



MEMORANDUM TO VENICE CITY COUNCIL

THROUGH CHARTER OFFICER: James Clinch, PE, MPA, City Manager **E-SIGN:**

FROM: Derek Applegate, CBO, Building Official

DEPARTMENT: Building

DATE: October 22, 2025

MEETING DATE: October 28, 2025

SUBJECT / TOPIC: Milestone Inspections Ordinance No. 2025-41

BACKGROUND INFORMATION: Florida House Bill 913, signed into law in June 2025, updates and clarifies condominium and cooperative association laws in response to the 2021 Surfside collapse and the regulatory changes that followed. The bill aims to balance structural safety with financial flexibility by extending deadlines for structural integrity reserve studies and milestone inspections.

Importantly, HB 913 requires Florida municipalities to adopt local ordinances to enforce structural inspection for residential buildings of three or more stories. This places new compliance, enforcement, and administrative responsibilities on cities, particularly those with a high concentration of older mid-rise condominiums. Local governments should anticipate increased coordination with associations and residents regarding permitting, inspection deadlines, and ordinance development.

In the City of Venice, 57 buildings meet the definition set forth under HB 913. As of this memo, 50 of those buildings have already submitted their Phase One structural inspections. No buildings in Venice have required a Phase Two inspection to date.

SUPPORTS STRATEGIC PLAN: Goal Two: Provide Efficient, Responsive Government with High Quality Services

COUNCIL ACTION REQUESTED: For Council Adoption by Motion

Yes N/A

☒	☐	Document(s) Reviewed for ADA compliance (required if for agenda posting)
☒	☐	City Attorney Reviewed/Approval
☐	☒	Risk Management Review
☐	☒	Finance Department Review/Approval
		Funds Availability (account number):

CC: