

CITY COMMISSION AGENDA ITEM REPORT

DATE: December 10, 2025

SUBMITTED BY: Rosemary Fisher

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:

[TO2618_-_Milestone_Inspection_Process_Ordinance-12-25.docx](#)
[TO2618 Exh A - BORA Board Policy 05-05.pdf](#)
[TO2618 Bus Impact Est Form BSIP 11-05-25.docx](#)
[TO2618 MEMO ORD BSIP 12-04-25.docx](#)