



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: November 20, 2024

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE, AND DIRECTING THE ADMINISTRATION TO IDENTIFY APPROPRIATE FUNDING IN THE FY 2025 BUDGET FOR THE CITY MANAGER TO CREATE A POSITION AND HIRE A CONDOMINIUM OMBUDSPERSON TO ASSIST CONDOMINIUM AND CO-OP OWNERS TO NAVIGATE THROUGH THE CITY'S PERMITTING PROCESS, FACILITATE RESOLUTION OF OTHER CONDOMINIUM - RELATED ISSUES WITH OTHER OUTSIDE AGENCIES, AND ACT AS A LIAISON BETWEEN CONDOMINIUM OR CO-OP OWNERS, MANAGEMENT FIRMS AND THE CITY OF MIAMI BEACH.

**RECOMMENDATION**

It is recommended that the Mayor and City Commission of the City of Miami Beach, Florida approve the Resolution accepting the Finance and Economic Resilience Commission ("FERC") recommendation to identify appropriate funding in the FY 24-25 budget for the City Manager to create a position and hire a condominium ombudsperson to assist condominium and co-op owners to navigate through the City's permitting process, facilitate resolution of other condominium-related issues with other outside agencies, and act as a liaison between condominium or co-op owners, management firms and the city of Miami Beach.

**BACKGROUND/HISTORY**

This item was referred at the March 13, 2024, Commission meeting to the FERC. The item was discussed at the March 22, 2024, FERC meeting.

**ANALYSIS**

The FERC members discussed the need for Miami Beach condominium residents to have an advocate to assist in the unique regulations and legal challenges in Miami-Dade County regarding condominiums. Although the State has a Chief Ombudsman position that acts as a liaison between condominium owners and association boards, it is for the entire state of Florida. Miami-Dade County has unique regulations regarding condominiums. Many Miami Beach residents live in condos and would be better served by having a dedicated condominium ombudsperson to address their condo-related issues at the City, County, and State levels.

The FERC members agreed to classify the position at the same level as a First Assistant City Attorney, with a pay range of U26 \$121,316.78 - \$219,489.14. Additionally, the applicants for this position would be required to be a Florida Certified Condo Attorney.

The administration was tasked with prioritizing and identifying funding for this position in the FY 2025 budget.

## **FISCAL IMPACT STATEMENT**

Funding for this position will be prioritized and addressed in the FY 2025 budget process.

## **Does this Ordinance require a Business Impact Estimate?** (FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on . See BIE at:  
<https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

## **FINANCIAL INFORMATION**

## **CONCLUSION**

Based on the foregoing, it is recommended that the Mayor and City Commission approve the Resolution authorizing the Administration to identify appropriate funding in the FY 2025 budget for the City Manager to create a position and hire a condominium ombudsperson to assist condominium and co-op owners to navigate through the City's permitting process, facilitate resolution of other condominium-related issues with other outside agencies, and act as a liaison between condominium or co-op owners, management firms and the city of Miami Beach.

## **Applicable Area**

Citywide

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

Yes

## **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**

Human Resources

## **Sponsor(s)**

Commissioner Kristen Rosen Gonzalez

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