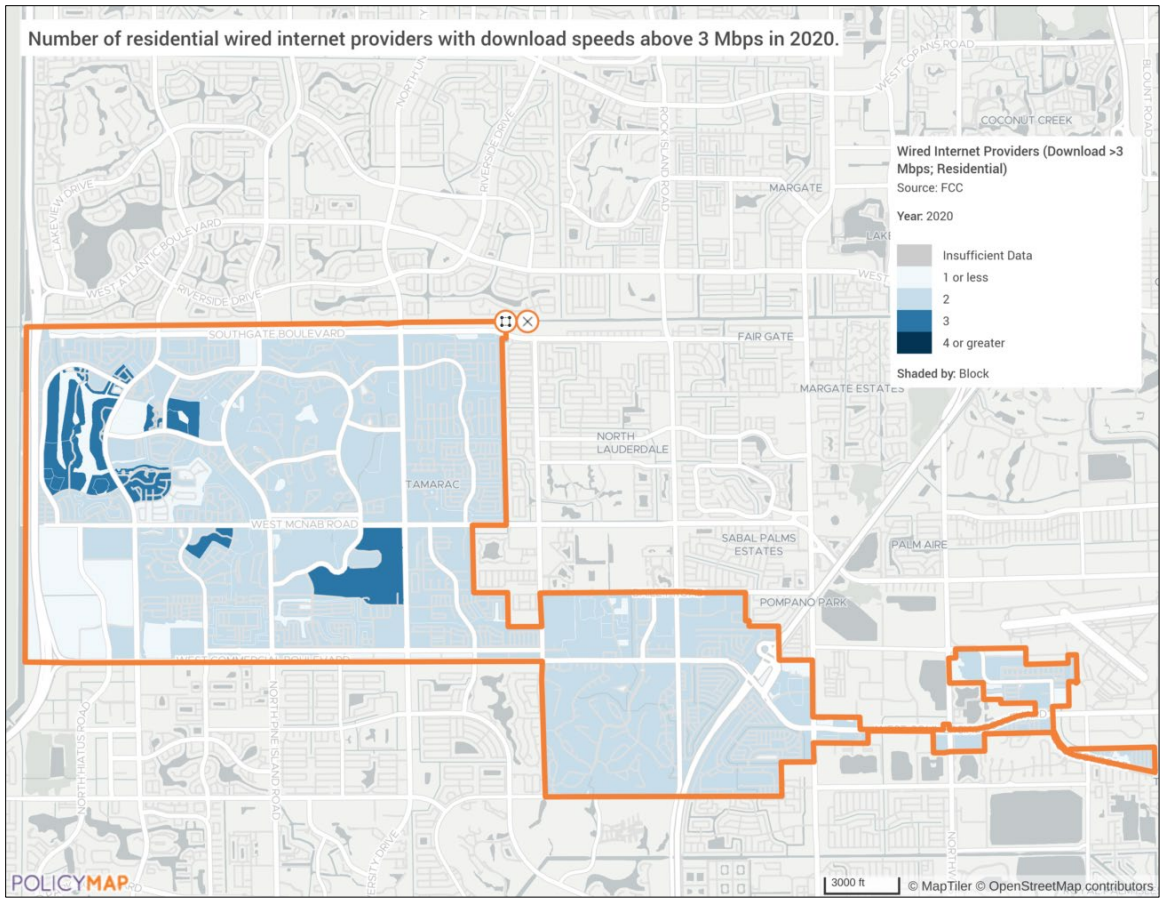
Starlink (Satellite)

The map below shows the number of broadband service providers by census tract. The average Tamarac household has access to two (2) broadband-quality internet service options. Increasing the number of providers could further enhance competition, leading to more dependable and cost-effective service for residents.

See map: Highspeed Internet Providers



Broadband Access



Highspeed Internet Providers

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Tamarac, FL, has historically faced multiple natural hazard risks, including extreme heat, severe thunderstorms, tornadoes, tropical cyclones (hurricanes and tropical storms), coastal erosion, droughts, flooding, and wildfires. Tamarac participates in the Local Mitigation Strategy for Broward County. The 2022 Broward County Emergency Management Enhanced Local Mitigation Strategy (LMS) identifies climate change as a significant factor exacerbating these risks, primarily due to sea level rise, intensified storm events, and increasing temperatures. The probability of high tide flooding is considered "highly likely," with sea levels projected to rise by up to 40 inches by 2070 under the NOAA Intermediate-High scenario, leading to more frequent and severe coastal inundation and storm surges. Inland flooding is also expected to worsen due to reduced drainage capacity in stormwater systems caused by higher sea levels, increasing the risks associated with heavy rainfall and hurricanes. While climate change is expected to intensify hurricanes by increasing storm surge heights, rainfall, and wind speeds, a 2011 South Florida Water Management District (SFWMD) report suggests that rising wind shear over the Atlantic could lead to a 6-34% decrease in the overall number of tropical storms and hurricanes. Additionally, the county anticipates longer and more severe drought periods, which, when combined with higher temperatures, may heighten wildfire risks. Extreme heat events are also increasing, particularly in urban areas, posing significant health risks and placing stress on infrastructure.

Tamarac is an inland city, located approximately 10-15 miles west of the Atlantic coast. However, its close proximity to the coastline makes it especially vulnerable to hazards such as hurricanes, storm surge, coastal erosion, and sea level rise. The LMS highlights significant socioeconomic risks from climate change, particularly property loss, infrastructure damage, and economic vulnerabilities due to rising sea levels. Increased flooding threatens roads, utilities, and drainage systems, leading to costly adaptations. The tourism sector, a key economic driver, is at risk from beach erosion and storm damage. These escalating hazards underscore the necessity for adaptation and mitigation strategies to protect the residents, economy, and environment of Tamarac.

According to the FEMA National Risk Index, Broward County faces significant threats from hurricanes, lightning, tornadoes, and wildfires, challenging the region's resilience and safety. To counter these challenges, proactive measures are essential for fostering resilience in an evolving climate landscape. The Center for Disease Control and Prevention (CDC) emphasizes that climate change, coupled with other environmental and human-made stressors, exacerbates existing health threats and introduces new ones, further emphasizing the need for comprehensive preparedness.

The City of Tamarac is actively strengthening its resilience to mitigate the impacts of climate change. As a Community Rating System (CRS) Community since 1992, the city has implemented several key initiatives over the past five years since 2022. Twice a year, the City distributes a Flood Protection Brochure to all property owners, providing information on the National Flood Insurance Program, the benefits of flood insurance, floodplain development permit requirements, flood warning systems, and flood hazard data. Additionally, the City offers elevation certificates when available and conducts flood zone determinations

using FEMA's Flood Insurance Rate Maps (FIRM) and Special Flood Hazard Area Maps. Tamarac also preserves approximately 1,352 acres of land in designated flood hazard areas as open space to reduce flood risk. All new construction is required to be elevated above the crown of the road in accordance with City ordinances. The Public Works Department maintains a citywide drainage system and conducts site visits to address issues related to flooding, drainage, and stormwater. Community outreach is conducted through neighborhood and homeowners association meetings, as well as through the City's website, to raise awareness about flood-related programs.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income households, whether renting or owning, are particularly vulnerable to climate change and natural disasters due to limited financial resources. Rising electricity and housing costs can push them into unstable living conditions, increasing the risk of homelessness or substandard housing. The 2024 America's Rental Housing Study from Harvard's Joint Center for Housing Studies highlights how escalating insurance premiums and coverage withdrawals in high-risk areas make securing protection against climate-related losses increasingly difficult, while stagnant operating income further limits property owners' ability to invest in climate resilience. The 2021 EPA study on Climate Change and Social Vulnerability reinforces these concerns, revealing that low-income individuals are more likely to live in areas experiencing rising mortality rates from extreme temperatures and face the highest labor hour losses due to weather exposure. Rural communities are especially disadvantaged, often lacking emergency support and resources for climate-related home repairs. As climate threats intensify, strengthening resilience among low- and moderate-income households is essential to ensuring their safety, stability, and long-term well-being.

In Broward County, low- and moderate-income households are among the most vulnerable to natural hazards due to limited financial resources and increased exposure to risk. Access to less financial resources can make it difficult to invest in mitigation measures such as flood insurance or structural reinforcements . The LMS identified 6,982 properties at risk of flooding in Tamarac, accounting for the majority of the 7,227 total at-risk properties, underscoring the urgent need for mitigation efforts and resilient infrastructure to protect homes and residents. Additionally, the Florida Wildfire Risk Assessment System has identified Tamarac as one of the areas in Broward County at the greatest risk for wildfires. Communities with high social vulnerability often experience higher surface temperatures due to urban heat island effects, exacerbating risks associated with extreme heat. However, in some parts of Tamarac, the most vulnerable population did not overlap with communities of relatively higher surface temperatures. These factors, combined with the increased frequency of severe weather events, highlight the urgent need for targeted resilience measures to protect vulnerable populations.

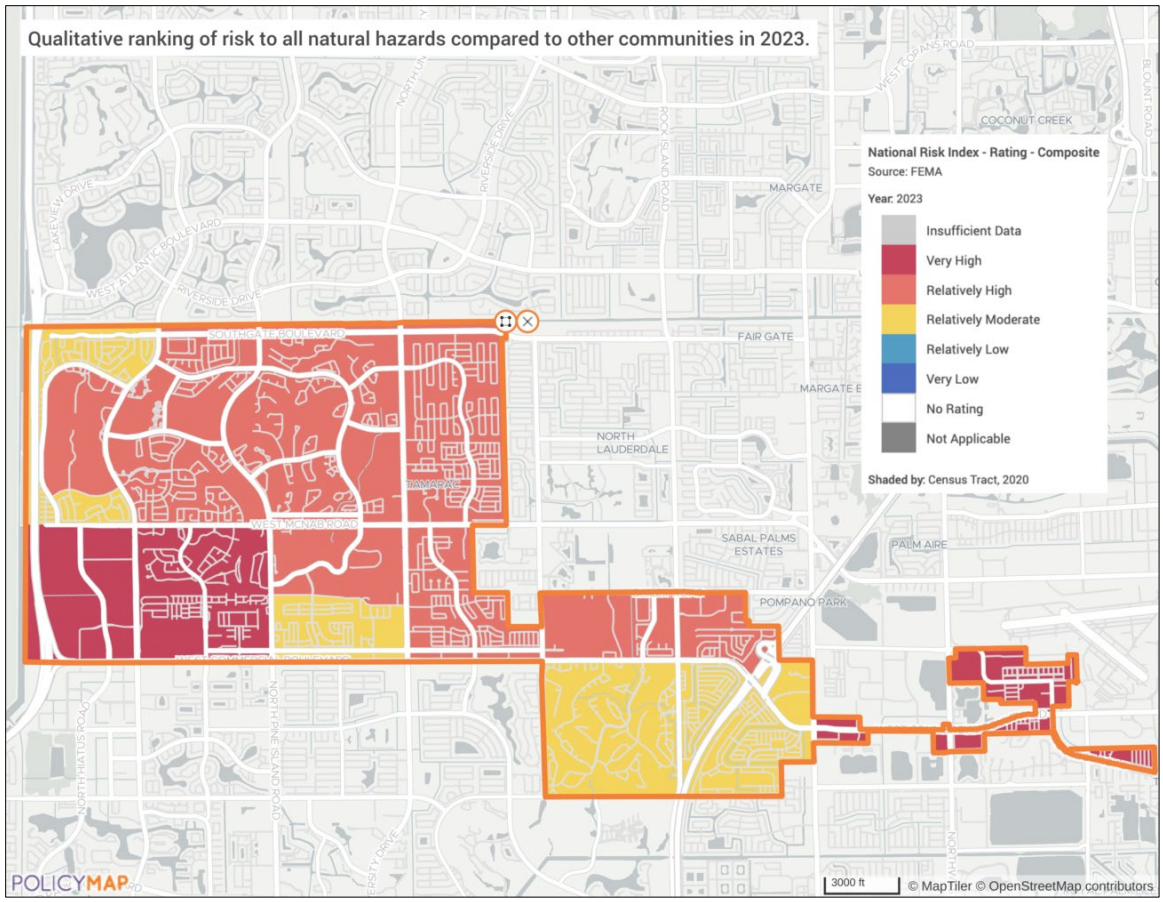
FEMA's National Risk Index identifies Broward County as having a relatively moderate level of community resilience, indicating that its residents have a relatively moderate ability to prepare for, adapt to, and recover from natural hazards. This assessment encompasses six broad categories: social, economic, community capital, institutional, infrastructural, and environmental factors at the county level. The map below illustrates FEMA's qualitative risk to natural hazards at the census tract level within the city,

providing an intuitive way to gauge community risk based on Expected Annual Loss (EAL), Social Vulnerability, and Community Resilience scores.

Risk levels across Tamarac range from relatively moderate to very high. Targeted mitigation could help lower the overall risk and create a more balanced risk profile across the city. These two indexes measure risk from different perspectives—FEMA's risk index evaluates a community's ability to respond to hazards (resilience), while the city's qualitative assessment concentrates on the likelihood and severity of those hazards. This dual approach ensures that resources are allocated where they are most needed, promoting both preparedness and targeted intervention. The city must continue to address these geographic challenges by anticipating, planning, and adapting to the risks associated with climate change and the potential demographic shifts affecting vulnerable communities.

Tamarac takes a comprehensive approach to community education and disaster preparedness. The Tamarac Emergency Management Department, as part of the Fire Rescue Department, provides timely updates through its website and social media platforms. Tamarac Fire Rescue also manages the Community Emergency Response Team (CERT), training individuals in basic disaster response skills to assist their communities and workplaces when professional emergency services are delayed. Residents also have access to the Broward County Emergency Management Department website, social media platforms, and the Alert!Broward emergency notification system. To enhance emergency response efforts, the county maintains a special needs and vulnerable population registry to assist first responders in identifying and aiding at-risk individuals. Additionally, Florida Volunteer Organizations Active in Disaster (VOAD) helps coordinate response efforts, communicate urgent needs to the National VOAD network, and provides critical support to communities affected by disasters.

See map: Risk to All Natural Hazards



Risk to All Natural Hazards

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines the City of Tamarac's housing and community development strategy for the 2025-2029 Consolidated Plan. The plan defines how the City intends to use CDBG funds toward HUD's statutory goals of providing a suitable living environment and safe, decent and affordable housing for low- to moderate-income (LMI) households and special need groups in the City.

Through data analysis in the Needs Assessment and Market Analysis, and a comprehensive citizen participation process that involved input from community residents and local stakeholder organizations, the City was able to identify the priority needs that exist in Tamarac. The goals developed in the Strategic Plan address these needs over the next five-year period.

The City does not allocate funding based solely on geographic requirements. However, it will consider investments in both low/mod areas and for eligible individuals and households citywide in its five-year plan. Low/mod areas (LMA) are primarily residential and have at least 51 percent of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. Eligible activities that may have LMA benefits are public improvements such as those to neighborhood facilities, community centers or infrastructure like streets and sidewalk. The City also provides assistance to low- and moderate-income individual clientele (LMC) and households (LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and is based on eligibility. These benefits are associated with direct services to individuals and families that are not targeted to areas; however, must meet income qualifications in order to be eligible.

The following are the three (3) priority needs and associated goals identified in the Strategic Plan. More details of the priority needs are given in the SP-25 and the goals are detailed in the SP-45.

Priority Need: Public Services & Quality of Life Improvements
1A Provide Supportive Services LMI & Special Needs

Priority Need: Preserve & Develop Affordable Housing
2A Affordable Housing Preservation

Priority Need: Effective Program Management
3A Effective Program Management

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

1	**Area Name:**	Citywide Low/Mod Eligible
	Area Type:	Other
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Citywide Low/Mod Areas in Tamarac are block group tracts where at least 51 percent of the residents are low- and moderate-income persons. HUD designates this objective as a low/mod area benefit (LMA). The City also provides assistance to low- and moderate-income clientele (individuals) and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and is based on eligibility. These benefits are associated with direct services to individuals and families that are not targeted to areas; however, must meet income qualifications in order to be eligible.
	Include specific housing and commercial characteristics of this target area.	The population of Tamarac has grown 17% in the past decade; however a large portion of old housing units still remain. In particular for low/mod income neighborhoods, there have been limited new residential development in recent years, leading to a shortage of updated, affordable housing options for low- to moderate-income households. An estimated 50% of all owner-occupied units and 43% of renter-occupied were built before 1980 (Source: 2019-2023 ACS). Older housing units may also have higher maintenance needs, and a greater risk of lead-based paint hazards.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	As part of the Consolidated Plan development process, Tamarac held two public hearings and provided a public comment period to give citizens a chance to review and comment on the plan. Additionally, the City consulted with local community stakeholders to identify housing and community development needs. Finally, a community survey was also made available online for public input.

	Identify the needs in this target area.	Affordable housing development and preservation is a priority for the City and its residents. As with many cities across the country, cost burden is the biggest housing issues in Tamarac. Almost half of homeowners with a mortgage (49%) and over two-thirds of renters are cost burdened (72%). As noted earlier, almost half of owner-occupied housing and 43% of renter-occupied were built before 1980 (Source: 2019-2023 ACS). The NA-50 has identified that Tamarac has a need for public infrastructure improvements, especially in neighborhoods with significant LMI populations. Specific needs include stormwater drainage systems, enhancing street and sidewalk safety, improving pedestrian connectivity, and modernizing ADA infrastructure to create a more walkable, flood-resilient, and accessible environment. Public services for LMI individuals and families are also a priority for Tamarac. As reported in the NA-50, there is a need to enhance public services that address the needs of its most vulnerable populations, including seniors, LMI residents, individuals with disabilities, and households facing economic instability. Priority service areas include senior wellness programming, youth enrichment, mental and behavioral health services, job readiness and workforce development, and food and utility assistance.
	What are the opportunities for improvement in this target area?	Affordable housing rehab activities will maintain and preserve the affordable housing stock for low- to moderate-income households in the City. Public services will help improve the quality of life for senior residents, provide opportunities for youth, and address housing instability and homelessness. Additionally, fostering partnerships between the City, educational institutions, and workforce agencies can expand localized training opportunities in high-demand fields. These coordinated efforts can improve economic mobility and foster long-term stability in Tamarac's underserved neighborhoods.
	Are there barriers to improvement in this target area?	Access to funding is a barrier to improvements in the City of Tamarac.

Table 11 - Geographic Priority Areas

General Allocation Priorities

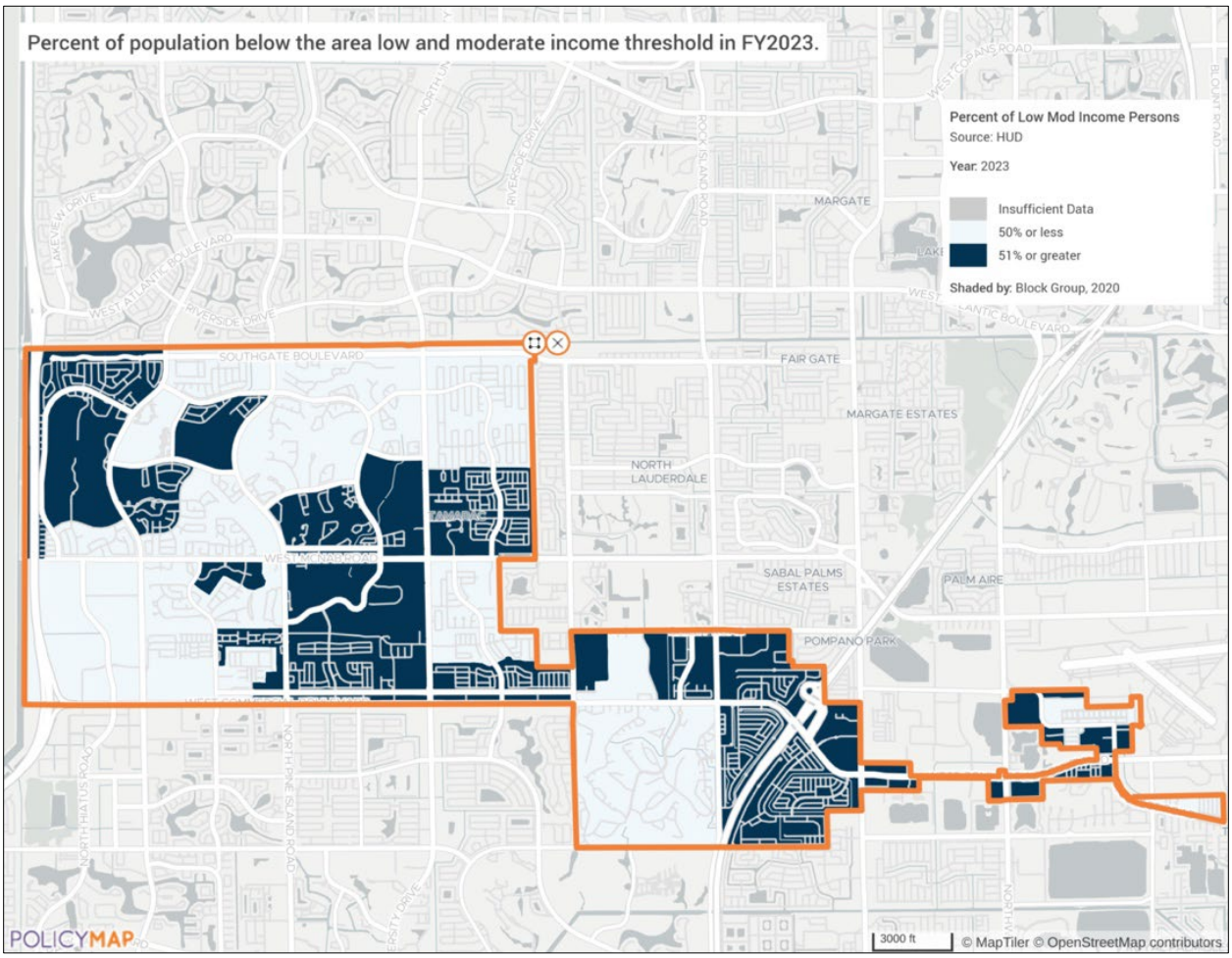
Describe the basis for allocating investments geographically within the jurisdiction

The City of Tamarac does not necessarily target funds geographically; however, funds must serve low- and moderate-income individuals and families or be directed towards neighborhoods with a majority low/mod income population.

Direct services such as public services and affordable housing rehabilitation are based on household income eligibility rather than area benefit. For example, when planned activities are intended to serve individuals or households directly, beneficiaries must meet income qualifications, as well as residency requirements (residing within the City), in order to receive assistance from the program. These benefits are defined for individuals as low/mod clientele (LMC), or for low/mod households (LMH). City staff and/or one of its subrecipient agencies will complete an application and determine the eligibility of the applicant before the activity is initiated.

Public facility and infrastructure improvement activities will serve a community or neighborhood. These activities are said to have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Low/Mod Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (or 51%). This objective is defined by HUD as a low/mod area (LMA) benefit.

To determine LMI tracts the City utilizes HUD’s CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: https://www.hudexchange.info/programs/acs-low-mod-summary-data/.



FY 2023 Low-Mod Block Group Tracts (HUD LMISD)

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

1	**Priority Need Name**	Public Services & Quality of Life Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	1A Provide Supportive Services LMI & Special Needs
	Description	There is a need for supportive services to help assist and improve the lives of LMI households and special needs populations in the City. As identified in the NA-50, there is a need to enhance public services that address the needs of its most vulnerable populations, including seniors, LMI residents, individuals with disabilities, and households facing economic instability. The City coordinated with nonprofit partners, health agencies, and local organizations to identify service delivery gaps and emerging challenges.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need to Provide Supportive Services for LMI & Special Needs was identified. Public services offered by the City and partner non-profit organizations provide essential services for the elderly, youth and families at-risk of housing instability. The basis for this need is to provide access to services and sustainability for LMI residents.
3	**Priority Need Name**	Preserve & Develop Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	2A Affordable Housing Preservation

	Description	The preservation and development of affordable housing is a priority need for low- to-moderate income (LMI) households in Tamarac. Housing cost burden is one of the largest housing problems in the City. According to the 2019-2023 ACS data, almost half of homeowners with a mortgage (49%) and over two-thirds of renters are cost burdened (72%), which is defined as paying more than 30% of income towards housing costs. To compound this issue, a large portion of housing is also very old. An estimated 50% of all owner-occupied units and 43% of renter-occupied were built before 1980 (Source: 2019-2023 ACS). LMI households are more likely to occupy older housing units and are also more likely to face housing instability in times of crisis.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder the need to preserve and develop affordable housing was identified. The basis is to create or maintain affordable housing for LMI residents in Tamarac.
5	**Priority Need Name**	Effective Program Management
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	3A Effective Program Management
	Description	Effective program management will include general administration and planning of the CDBG grant program, monitoring subrecipients, reporting and managing grant financials. Planning involves the development of AAPs, annual reports, and meeting citizen participation requirements.
	Basis for Relative Priority	There is a need to provide effective management of the CDBG grant program that will ensure compliance and regulation of the grant. Effective program administration ensures that the City meets the established objectives in the plan.

Table 12 – Priority Needs Summary

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Tamarac anticipates receiving an annual allocation of $496,342 for its Community Development Block Grant (CDBG) program. As a recipient of HUD Entitlement CDBG funds, the City plans to allocate this funding based on the priority needs outlined in the Consolidated Plan. These priorities include public services, homeowner rehabilitation, and program administration. PY 2025 marks the first year of the Consolidated Plan, and the City anticipates receiving a similar amount throughout the remaining years of the plan period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	496,342.00	0.00	0.00	496,342.00	1,985,368.00	PY 2025 is the first year of the Consolidated Plan, and the expected amount available for the remainder of the plan is 4x more years of the annual allocation.

Table 13 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City's CDBG program does not require match funding. However, public service programs funded by CDBG are encouraged to seek additional state and local funds. CDBG funds are used to leverage these additional resources.

The City of Tamarac has additional resources to help address its priority needs. As a member of the Broward County HOME Consortium, the City receives HOME funds annually, which help with affordable housing preservation activities. The County HOME Consortium administers the HOME funds and is responsible for the planning and reporting of those funds. The City also received State Housing Initiative Partnership (SHIP) funds for its housing rehabilitation program. Affordable housing preservation will remain a priority for the City of Tamarac, and housing rehab will remain a key activity across all funding sources.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

The City does not currently own any properties within its jurisdiction that could be used to address the public service and affordable housing needs identified in the plan.

Discussion

The City will continue to seek feasible development opportunities for affordable housing in Tamarac.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
TAMARAC	Government	Non-homeless special needs Ownership Planning Public Services	Jurisdiction
BROWARD COUNTY	Government	Homelessness Public Housing Rental	Region
BROWARD COUNTY HOUSING AUTHORITY	PHA	Public Housing Rental	Region
BROWARD COUNTY HOMELESS INITIATIVE PARTNERSHIP	Continuum of care	Planning Homelessness	Region
MEALS ON WHEELS SOUTH FLORIDA	Nonprofit	Non-homeless special needs Public Services	Jurisdiction
VOICES FOR CHILDREN OF BROWARD	Nonprofit	Non-homeless special needs Public Services	Jurisdiction

Table 14 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Tamarac's Community Development Department, Housing Administration Division, is responsible for the administration of the Community Development Block Grant (CDBG) program. As a member of the Broward County HOME Consortium, the City also received HOME funds to help with affordable housing initiatives by the City. In addition, the City actively participates as a member of the Broward County Continuum of Care (CoC).

The City's Service Delivery System is largely conducted by City staff. Public Services are provided by the City's grant funds and carried out by local public services agencies and non-profit agencies specializing in the particular service needed such as senior services or youth services.

The City's Housing programs will continue to be administered in-house by City staff. Internal City staff, committees, and Boards will review and recommend activities to be carried out under the Consolidated Plan. Additional input will be sought from outside agencies for the formulation of unmet needs and activities to address them.

The primary gap in the delivery system is the general lack of funds available to address all the needs in the City, in particular housing needs as costs continue to rise and affordability becomes out of reach for LMI

households. The City will continue to explore additional funding sources to leverage its federal, state, and local resources.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance			
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse			
Child Care	X		
Education			
Employment and Employment Training			
Healthcare	X		
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			
Other			

Table 15 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Tamarac collaborates with the Broward County Homeless Initiative Partnership (HIP) to provide services that address homelessness within the city. HIP is the lead agency for the Broward County Homeless Continuum of Care (CoC) Board and the Homeless Management Information System (HMIS). Serving as the county's central point for planning and coordinating services for homeless individuals and families, HIP acts as the staff for the CoC Board and communicates directly with the Board to address the homeless needs throughout the county.

The CoC utilizes the Coordinated Entry Assessment System process, which helps to coordinate target homeless groups with housing and community resources. These groups include chronically Homeless Households; children and families; unaccompanied youth; veterans; those at-risk and the chronically homeless. The Coordinated Entry Assessment System helps to prevent these groups from becoming homeless.

The Continuum of Care (CoC) manages the Homeless Management Information System (HMIS), which is a web-based application designed to collect demographic information and report service outcomes for individuals experiencing homelessness in the CoC area. HMIS allows homeless service providers to gather consistent client information over time. This system plays a vital role in streamlining client services, informing public policy decisions, improving coordination among providers of housing and services for homeless individuals, and supporting advocacy efforts. Additionally, it helps the CoC establish policies that lead to targeted services aimed at reducing the duration of homelessness. Analyzing the information collected through HMIS is essential for accurately assessing the size, characteristics, and needs of homeless populations. This data is crucial for service planning, system improvements, and advocacy efforts.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

One of the strengths in service delivery is the number of local service providers and agencies across the county dedicated to ending homelessness. These organizations can be found on the Broward County Homeless Initiative Partnership website. Local providers and the Stakeholders Council meet monthly to discuss the needs and initiatives related to homelessness in the county. Their coordination includes countywide homeless prevention initiatives and reports from the Point-in-Time homeless count.

The primary gap in the City's delivery system is the lack of current funding available to address all the needs of the most vulnerable living in Tamarac.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Funding for addressing homelessness in Tamarac is limited. Recent Point-in-Time (PIT) counts from Broward County indicate that Tamarac has generally accounted for around 1% or less of the total homeless population in the county. Although the number of homeless individuals in Tamarac is relatively low compared to other cities in the Consortium, the city will continue to collaborate with the Broward County Homeless Initiative Partnership for homelessness prevention activities and will actively participate in the Point-in-Time homeless count reports.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Provide Supportive Services LMI & Special Needs	2025	2029	Non-Homeless Special Needs	Citywide Low/Mod Eligible	Public Services & Quality of Life Improvements	CDBG: $372,252	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
2	2A Affordable Housing Preservation	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Preserve & Develop Affordable Housing	CDBG: $1,613,125	Homeowner Housing Rehabilitated: 30 Household Housing Unit
3	3A Effective Program Management	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Effective Program Management	CDBG: $496,337	Other: 5

Table 16 – Goals Summary

Goal Descriptions

1	**Goal Name**	1A Provide Supportive Services LMI & Special Needs
	Goal Description	The City will provide vital supportive service activities benefiting LMI individuals and special needs groups such as seniors and other vulnerable population.
2	**Goal Name**	2A Affordable Housing Preservation
	Goal Description	The City will assist low- to moderate-income households with homeowner housing rehabilitation activities (including Rehabilitation Service Delivery).
3	**Goal Name**	3A Effective Program Management
	Goal Description	The City will provide effective program management of the CDBG grant program to ensure compliance with grant regulations and that the program activities meet their established objectives. Planning will involve the development of annual action plans, reports, fair housing outreach and citizen participation requirements.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates that over the five-year period of the 2025-2029 Consolidated plan, it will assist low- to moderate-income household with affordable housing activities:

Homeowner Housing Rehabilitated: 30 Household Housing Units

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Housing Administration Division will continue to provide lead-based paint assessments and abatement on properties identified and containing hazards. A lead-based paint review of all properties constructed prior to 1978 is required and conducted prior to providing assistance. The City will also provide lead-based paint education during mandatory workshops for all clients assisted with CDBG funds under the Owner-Occupied Minor Home Repair program.

How are the actions listed above related to the extent of lead poisoning and hazards?

According to 2019-2023 ACS data, an estimated 11,941 owner-occupied housing units and 3,193 renter-occupied units were built before 1980. That amounts to an estimated 50% of homeowner-occupied and 43% of renter-occupied housing units built before 1980, which represents a significant number of homes with potential for LBP hazards.

According to the Centers for Disease Control and Prevention, children under the age of 6 are at greatest risk for health problems caused by lead exposure. Exposure to lead can seriously harm a child's health and cause well-documented health effects, including damage to the brain and nervous system, slowed growth and development, learning and behavior problems, and hearing and speech problems. If any child under the age of 6 tests for lead poisoning, the City will refer the family immediately to the local health department.

How are the actions listed above integrated into housing policies and procedures?

See above. It is the policy of the City to provide a lead-based paint review of all properties constructed prior to 1978 is conducted prior to providing assistance through the CDBG Owner-Occupied Minor Home Repair program. The City will also provide lead-based paint education during mandatory workshops for all clients assisted with CDBG funds in the rehab program.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The activities identified in this plan work directly to reduce poverty among low- to moderate-income households and special needs groups. Affordable housing preservation activities such as the Minor Home Repair program maintain housing conditions for low- to moderate-income households. Through rehabilitation activities, housing preservation protects the value of the home, which is an essential driver of wealth. Senior programs such as meal services for the elderly offset other basic living costs and help them to remain independent. Youth services are provided to offer access to opportunities and help improve the quality of life for these individuals.

The City will continue to dedicate most of its federal and state funding to affordable housing strategies and coordinate with the Broward County Homeless Initiative Partnership (HIP) and the Broward County Homeless Continuum of Care (CoC) to support additional programs to limit poverty among Tamarac residents. Housing counseling, debt management, credit repair, and other social services are provided through various partners available to assist residents in financial crises.

The City will continue to ensure compliance with Section 3 requirements. Section 3 helps to establish more economically sustainable communities by ensuring that employment and other economic opportunities generated by Federal assistance (such as the CDBG program) for development programs are directed towards very low- and low-income persons to the greatest extent possible, and in particular to those who are recipients of the Federal assistance.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

During the five-year Consolidated Plan period, Tamarac will select projects for funding that are designed to reduce the number of persons in poverty. The City will collaborate with other departments, nonprofit service providers and local/county organizations that operate programs which similarly have a goal of reducing the poverty level in the City. Actions that the City will implement over the 2025-2029 Consolidated Plan include:

- Fund housing rehabilitation activities for LMI homeowner households;
- Fund supportive services for LMI individuals to help improve their quality of life;
- Fund housing services for LMI households that help alleviate housing instability that may lead to homelessness.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Tamarac CDBG program is subject to monitoring by HUD. The City uses HUD's monitoring guide as a standard for implementing and monitoring its Housing programs. The City accomplishes its monitoring standard by performing ongoing program reviews, on-site monitoring, and financial reviews. These reviews include but are not limited to the monitoring of actual performance versus proposed performance, ensure that proper paperwork and documentation are retained, ensure timely use of funds, review of client files for eligibility and continuous review of request for reimbursement packages.

In addition, the City ensures that all applicable regulations and policies from various Federal and State agencies such as labor standards, environmental standards, and fair housing, as applicable to the programs, are incorporated in the monitoring of the Housing programs. The City also monitors timeliness of expenditures of program funds as well as to ensure that accurate information is reported in the IDIS system.

Additional monitoring procedures and standards are outlined in the sub-recipient funding agreement between the City of Tamarac and Broward County. These monitoring standards and procedures include a timetable/schedule for projects, specific work tasks, a start-up date, and a completion date. Sub-recipients are also required to submit Monthly Progress Reports, chronologically detailing the steps taken to meet the quantifiable objectives enumerated. Monthly Progress Reports are intended to provide an update on a sub-recipient's progress in meeting agreed upon objectives; they should include federally mandated reporting information.

The City also monitors its sub-recipients for public services, such as Meals on Wheels South Florida who facilitate the Feeding Seniors Program, and Voices for Children of Broward who facilitate the Preventive and Intervention Services for Youth. Through desk audits, Housing staff reviews the back-up documentation provided by these agencies to ensure compliance is being met.

Comprehensive planning requirements include the development and consolidated plan process of the 5-Year ConPlan, the AAP, and CAPER. Citizen participation is a vital part of the consolidated plan process and the City will make sure to follow its HUD approved Citizen Participation Plan (CPP) which helps guide the City to gather feedback from citizens which is an essential component in identifying the priority housing and community development needs in Tamarac. These priority needs form the basis of the City's Strategic Plan in the ConPlan and annual goals and activities carried out in each subsequent AAP.

The ConPlan is developed every 5 years, with identified priority needs and goals to address these

needs. Each year of the 5-Year plan, the City develops an AAP which identifies the projects and activities that will address and further the goals of the plan. This plan is required to be submitted to and approved by HUD each year to receive CDBG funding annually. At the end of each AAP program year, the City will report on the accomplishments and performance of the program through the CAPER. Citizen participation is required in the development of each of these stages as per 24 CFR 91.105.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Tamarac anticipates receiving an annual allocation of $496,342 for its Community Development Block Grant (CDBG) program. As a recipient of HUD Entitlement CDBG funds, the City plans to allocate this funding based on the priority needs outlined in the Consolidated Plan. These priorities include public services, homeowner rehabilitation, and program administration. PY 2025 marks the first year of the Consolidated Plan, and the City anticipates receiving a similar amount throughout the remaining years of the plan period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	496,342.00	0.00	0.00	496,342.00	1,985,368.00	PY 2025 is the first year of the Consolidated Plan, and the expected amount available for the remainder of the plan is 4x more years of the annual allocation.

Table 17 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City's CDBG program does not require match funding. However, public service programs funded by CDBG are encouraged to seek additional state and local funds. CDBG funds are used to leverage these additional resources.

The City of Tamarac has additional resources to help address its priority needs. As a member of the Broward County HOME Consortium, the City receives HOME funds annually, which help with affordable housing preservation activities. The County HOME Consortium administers the HOME funds and is responsible for the planning and reporting of those funds. The City also received State Housing Initiative Partnership (SHIP) funds for its housing rehabilitation program. Affordable housing preservation will remain a priority for the City of Tamarac, and housing rehab will remain a key activity across all funding sources.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

The City does not currently own any properties within its jurisdiction that could be used to address the public service and affordable housing needs identified in the plan.

Discussion

The City will continue to seek feasible development opportunities for affordable housing in Tamarac.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Provide Supportive Services LMI & Special Needs	2025	2029	Non-Homeless Special Needs	Citywide Low/Mod Eligible	Public Services & Quality of Life Improvements	CDBG: $74,450	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
2	2A Affordable Housing Preservation	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Preserve & Develop Affordable Housing	CDBG: $322,625	Homeowner Housing Rehabilitated: 6 Household Housing Unit
3	3A Effective Program Management	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Effective Program Management	CDBG: $99,267	Other: 1

Table 18 – Goals Summary

Goal Descriptions

1	**Goal Name**	1A Provide Supportive Services LMI & Special Needs
	Goal Description	The City will provide vital supportive service activities benefiting LMI individuals and special needs groups such as seniors and other vulnerable population.
2	**Goal Name**	2A Affordable Housing Preservation
	Goal Description	The City will assist low- to moderate-income households with homeowner housing rehabilitation activities (including Rehabilitation Service Delivery).
3	**Goal Name**	3A Effective Program Management
	Goal Description	The City will provide effective program management of the CDBG grant program to ensure compliance with grant regulations and that the program activities meet their established objectives. Planning will involve the development of annual action plans, reports, fair housing outreach and citizen participation requirements.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The projects outlined in the PY 2025 Annual Action Plan (AAP) aim to fulfill HUD's statutory goals of providing a suitable living environment and ensuring affordable, decent housing for low- to moderate-income individuals. The following projects specifically address the priority needs and objectives identified in the Consolidated Plan.

#	Project Name
1	CDBG Program Administration
2	CDBG Public Services
3	CDBG Housing Rehab

Table 19 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Tamarac's primary focus is maintaining affordable housing and public services for all low-to-moderate-income residents, including those with special needs.

There is a need to preserve affordable housing in Tamarac. The age and condition of the housing stock necessitates housing assistance for both current and incoming homeowners. The City remains committed to promoting high-quality housing development that is affordable for residents, as well as ensuring the proper maintenance of the City’s existing housing stock. The housing rehabilitation program can help achieve this goal over the five-year strategic planning period.

The City has recognized that providing essential public services for low-to-moderate-income individuals and the special needs population is a top priority. The senior population particularly depends on the City to offer social services that address their needs or to collaborate with agencies that can provide various services, such as food delivery. Additionally, there is a need for activities that support youth, as well as preventive and intervention services, enrichment programs, and educational workshops.

The CDBG program has grant allocation requirements, which influence project funding. The grant cap for administration costs is 20%, and the grant cap for public services is 15%.

The major obstacle is the general lack of funding to address all the needs of LMI residents in Tamarac. Both federal CDBG and state SHIP allocations fluctuate from year to year, making it difficult to plan for the future and meet the needs of the underserved.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG Program Administration
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	3A Effective Program Management
	Needs Addressed	Effective Program Management
	Funding	CDBG: $99,267.00
	Description	Administration of CDBG in PY 2025.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide, eligible.
	Planned Activities	Administration of the CDBG program (21A)
2	**Project Name**	CDBG Public Services
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	1A Provide Supportive Services LMI & Special Needs
	Needs Addressed	Public Services & Quality of Life Improvements
	Funding	CDBG: $74,450.00
	Description	The CDBG Public Services project will provide funding for public service activities benefiting the LMI and special needs population (youth and seniors).
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
	Location Description	Citywide, eligible.
	Planned Activities	Planned public service activities include senior services, 30 LMI assisted (05A); youth services, 50 LMI assisted (05D); and housing counseling services, 20 LMI assisted (05U).

3	**Project Name**	CDBG Housing Rehab
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	2A Affordable Housing Preservation
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	CDBG: $322,625.00
	Description	The Housing Rehabilitation Project will provide funding for residential rehabilitation, specifically Minor Home Repairs, for at least six (6) low to moderate-income households facing conditions that jeopardize the health, safety, and welfare of their occupants. Additionally, this project will cover the costs associated with housing rehabilitation delivery and will be implemented citywide.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 6 Household Housing Unit
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include Owner-Occupied Rehabilitation activities through the Minor Home Repair program and Rehabilitation Delivery Costs, 6 LMI households assisted (14A).

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG programming funds are available throughout the City; however, funds must be targeted towards low/moderate tracts, eligible low- and moderate-income individuals and households, or special needs groups. The City has identified eligible project locations as low/moderate census block group tracts.

Low-Income Households Concentration

A "low-income concentration" is any census tract where the median household income (MHI) is 80% or less than the MHI for the City of Tamarac. According to the 2019-2023 ACS 5-Year Estimates, the MHI in Tamarac is $59,216. A tract is considered to have a low-income concentration if the MHI is $47,373 or less. There are four tracts scattered across the City with a concentration: 204.17, 503.09, 601.28 and 601.30. For a map displaying a concentration of low/mod households, see the MA-50.

Race/Ethnic Minority Concentration

A "racial or ethnic concentration" is any census tract where a racial or ethnic minority group makes up 10% or more of that group's citywide percentage. Data was taken from the 2019-2023 ACS 5-Year estimates. Due to the small sample size, only racial or ethnic groups that make up at least 1% of the City's population were analyzed.

Black or African American, non-Hispanic: This group makes up 33.4% of the citywide population, and a census tract is considered a concentration if 43.4% of the population is part of this racial group. There are no census tracts with a concentration. There are four tracts in the eastern part of the City with a concentration: 503.16, 601.05, 601.07 and 601.07. Tract 502.07 is partially located in the City and also has a concentration.

Asian, non-Hispanic: Approximately 2.6% of the City population identifies as Asian. A census tract is considered a concentration if 12.6% of the population is part of this racial group. There are no census tracts with a concentration.

Hispanic: Hispanics make up 31.5% of the City's population, and a census tract is considered a concentration if 41.5% of the population is part of this racial group. There are two tracts with a concentration: 204.16 at the northwest corner of the City, and 503.09 in the eastern part of Tamarac.

Geographic Distribution

Target Area	Percentage of Funds
Citywide Low/Mod Eligible	100

Table 20 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Tamarac does not necessarily target funds geographically; however, funds must serve low- and moderate-income individuals and families or be directed towards neighborhoods with a majority low/mod income population.

Direct services such as public services and affordable housing rehabilitation are based on household income eligibility rather than area benefit. For example, when planned activities are intended to serve individuals or households directly, beneficiaries must meet income qualifications, as well as residency requirements (residing within the City), in order to receive assistance from the program. These benefits are defined for individuals as low/mod clientele (LMC), or for low/mod households (LMH). City staff and/or one of its subrecipient agencies will complete an application and determine the eligibility of the applicant before the activity is initiated.

Public facility and infrastructure improvement activities will serve a community or neighborhood. These activities are said to have an "area-wide" benefit. Per HUD requirements, these areas must be within an eligible Low/Mod Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (or 51%). This objective is defined by HUD as a low/mod area (LMA) benefit.

To determine LMI tracts the City utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: https://www.hudexchange.info/programs/acs-low-mod-summary-data/.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Throughout the year, City staff participate in various community events, outreach efforts, educational workshops, public service announcements, and guest speaking opportunities. These efforts take place in different communities, organizations, non-profits, and for-profits to assess the needs of residents and inform them about available funding. Many City staff members serve on different boards, committees, and subcommittees, where they collaborate on county-wide issues related to planning, transportation, housing, community development, and neighborhood revitalization. This coordination, along with the activities mentioned, represents the City's commitment to addressing the needs of Tamarac.

Actions planned to address obstacles to meeting underserved needs

In PY 2025, the City will allocate funds to programs aimed at improving the lives of low- to moderate-income households. These activities will include youth prevention and enrichment services, which enhance the quality of life for these individuals, as well as meal services for seniors. Additionally, the City will support housing preservation efforts through its housing rehabilitation program.

The City's Social Services Division is available at all times to address the needs of the residents. Direct and indirect service delivery is coordinated through the City's Social Service staff, who have access to both internal and external programs and agencies that may be required to assist underserved needs.

Actions planned to foster and maintain affordable housing

Affordable housing preservation is one of the highest needs in Tamarac. To address this, the City will utilize CDBG funds towards homeowner housing rehab activities for LMI households. This program is supported by additional funds from the Broward County HOME Consortium and State SHIP dollars.

The City has an Affordable Housing Policy and a Minimum Housing Code in place that outline its plans to promote and maintain affordable housing. These initiatives aim to address future housing needs and coordinate development in alignment with the City's Comprehensive and Consolidated Plans. Alongside the long-term goals of this policy, the Community Development Department is dedicated to continuously advocating for the affordable housing needs of the community. The City also participates in local homebuyer and foreclosure prevention workshops and seminars to provide additional support for those in need. Overall, the Community Development Department will maintain its focus on promoting affordable housing as part of its long-term objectives.

Actions planned to reduce lead-based paint hazards

The Housing Administration Division will continue to provide lead-based paint assessments and abatement on properties identified and containing hazards. A lead-based paint review of all properties constructed prior to 1978 is required and conducted prior to providing assistance. The City will also

provide lead-based paint education during mandatory workshops for all clients assisted with CDBG funds under the Owner-Occupied Minor Home Repair program.

Actions planned to reduce the number of poverty-level families

The activities identified in this PY 2025 AAP work directly to reduce poverty among low- to moderate-income households and special needs groups. Youth prevention and intervention services are provided to help improve the quality of life for these individuals, and meal services for the elderly offset other basic living costs. Affordable housing preservation activities such as the Minor Home Repair program maintain housing conditions for low- to moderate-income households. Through rehabilitation activities, housing preservation protects the value of the home, which is an essential driver of wealth.

The City will continue to dedicate most of its federal and state funding to affordable housing strategies and coordinate with the Broward County HOME Consortium, the Broward County Homeless Initiative Partnership to support additional programs to limit poverty among Tamarac residents. Housing counseling, debt management, credit repair, and other social services are provided through various partners available to assist residents in financial crises.

Actions planned to develop institutional structure

The City's Housing programs will continue to be administered in-house by City staff. Internal City staff, committees, and Boards will review and recommend activities to be carried out under the Consolidated Plan and subsequent Annual Action Plans. Additional input will be sought from outside agencies to formulate unmet needs and activities to address them.

The City's Service Delivery System is primarily conducted by City staff. Public Services are provided by the City's grant funds, local public services agencies, and non-profit agencies. Coordination is strong between the City and subrecipients; however, funding is limited. Further, due to CDBG grant regulations, only 15% of grant funds are allowable for public services each year.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Tamarac is actively involved in county and city committees that aim to coordinate efforts among public, private, and community organizations to expand affordable housing and promote economic development initiatives. These efforts include research and program development activities that encourage partnerships between the private and public sectors for community development. To address the need for affordable housing, the City will take the following actions:

- Continue to support the City's efforts to develop recommendations regarding land use revisions/changes that would provide development incentives for the expansion of affordable

rental/owner-occupied housing.

- Continue implementing the State Housing Incentive Partnership (SHIP) Program to promote and diversify available financing and inducement incentives and expand the affordable housing stock in the City of Tamarac.
- Continue utilizing HOME funds granted through the Broward HOME Consortium to support LMI homeowners with minor housing repairs.
- The City of Tamarac Community Development Department will work on identifying publicly owned land/buildings that can be developed for affordable housing.

Discussion

The City's Community Development Department is responsible for coordinating, planning, and implementing programs and projects both internally and in collaboration with private and public agencies. The City has established a Citizen Participation Plan, which outlines the process for engaging citizens and sets minimum requirements for gathering feedback from low- to moderate-income residents and special needs groups, such as individuals with disabilities and the elderly, during program development. Additionally, the City provides updates on its programs through the Consolidated Annual Performance and Evaluation Report (CAPER), which is made available to the public and submitted to HUD at the end of each program year.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

This section describes the CDBG program's specific needs. 100% of the City's CDBG funds will be targeted at low- and moderate-income households. The City does not anticipate generating any program income from activities in the CDBG program.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%