

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: City Attorney Ricardo J. Dopico

DATE: November 20, 2024

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, URGING THE FLORIDA LEGISLATURE TO ENACT LEGISLATION THAT WOULD SUBSTANTIALLY REFORM THE FLORIDA STATUTES APPLICABLE TO CONDOMINIUMS, INCLUDING AN INCREASE TO THE THRESHOLD BUILDING SIZE FOR THE PURPOSES OF THE REQUIRED STRUCTURAL INTEGRITY RESERVE STUDY, A LIMITATION OF THE SCOPE OF THE RESERVE REQUIREMENTS TO ACTUAL STRUCTURAL ISSUES, AN INCREASED TIMELINE FOR CONDOMINIUM ASSOCIATIONS TO ACCUMULATE THE REQUIRED RESERVES, INCREASED ACCOUNTABILITY AND OVERSIGHT OVER CONDOMINIUM ASSOCIATIONS BY THE STATE, A REQUIREMENT THAT CONDOMINIUM ASSOCIATIONS SEEK NO FEWER THAN THREE QUOTES FOR SERVICES REQUIRED PURSUANT TO CHAPTER 718 OF THE FLORIDA STATUTES, AND REPEAL EXISTING PREEMPTIONS SO THAT LOCAL GOVERNMENTS MAY EXERCISE GREATER REGULATORY OVERSIGHT OVER CONDOMINIUM ASSOCIATIONS; AND DIRECTING THE CITY CLERK TO SEND A COPY OF THIS RESOLUTION TO THE SPEAKER OF THE FLORIDA HOUSE OF REPRESENTATIVES, AND THE PRESIDENT OF THE FLORIDA SENATE.

### **RECOMMENDATION**

### **BACKGROUND/HISTORY**

### **ANALYSIS**

The attached Resolution was prepared at the request of the sponsor, Vice-Mayor Alex Fernandez.

### **FISCAL IMPACT STATEMENT**

N/A

### **Does this Ordinance require a Business Impact Estimate?**

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

### **FINANCIAL INFORMATION**

## **CONCLUSION**

### **Applicable Area**

Citywide

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

No

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

### **Department**

City Attorney

### **Sponsor(s)**

Commissioner Alex Fernandez

### **Co-sponsor(s)**

### **Condensed Title**

Urge Fla. Legis. to Reform Condominium Laws. (Fernandez) CA