CITY OF TAMARAC
STAFF AGENDA REVIEW WORKSHOP

Conference Room 105
7525 NW 88th Ave
Tamarac, FL 33321
Monday, December 8, 2025
10:00 AM

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1. City Manager's Opening Remarks:

2. City Manager Report:

2.a BSO Monthly Update

2.b Investment Report - September 2025

2.c 250th Anniversary of the United States Postal Service Proclamation
Requested by Mayor Michelle J. Gomez

3. Public Participation:

4. Commission Reports:

5. Consent Agenda:

5.a Approval of the October 20, 2025, Commission Workshop Minutes.

5.b Approval of the Minutes of the October 22, 2025, Regular Commission Meeting.

5.c Approval of the November 10th Commission Workshop Minutes.

5.d TR14347 - A Resolution of the City Commission of the City of Tamarac, Florida, approving and authorizing the execution of an Agreement with David Mancini and Sons, Inc., for a one-year contract term through December 10, 2026, to provide Emergency Water Main and Force Main Repair Services for the City's potable water distribution and wastewater collection systems, authorizing expenditures from the appropriate accounts in an amount not to exceed the

adopted annual Water Main and Force Main Emergency Repair and Replacement Capital Budget of $300,000.00 or as may be amended by the City Commission for said purpose, utilizing contract pricing for the same or similar products per Sourcewell Contract No. FL-R6-CC-092524-DMS; authorizing the City Manager or designee to approve task authorizations associated with this emergency services contract; authorizing proper City Officials to execute contract renewals; providing for conflicts; providing for severability; and providing for an effective date.

5.e TR14351 - A Resolution of the City Commission of the City of Tamarac, Florida, electing Commissioner Marlon Bolton as the next Vice Mayor to serve a term of one year beginning December 10, 2025, with no succession; providing for conflicts; providing for severability; and providing for an effective date.

5.f TR14335 - A Resolution of the City Commission of the City of Tamarac, Florida, adopting the Affordable Housing Incentive Strategies recommendation report of the Affordable Housing Advisory Committee (AHAC) and authorizing the transmittal of the recommendations in an annual report attached hereto as Exhibit "A" to the Florida Housing Finance Corporation in accordance with section 420.9076 (4) Florida Statutes; providing for conflicts; providing for severability; and providing for an effective date.

6. Regular Agenda:

6.a TR14350 - A Resolution of the City Commission of the City of Tamarac, Florida, awarding Bid No. 25-24B and approving an Agreement with Alexander & Johnson Project Management and Development, Inc., for the construction of the Westwood Blvd East Roadway and Drainage Improvement Project for a contract amount of $967,318.08; and a contingency in the amount of $96,731.81 (10% of the contract cost) will be added to the project account for a total project budget of $1,064,049.89; authorizing an expenditure from the appropriate accounts; providing for conflicts; providing for scrivener errors; providing for severability; and providing for an effective date.

6.b TR14353 - A Resolution of the City Commission of the City of Tamarac, Florida, approving the Agreement for Police Services between the City of Tamarac and Gregory Tony, Ph.D., as Sheriff of Broward County ("BSO"), attached hereto as Exhibit "1", in accordance with the Special Terms and Conditions attached hereto as Exhibit "A", and the Police Services General Conditions attached hereto as Exhibit "B", effective October 1, 2025 through September 30, 2030; providing for conflicts; providing for severability; and providing for an effective date.

7. Ordinance(s) First Reading:

7.a TO2618 - An Ordinance of the City Commission of the City of Tamarac, Florida, amending Chapter 5 "Buildings and Building Regulations" Article IV "Unsafe Structures" to create Section 5-79 of the Code of Ordinances to establish a milestone inspection process required by Section 553.899, Florida Statutes;

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

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

8. Ordinance(s) Second Reading:

8.a TO2613 - An Ordinance of the City Commission of the City of Tamarac, Florida establishing "Limited Online Sales" as an accessory use in the MU-N (Mixed-Use Neighborhood), MU-C (Mixed-Use Corridor), MU-G (Mixed-Use General), and NC (Neighborhood Commercial) zoning districts; amending Chapter 10, Article 3, Section 10-3.2, entitled "Table of Allowed Uses", specifically Table 10-3.1: allowed uses for the inclusion of "Limited Online Sales"; and amending Section 10-3.4, entitled "Accessory Uses and Structures", to provide the use-specific standards regulating the "Limited Online Sales" use; and amending Chapter 10, Article 6, entitled "Rules of Construction and Definitions", specifically Section 10-6.2(E), entitled "Accessory Uses", of the City of Tamarac code of ordinances, to provide a definition for "Limited Online Sales"; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.

9. Public Hearing:

10. Quasi-Judicial Hearing:

11. Other:

12. Adjournment:

Staff may consider and act upon such other business on the agenda. In the event this agenda must be revised, such revised copies will be available to the public at the Staff Agenda Review Workshop.

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 the 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
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STAFF AGENDA REVIEW WORKSHOP AGENDA ITEM REPORT

DATE: December 8, 2025

SUBMITTED BY: Monica Barros Assistant City Clerk

ITEM TYPE: Other

AGENDA SECTION: **City Manager Report:**

TITLE: BSO Monthly Update

ATTACHMENTS:

TAMARAC
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STAFF AGENDA REVIEW WORKSHOP AGENDA ITEM REPORT

DATE:	December 8, 2025
SUBMITTED BY:	Monica Barros Assistant City Clerk
ITEM TYPE:	Other
AGENDA SECTION:	**City Manager Report:**
TITLE:	Investment Report - September 2025
RECOMMENDATION:	Review the Investment Report for an update of the City's investment activity through the month of September 2025.

ATTACHMENTS:

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STAFF AGENDA REVIEW WORKSHOP AGENDA ITEM REPORT

DATE:	December 8, 2025
SUBMITTED BY:	Monica Barros Assistant City Clerk
ITEM TYPE:	Proclamation
AGENDA SECTION:	**City Manager Report:**
TITLE:	250th Anniversary of the United States Postal Service Proclamation *Requested by Mayor Michelle J. Gomez*

ATTACHMENTS:

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STAFF AGENDA REVIEW WORKSHOP AGENDA ITEM REPORT

DATE:	December 8, 2025
SUBMITTED BY:	Monica Barros Assistant City Clerk
ITEM TYPE:	Minutes
AGENDA SECTION:	**Consent Agenda:**
TITLE:	Approval of the October 20, 2025, Commission Workshop Minutes.

ATTACHMENTS:

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STAFF AGENDA REVIEW WORKSHOP AGENDA ITEM REPORT

DATE:	December 8, 2025
SUBMITTED BY:	Monica Barros Assistant City Clerk
ITEM TYPE:	Minutes
AGENDA SECTION:	**Consent Agenda:**
TITLE:	Approval of the Minutes of the October 22, 2025, Regular Commission Meeting.

ATTACHMENTS:

TAMARAC
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STAFF AGENDA REVIEW WORKSHOP AGENDA ITEM REPORT

DATE:	December 8, 2025
SUBMITTED BY:	Monica Barros Assistant City Clerk
ITEM TYPE:	Minutes
AGENDA SECTION:	**Consent Agenda:**
TITLE:	Approval of the November 10th Commission Workshop Minutes.

ATTACHMENTS:

TAMARAC
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STAFF AGENDA REVIEW WORKSHOP AGENDA ITEM REPORT

DATE: December 8, 2025

SUBMITTED BY: Monica Barros Assistant City Clerk

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: TR14347

AGENDA SECTION: **Consent Agenda:**

TITLE: TR14347 - A Resolution of the City Commission of the City of Tamarac, Florida, approving and authorizing the execution of an Agreement with David Mancini and Sons, Inc., for a one-year contract term through December 10, 2026, to provide Emergency Water Main and Force Main Repair Services for the City's potable water distribution and wastewater collection systems, authorizing expenditures from the appropriate accounts in an amount not to exceed the adopted annual Water Main and Force Main Emergency Repair and Replacement Capital Budget of $300,000.00 or as may be amended by the City Commission for said purpose, utilizing contract pricing for the same or similar products per Sourcewell Contract No. FL-R6-CC-092524-DMS; authorizing the City Manager or designee to approve task authorizations associated with this emergency services contract; authorizing proper City Officials to execute contract renewals; providing for conflicts; providing for severability; and providing for an effective date.

RECOMMENDATION: The Public Services Director recommends that the City Commission approve unspecified future emergency repairs to water mains and force mains through David Mancini & Sons, Inc., utilizing Sourcewell contract FL-R6-CC-092524-DMS, in an amount not to exceed the adopted annual Capital budget for the Water Main and Forced Main Emergency Repair and Replacement Project, or as may be amended by the City Commission, through the remainder of the term of the Sourcewell Contract, for a period of twelve (12) months through December 10, 2026.

BACKGROUND: The Public Services Department is responsible for maintaining the City's potable (drinking) water distribution and the wastewater collection systems. These systems are comprised of approximately 33 miles of wastewater force

mains, 160 miles of gravity mains and approximately 265 miles of water mains. In addition, the City also maintains 86 lift stations, 146 sanitary sewer force main valves, more than 4,000 manholes, and over 2,200 fire hydrants.

Due to the complexity and size of the systems, along with the criticality of most components, it is essential that repairs be made in a timely manner. The Public Services Department strives to make as many repairs as possible with in-house labor and materials. For repairs that, due to size, scope, or complexity, require a contractor, the Department endeavors to obtain competitive quotes or competitive bids, and to schedule the repairs to minimize disruption to the residents and businesses of Tamarac. However, for repairs that are critical in nature, and cannot be completed in-house (such as wastewater lift station and large size forced main and water main repairs), it is essential to have a contractor available for use to make such emergency repairs. The use of competitively procured contracts that are readily available for use is an efficient and cost-effective way to complete emergency repairs.

By utilizing the Sourcewell Contract FL-R6-CC-092524-DMS, the City will have fixed prices for equipment and materials and will minimize the pricing surge that can come with requesting prices for such emergency repairs. Furthermore, the processing time to procure a contractor by competitive bidding will be significantly reduced, resulting in more effective systems maintenance and operations.

Approval by the City Manager or Designee shall be required for any Task Authorization associated with this Emergency Services Contract.

ISSUE: Approval of unspecified future emergency repairs to water mains and force mains, utilizing the Sourcewell Contract FL-R6-CC-092524-DMS, not to exceed the adopted annual Capital budget for said purposes, or as may be amended by City Commission.

STRATEGIC GOALS: Goal #1: Tamarac is Home

ATTACHMENTS:

TAMARAC
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STAFF AGENDA REVIEW WORKSHOP AGENDA ITEM REPORT

DATE: December 8, 2025

SUBMITTED BY: Monica Barros Assistant City Clerk

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: TR14351

AGENDA SECTION: **Consent Agenda:**

TITLE: TR14351 - A Resolution of the City Commission of the City of Tamarac, Florida, electing Commissioner Marlon Bolton as the next Vice Mayor to serve a term of one year beginning December 10, 2025, with no succession; providing for conflicts; providing for severability; and providing for an effective date.

RECOMMENDATION: The City Clerk and City Manager is recommending that the City Commission approve TR14351, electing a Vice Mayor to serve a term of one year beginning December 10, 2025, with no succession.

BACKGROUND: In accordance with the City of Tamarac's Charter, Section 4.03: Mayor and Vice Mayor, stipulates in part that each November, no earlier than the third Tuesday, a majority of the commissioners shall elect a vice-mayor. The vice-mayor shall serve as acting mayor in the absence or disability of the mayor with all powers and duties of the mayor. The vice mayor shall serve a term of one (1) year and shall not serve successive one (1) year terms. In the event of a vice-mayoral vacancy, a majority of the commission shall elect a new vice-mayor who shall serve the remainder of the unexpired term.

ISSUE: Commissioner District 4, Kicia Daniel, was appointed Vice Mayor via Resolution R-2025-116 at the December 11, 2025, City Commission meeting, and his term expires in November 2025.

STRATEGIC GOALS: Goal #6: Tamarac is a Dynamic Workplace

ATTACHMENTS:

TAMARAC
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STAFF AGENDA REVIEW WORKSHOP AGENDA ITEM REPORT

DATE: December 8, 2025

SUBMITTED BY: Monica Barros Assistant City Clerk

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: TR14335

AGENDA SECTION: **Consent Agenda:**

TITLE: TR14335 - A Resolution of the City Commission of the City of Tamarac, Florida, adopting the Affordable Housing Incentive Strategies recommendation report of the Affordable Housing Advisory Committee (AHAC) and authorizing the transmittal of the recommendations in an annual report attached hereto as Exhibit “A” to the Florida Housing Finance Corporation in accordance with section 420.9076 (4) Florida Statutes; providing for conflicts; providing for severability; and providing for an effective date.

ATTACHMENTS:

TAMARAC
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STAFF AGENDA REVIEW WORKSHOP AGENDA ITEM REPORT

DATE: December 8, 2025

SUBMITTED BY: Monica Barros Assistant City Clerk

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: TR14350

AGENDA SECTION: **Regular Agenda:**

TITLE: TR14350 - A Resolution of the City Commission of the City of Tamarac, Florida, awarding Bid No. 25-24B and approving an Agreement with Alexander & Johnson Project Management and Development, Inc., for the construction of the Westwood Blvd East Roadway and Drainage Improvement Project for a contract amount of $967,318.08; and a contingency in the amount of $96,731.81 (10% of the contract cost) will be added to the project account for a total project budget of $1,064,049.89; authorizing an expenditure from the appropriate accounts; 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 award Bid No. 25-24B for the Westwood Blvd East Roadway and Drainage Improvement Project between McNab Road and NW 94th Avenue in an amount not-to-exceed $967,318.08. A contingency in the amount of $96,731.81 (10% of the contract cost) will be added to the Project Account for a total project budget of $1,064,049.89; and that this item be placed on December 10, 2025, Commission Meeting Agenda.

BACKGROUND:

The City of Tamarac remains committed to maintaining safe, reliable, and high-quality roadway and drainage infrastructure. In 2022, Public Services completed a Citywide Pavement Management Survey to evaluate the Pavement Condition Index (PCI) of the roadway network. Westwood Boulevard East was identified in that assessment as a failing roadway in need of significant rehabilitation.

Since that time, the Public Services Department has

continued to monitor conditions along this corridor. Portions of the asphalt surface between McNab Road and NW 94th Avenue have separated from the baserock and now require repair. This deterioration appears to be related to naturally poor percolation conditions in the surrounding area, which allow stormwater runoff to collect within adjacent grassed areas. Over time, this has led to groundwater intrusion into the baserock layer beneath the asphalt, ultimately compromising the roadway surface.

A full resurfacing and drainage improvement project along Westwood Boulevard East, from McNab Road to NW 94th Avenue, is needed to address the deteriorated pavement and compromised base material and to restore safe and reliable driving conditions. The scope of work will include full-depth roadway repairs, milling and resurfacing at intersections where drainage upgrades are proposed, installation of new pavement markings, and final site restoration.

After evaluating available options, City staff determined that Full Depth Reclamation (FDR) with hot mix asphalt is the most practical and cost-effective method for this corridor. FDR allows the existing material to be reused, reducing waste and construction time while providing a durable and long-term roadway solution.

The City of Tamarac publicly advertised Bid No.25-24B for the Westwood Blvd East Roadway and Drainage Improvement Project on September 24, 2025, and received and opened ten (10) proposals on November 10, 2025. Both the Public Services (Public Works) Department and Financial Service (Purchasing) Departments examined the responses to this bid. A summary bid tabulation is included below.

Bid No. 25-24B Westwood Blvd East Roadway and Drainage Improvement Project

Vendor	Amount ($)
Alexander & Johnson Project management Development, INC.	$967,318.08
Team Contracting, Inc.	$1,008,264.93
Basile USA, LLC.	$1,081,333.50
US Pave	$1,261,608.97
R & D Paving, LLC.	$1,287,575.15
~~Huurr Homes, LLC.~~	~~$1,406,599.37~~

American Design Engineering Construction, Inc.	$1,595,004.00
The Stout Group, LLC.	$1,713,320.75
JVA Engineering Contractor, Inc.	$1,987,652.65
Ranger Construction Industries, Inc.	$2,125,336.90

City staff determined that Alexander & Johnson Project Management and Development, Inc. is the lowest responsive, responsible bidder; and upon review of their proposal, staff confirmed that Alexander & Johnson Project Management and Development, Inc. possesses the skills, experience, and capacity to meet the requirements of the Westwood Blvd East Roadway and Drainage Improvement Project between McNab Road and NW 94th Avenue.

As noted above, the naturally occurring poor percolation conditions in the project area have adversely affected the roadway. To address this, roadway improvements will occur in conjunction with the drainage improvements. The City concurrently issued Invitations to Bid for both the roadway and drainage improvement components to ensure that the City received submittals from vendors with the appropriate knowledge and experience required for the project. Via Temporary Resolution TR14350, also on December 10, 2025, Commission Agenda, the City Commission will be asked to award a bid and execute an agreement for the roadway and drainage improvements.

The roadway and drainage improvement work shall commence, via a Notice to Proceed, upon substantial completion of the drainage improvement project referenced above, and shall be substantially complete within 180 days, subject to any permitted extensions of time under the Contract Documents.

Contract Summary:
Scope of Project: Westwood Blvd East Roadway and Drainage Improvement Project
Type of Project: Drainage and Roadway Construction
Contractor: Alexander & Johnson Project Management and Development, Inc.
Contractor Location: Hollywood, FL. 33023
Contractor Address: 901 S .62nd Avenue
Contract Cost: $967,318.08; a contingency in the amount of $96,731.81, for a total project cost of $1,064,049.89.
Term/Completion: Substantial completion within 180 calendar days from City's Notice to Proceed; Final

Completion within 30 calendar days from Substantial Completion, totaling 210 calendar days.

Risk Mitigation: Performance and Payment Bonds at 100% of value of bid in effect for up to one year after Final Completion. Liquidated damages of $500 per day for each day project is not completed after the scheduled completion date.

Certifications: Alexander & Johnson Project Management and Development Inc. describes ownership as at least 51% African American/Black/Afro-Caribbean and is certified as Minority Owned Business (MBE).

ISSUE: To award Bid No. 25-24B and execute an agreement with Alexander & Johnson Project Management and Development, Inc. for the Westwood Blvd East Roadway and Drainage Improvement Project between McNab Road and NW 94th Avenue.

STRATEGIC GOALS: Goal #1: Tamarac is Home

ATTACHMENTS:

TAMARAC
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STAFF AGENDA REVIEW WORKSHOP AGENDA ITEM REPORT

DATE: December 8, 2025

SUBMITTED BY: Monica Barros Assistant City Clerk

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: 14353

AGENDA SECTION: **Regular Agenda:**

TITLE: TR14353 - A Resolution of the City Commission of the City of Tamarac, Florida, approving the Agreement for Police Services between the City of Tamarac and Gregory Tony, Ph.D., as Sheriff of Broward County ("BSO"), attached hereto as Exhibit "1", in accordance with the Special Terms and Conditions attached hereto as Exhibit "A", and the Police Services General Conditions attached hereto as Exhibit "B", effective October 1, 2025 through September 30, 2030; providing for conflicts; providing for severability; and providing for an effective date.

RECOMMENDATION: The City Manager recommends that the City Commission approve and authorize the execution of the 2025 Police Services Agreement between the City of Tamarac and Gregory Tony, Ph.D., as Sherriff of Broward County, effective October 1, 2025, through September 30, 2030, with one five-year renewal term upon mutual agreement, at its October 22, 2025 meeting.

BACKGROUND: The City of Tamarac has maintained a long-standing partnership with the Broward Sheriff's Office to provide citywide police services, following the transition from the City's former municipal police department.

The new 2025 Agreement (Exhibits A and B) continues this long-standing partnership while introducing enhanced accountability, reporting, and cost-control measures. The agreement establishes staffing levels totaling 110 positions within the BSO Tamarac District.

ISSUE: Key Provisions

Term: October 1, 2025 – September 30, 2030 (5 years) with one 5-year renewal.

Annualized Year 1 Cost: $23,876,826.

Minimum Staffing Per Shift: At least 10 uniformed Deputies and 1 Sergeant on duty.

City Manager Authority: Final approval of District Chief appointment and authority to request transfers.

Vacancy Credits: Quarterly credits to the City for any unfilled positions.

Reporting and Performance: Monthly and quarterly reports to the City Manager covering crime statistics, budget performance, and staffing levels.

Cost Controls: Future annual increases capped at 5% (excluding benefits) and a “comparable terms” clause allowing Tamarac to seek equal terms if another municipality receives more favorable pricing.

Prior to the removal of the District Chief from the CITY, the SHERIFF or his or her designee shall provide reasonable notice to the City Manager of the upcoming action. SHERIFF shall provide a thirty day notice to the City Manager for removal pursuant to Sections a, d, and e, below.

Additional Provisions

Emergency Management: BSO and the City will each secure their own emergency supplies and equipment. BSO shall credit the City for expenditures made to provide BSO with emergency management supplies, equipment and provisions.

Crime Prevention Programs: BSO will continue community-based crime prevention initiatives, led by a certified Crime Prevention or equivalent training.

Criminal Investigations Unit: A dedicated unit of six detectives and one sergeant will handle local investigations requiring specialized attention.

Crime Suppression Team: A flexible-schedule team focused on quality-of-life crimes such as burglaries, robberies, and narcotics enforcement.

Motorcycle Deputies: Each Motorcycle Deputy and Sergeant will be assigned a marked patrol vehicle and a motorcycle. The City will pay the standard BSO lease and maintenance rate.

Special Detail Services: BSO will provide security and traffic detail deputies to support City-permitted and sponsored events. When feasible, services will be covered by on-duty personnel at no cost to the City; if supplemental staffing is required, the City will be charged at BSO's special detail or overtime rates per event.

Termination

Either party may end the agreement with or without cause by providing 90 days' written notice. In the event of a material breach, the violating party will have up to 30 days (10 days for payment obligations) to correct the problem before termination may occur. Both parties will cooperate to ensure a smooth transition of police services. If the City is not ready to assume operations, the agreement may extend up to 12 months or until the City is prepared. City-owned equipment will be returned, and the City may purchase BSO-owned equipment at fair market value.

STRATEGIC GOALS: Goal #2 : Tamarac is Safe and People Know It

ATTACHMENTS:

TAMARAC
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STAFF AGENDA REVIEW WORKSHOP AGENDA ITEM REPORT

DATE: December 8, 2025

SUBMITTED BY: Monica Barros Assistant City Clerk

ITEM TYPE: Ordinance

TEMP. ORDINANCE NUMBER: TO2618

AGENDA SECTION: **Ordinance(s) First Reading:**

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

RECOMMENDATION: The Building Department Director recommends that the Mayor and City Commission approve amending Chapter 5 “Buildings and Building Regulations” Article IV “Unsafe Structures” to create Section 5-79 of the Code of Ordinances to establish a milestone inspection process required by Section 553.899, Florida Building Code (Existing Building, Chapter 18) and Broward County Administrative Provisions 110.15.

BACKGROUND: The City of Tamarac has participated in the Building Safety Inspection Program adopted to comply with FS 553.899/Exhibit A. Every year, in June, Broward County Board of Rules & Appeals provides the city with a list of properties that have reached the 25-year or older based on the Certificate of Occupancy date and every 10-years thereafter. The City notifies property owners by certified mail between June and August (within a 90-day timeframe) accordingly. Within 180 days of notice, owner/association must submit a completed signed and sealed Registered Engineer report for structural and electrical integrity of the building. If repairs are required, the necessary repairs and corrections must commence within 365 days of the report with an approved City of Tamarac building permit. A safe to occupy letter must be submitted by the engineer of record to the building official. A 60-day extension can be allowed by

the Building Official upon written request from the property owner. All work shall be permitted under the existing Florida Building Code edition. After repairs are completed, a final report is submitted by the engineer of record for compliance. Failure to comply or file required inspection report, or to complete mandated repairs, may render a structure unsafe for occupancy. The Building Official will refer cases to the Special Magistrate for enforcement of non-compliance or Unsafe Structures Board. An Appeal Process is available through the Broward County Board of Rules and Appeals within 30 days after the special magistrate ruling. Decisions of the Board are final and subject to judicial review under FS 120.68.

ISSUE:

The milestone inspections statute, primarily found in Florida Statute (FS) 553.899, mandates structural safety inspections for certain residential buildings in Florida. The inspection is a structural integrity assessment that includes a visual examination and may include more extensive testing in a Phase Two inspection. The report will detail material findings, identify structural deterioration, and recommend repairs.

ATTACHMENTS:

TAMARAC
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STAFF AGENDA REVIEW WORKSHOP AGENDA ITEM REPORT

DATE: December 8, 2025

SUBMITTED BY: Monica Barros Assistant City Clerk

ITEM TYPE: Ordinance

TEMP. ORDINANCE NUMBER: TO2619

AGENDA SECTION: **Ordinance(s) First Reading:**

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

ATTACHMENTS:

TAMARAC
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STAFF AGENDA REVIEW WORKSHOP AGENDA ITEM REPORT

DATE: December 8, 2025

SUBMITTED BY: Monica Barros Assistant City Clerk

ITEM TYPE: Ordinance

TEMP. ORDINANCE NUMBER: 2613

AGENDA SECTION: **Ordinance(s) Second Reading:**

TITLE: TO2613 - An Ordinance of the City Commission of the City of Tamarac, Florida establishing “Limited Online Sales” as an accessory use in the MU-N (Mixed-Use Neighborhood), MU-C (Mixed-Use Corridor), MU-G (Mixed-Use General), and NC (Neighborhood Commercial) zoning districts; amending Chapter 10, Article 3, Section 10-3.2, entitled “Table of Allowed Uses”, specifically Table 10-3.1: allowed uses for the inclusion of “Limited Online Sales”; and amending Section 10-3.4, entitled “Accessory Uses and Structures”, to provide the use-specific standards regulating the “Limited Online Sales” use; and amending Chapter 10, Article 6, entitled “Rules of Construction and Definitions”, specifically Section 10-6.2(E), entitled “Accessory Uses”, of the City of Tamarac code of ordinances, to provide a definition for “Limited Online Sales”; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.

ATTACHMENTS: