



Meeting Agenda Coversheet

MEETING DATE:	January 13, 2026	Submitted By: Ken Cassel, Town Manager	
SUBJECT: <i>This will be the name of the item as it will appear on the Agenda</i>	Adoption of Ordinance Implementing Mandatory Structural Inspection Repair Timelines Pursuant to Florida Statute 553.889(11)		
STAFF RECOMMENDATION: (MOTION READY)	Staff recommends approval of the ordinance implementing mandatory structural inspection repair timelines and creating Section 14-5 of the Town Code, as required under Florida Statute 553.889(11) (2025).		
SUMMARY and/or JUSTIFICATION:	Recent amendments to Florida Statutes, specifically §553.889(11) (2025), require local governments to establish procedures ensuring that condominium and cooperative buildings subject to mandatory structural inspections commence or schedule necessary repairs within certain statutory timeframes. These requirements were adopted statewide to improve building safety, ensure timely remediation of structural deficiencies, and prevent failures associated with substantial structural deterioration.		
SELECT, if applicable	AGREEMENT:	BUDGET:	
	STAFF REPORT:	PROCLAMATION:	
	EXHIBIT(S):	X	OTHER:
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Ordinance 25-07 attached 2 nd reading Business Impact Estimate		
SELECT, if applicable	RESOLUTION:	ORDINANCE: 25-07 2nd Reading	X
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(If item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank.)</i>	AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA RELATING TO MANDATORY STRUCTURAL INSPECTIONS FOR CONDOMINIUM AND COOPERATIVE BUILDINGS; IMPLEMENTING SUBSECTION 553.889(11), FLORIDA STATUTES (2025); CREATING SECTION 14-5 OF THE CODE OF ORDINANCES OF THE TOWN OF DUNDEE, FLORIDA; REQUIRING CONDOMINIUMS, COOPERATIVE ASSOCIATIONS, AND OWNERS SUBJECT TO MANDATORY STRUCTURAL INSPECTIONS TO SCHEDULE OR COMMENCE REPAIRS FOR SUBSTANTIAL STRUCTURAL DETERIORATION WITHIN 365 DAYS AFTER THE CITY'S RECEIPT OF A PHASE TWO INSPECTION REPORT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR CODIFICATION; PROVIDING FOR BUSINESS IMPACT ESTIMATE; AND PROVIDING FOR AN EFFECTIVE DATE.		
FISCAL IMPACT (if any):	There is no financial impact as a result		\$0.00