

MEMORANDUM

Agenda Item No. 11(A)(2)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: March 4, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County
Mayor to provide a written report
within 90 days, and every year
thereafter, detailing both the
operations of the Condominium
Special Assessment Program as
well as measures being taken to
ensure accountability with
respect to the program

Resolution No. R-248-25

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Senator René García.



Geri Bonzon-Keenan
County Attorney

GBK/uw



MEMORANDUM (Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: March 4, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(2)

Please note any items checked.

- _____ **"3-Day Rule" for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**
- _____ **No committee review**
- _____ **Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) to approve**
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(2)
3-4-25

RESOLUTION NO. R-248-25

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PROVIDE A WRITTEN REPORT WITHIN 90 DAYS, AND EVERY YEAR THEREAFTER, DETAILING BOTH THE OPERATIONS OF THE CONDOMINIUM SPECIAL ASSESSMENT PROGRAM AS WELL AS MEASURES BEING TAKEN TO ENSURE ACCOUNTABILITY WITH RESPECT TO THE PROGRAM

WHEREAS, many condominium owners in Miami-Dade County are facing financial hardships as insurance premiums skyrocket across the State; and

WHEREAS, during special legislative session D in 2022, the Florida Legislature—in response to the Surfside tragedy and in the hopes of preventing a similar calamity—passed the well-intentioned but unduly burdensome 2022 Building Safety Bill (SB 4-D); and

WHEREAS, SB 4-D imposed significant financial burdens on condominium owners in a short timeframe, including a requirement that associations existing on or before July 1, 2022, which are controlled by unit owners other than the developer, must have a structural integrity reserve study completed by December 31, 2024, for each building on the condominium property that is three stories or higher in height; and

WHEREAS, in 2023, responding to the financial crisis condominium owners were facing, the County's Department of Public Housing and Community Development (PHCD) established a Condominium Special Assessment Program designed to assist condominium owners in addressing and paying for special assessment requirements that arise from rehabilitation and repairs due to applicable building integrity recertification requirements; and

WHEREAS, pursuant to the Condominium Special Assessment Program, qualifying owners making less than 140 percent of the area median income can get up to \$50,000.00 in assistance to pay for these assessments; and

WHEREAS, PHCD has established certain guidelines and guardrails to govern the Condominium Special Assessment Program; and

WHEREAS, this Board seeks to ensure that the Condominium Special Assessment Program is running properly and with sufficient oversight as well as accountability,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board directs the County Mayor or County Mayor's designee to provide a written report within 90 days of the effective date of this resolution, and every year thereafter, detailing both the operations of the Condominium Special Assessment Program as well as measures being taken to ensure accountability with respect to the program. The County Mayor or County Mayor's designee shall place such reports directly on the first available full Board agenda without committee review pursuant to Rule 5.06(j) of the Board's Rules of Procedure.

The Prime Sponsor of the foregoing resolution is Senator René García. It was offered by Commissioner **Sen. René García** , who moved its adoption. The motion was seconded by Commissioner **Raquel A. Regalado** and upon being put to a vote, the vote was as follows:

	Anthony Rodriguez, Chairman	aye	
	Kionne L. McGhee, Vice Chairman	aye	
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	aye
Oliver G. Gilbert, III	absent	Roberto J. Gonzalez	aye
Keon Hardemon	aye	Danielle Cohen Higgins	aye
Eileen Higgins	absent	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 4th day of March, 2025. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Christian J. Fernandez-Andes

A handwritten signature in black ink, appearing to be "CJF", written over a horizontal line.