



OFFICE OF THE  
COMMISSION AUDITOR

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PERFORMANCE  
MEASURES  
REPORT





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The *2025 Performance Measure Report* was prepared by The Office of the Commission Auditor (OCA) in accordance with Section 2-1795 (d) 5 of the Code of Miami-Dade County.

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**The Office of the Commission Auditor  
Miami-Dade Board of County Commissioners**

The Office of the Commission Auditor (OCA) was established in September 2002 by Ordinance 03-2 to provide support and professional analysis of the policy, service, budgetary and operational issues before the Miami-Dade Board of County Commissioners. The Commission Auditor's duties include reporting to the Board of County Commissioners (BCC) on the fiscal operations of County departments, as well as whether fiscal and legislative policy directions from the Commission are being efficiently and effectively implemented.

**2025 Performance Measure Report**

OCA collaborated with departmental staff to gather, review, and analyze information from the Miami-Dade County Scorecard System referred to as OBI; the current FY 2024-25 adopted budget; and the FY 2025-26 proposed budget. We have selected various measures to be shown in a multi-year and geographic presentation, to provide trend visibility to help guide the policy and fiscal priorities that the BCC has raised. This information has been compiled on a fiscal and calendar year basis based on available data provided by the department and applicable reporting standards used in the source document. Fiscal year data has been identified as FY (i.e., FY 2023-24), whereas calendar year has been identified with the corresponding year without a prefix (i.e., 2024).

This report, prepared in collaboration with Miami-Dade County departments as subject matter experts, is substantially less detailed in scope than an audit in accordance with the Generally Accepted Auditing Standards (GAAS). OCA plans and performs the review to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our objectives; accordingly, OCA does not express an opinion on the data gathered by the subject matter experts.

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OFFICE OF THE  
**COMMISSION AUDITOR**

**Observation Summary**

OCA communicated with the selected Departments and performed additional due diligence to review, assess, and verify the information for the performance measures reviewed. See the summarized observations below:

**(A) CORRECTIONS AND REHABILITATION**

OCA reviewed the “*Bookings per Month*” and “*Average Daily Inmate Population (ADP)*” performance measures and noted that, as of December 8, 2025, bookings increased by 4,650 inmates from FY 2022-23 to FY 2023-24 and increased by 518 inmates in FY 2024-25. The ADP increased by 125 inmates from FY 2022-23 to FY 2023-24, followed by a decrease of 36 inmates in FY 2024-25. (See page 11)

**(B) TRANSPORTATION AND PUBLIC WORKS**

OCA reviewed the “*Average Weekday Boardings - Bus*” performance measure and noted that weekday boardings increased by 17,563 from FY 2022-23 to FY 2023-24, followed by a decrease of 16,739 in FY 2024-25. The Department is currently not meeting the established target of 241,000 average weekday bus boardings. (See page 15)

**(C) PARKS, RECREATION AND OPEN SPACES**

OCA reviewed the “*Customer Satisfaction Score (1-5)*” performance measure and noted that customer satisfaction decreased by 3% from FY 2022-23 to FY 2023-24, followed by a 1% decrease in FY 2024-25. The Department is currently exceeding the established target of a 4.0 customer satisfaction score. (See Page 18)

**(D) COMMUNITY SERVICES DEPARTMENT**

OCA reviewed the “*Number of Instances of Financial Assistance for Rent, Mortgage, and Utilities That Were Provided to Income-eligible Residents,*” performance measure, which includes programs such as Care-to-Share, the Mortgage Relief Program (MRP), Community Services Block Grant (CSBG), Emergency Food and Shelter Program (EFSP), Housing Assistance Grant (HAG), the Low-Income Home Energy Assistance Program (LIHEAP), and the Low-Income Household Water Assistance Program (LIHWAP).

The metric’s title suggests that it tracks the instances of aid provided; however, the actual information being tracked includes all applications, regardless of whether aid was ultimately granted. Therefore, the values presented in the budget book may need to be reviewed. (See page 23)

**(E) HOUSING AND COMMUNITY DEVELOPMENT**

OCA reviewed the “*HUD Occupancy Rate*” performance measure and noted that the affordable housing occupancy rate increased by 1% from FY 2022-23 to FY 2023-24 and increased by 2% in FY 2024-25. The Department is currently not meeting the established target of a 95% occupancy rate. (See page 25)

**(F) COMMUNICATIONS, INFORMATION AND TECHNOLOGY DEPARTMENT**

OCA reviewed the “*Total Number of Incidents Submitted*” and “*Total Number of Work Orders Submitted*” performance measures from January 1, 2022, through May 13, 2025. During this time, approximately 400,560 incidents were submitted and closed, with an estimated average response time of 3 days. Additionally, approximately 212,608 work orders were submitted and closed, with an estimated average response time of 13 days. OCA noted that an estimated 188,400 (47%) of incidents submitted had been opened and closed at the same exact time, which may impact the average response time calculation. (See page 29)

**(G) PEOPLE AND INTERNAL OPERATIONS DEPARTMENT**

OCA observed that, as of November 18, 2025, 3,032 employees were enrolled in the Deferred Retirement Option Program (DROP), which accounts for approximately 10% of the County's total employees. The Sheriff's Office had the highest number of employees in the DROP (325) among all Departments, and it is estimated that 1,374 DROP employees will retire from the County over the next five years. Out of the 103 employees in the Water and Sewer Department (WASD) who are expected to retire in the next five years, an estimated one (1) position is associated with a Meter division. *(See page 31)*

**(H) EVICTIONS AND FORECLOSURES**

OCA conducted an analysis of eviction and foreclosure data for cases filed between March 1, 2020, and August 31, 2025. The review identified a total of 4,184 pending eviction cases and 3,261 pending foreclosure cases across the County. *(See page 35)*

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# PUBLIC SAFETY



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# CORRECTIONS AND REHABILITATION

The Miami-Dade Corrections and Rehabilitation Department (MDCR) aims to provide safe, secure, and humane detention of individuals in its custody while facilitating their successful return to the community. The Department operates four County detention facilities: Metro West Detention Center (MWDC), Turner Guilford Knight Correctional Center (TGK), Pre-Trial Detention Center (PTDC), and Boot Camp (BC).<sup>1</sup>

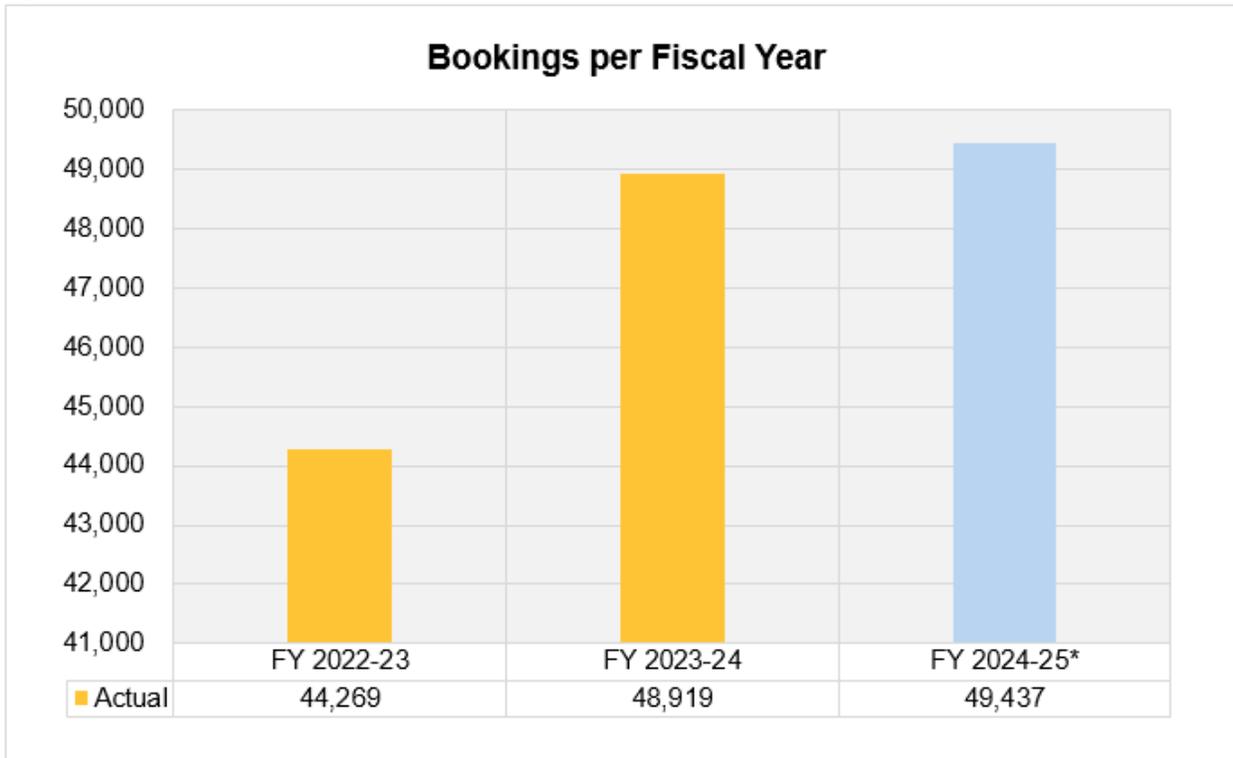
## Bookings Per Month and Average Daily Inmate Population

MDCR assesses its goal of effectively managing the jail population by monitoring two key performance measures: “Bookings Per Month” and “Average Daily Inmate Population (ADP),” which track the number of individuals booked and the average number of inmates housed daily. To evaluate daily bookings at each facility, MDCR staff enter relevant booking information (including name, age, booking type, etc.) into the Criminal Justice Information Services (CJIS) system as they process individuals.

The Department categorizes bookings into four main types: “Felony,” “Misdemeanor,” “No Miami-Dade Charges,” and “Traffic Violation.” Refer to **Figure 1** and **Table 1** below, which shows the number of MDCR bookings per fiscal year from FY 2022-23 to FY 2024-25.

The ADP is calculated based on the number of inmates in custody during the midnight inmate count.<sup>2</sup> This measure assesses the relative population over time, considering releases and new bookings. Refer to **Figure 2** and **Table 2** below, which shows the ADP from FY 2022-23 to FY 2024-25.

**Figure 1**



Source: MDCR Internal Departmental Data<sup>3</sup>

\*The FY 2024-25 amount reflects the reported amount from the Department, which was unverified by OCA at the time of this report.

<sup>1</sup> Miami-Dade County. FY 2025-26. Proposed Budget and Multi-Year Capital Plan. Volume II. Page 45. [Proposed Budget FY 2025-26, vol. 2](#)

<sup>2</sup> Email correspondence with the Department received on October 17, 2025.

<sup>3</sup> Miami-Dade County. Department of Corrections and Rehabilitation (MDCR) Inmate Dashboard Data. Accessed on December 08, 2025.

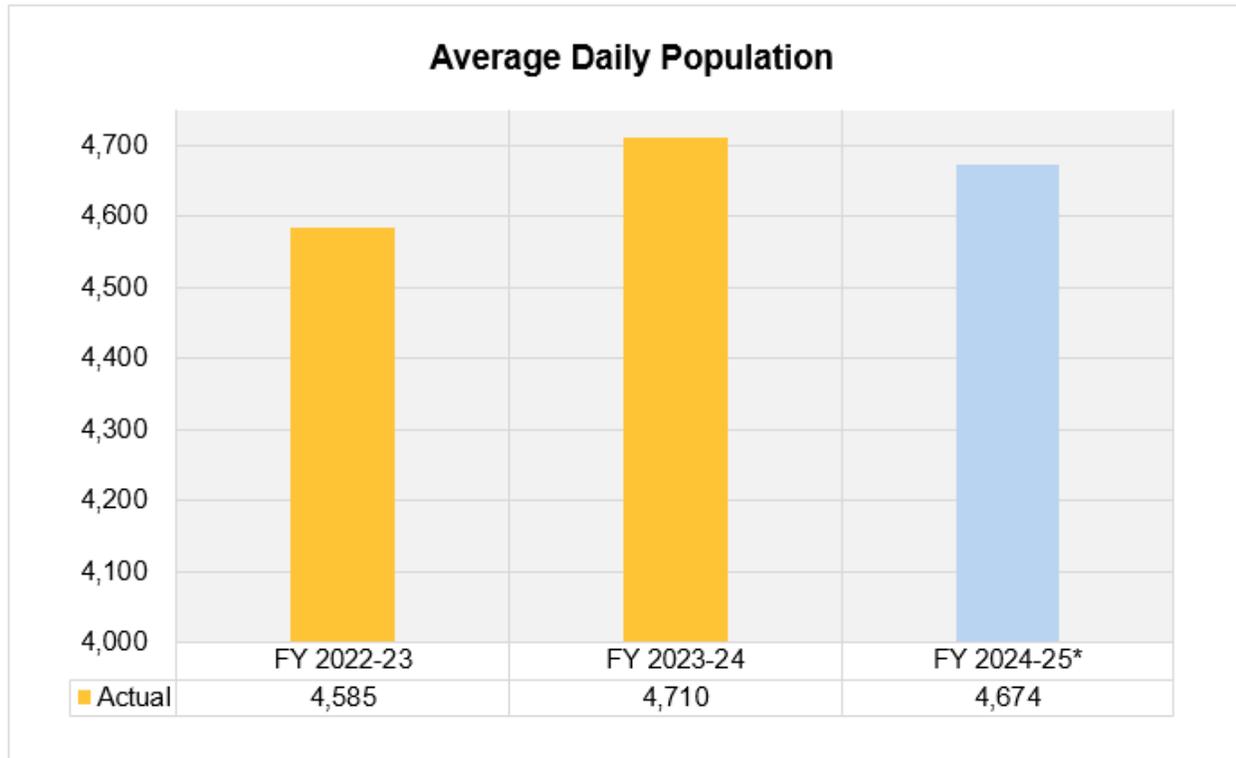
# CORRECTIONS AND REHABILITATION

**Table 1: Estimated FY 2022-23 to FY 2024-25 MDCR Bookings Type**

Bookings Type	FY 2022-23	FY 2023-24	FY 2024-25
Felony	21,796	23,132	23,756
Misdemeanor	14,391	16,385	16,593
No Miami-Dade Charges	1,936	2,124	2,627
Traffic Violation	6,146	7,278	6,461
<b>Total</b>	<b>44,269</b>	<b>48,919</b>	<b>49,437</b>

Source: MDCR Internal Departmental Data<sup>3</sup>

**Figure 2**



Source: MDCR Internal Departmental Data<sup>3</sup>

\*The FY 2024-25 amount reflects the reported amount from the Department, which was unverified by OCA at the time of this report.

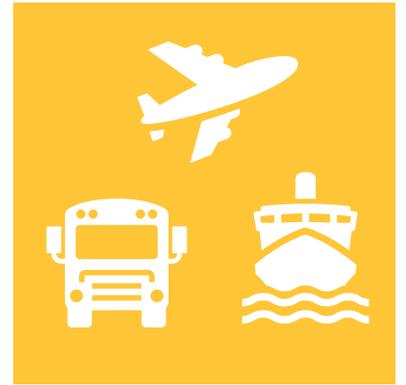
**Table 2: FY 2022-23 to FY 2024-25 MDCR Average Daily Inmate Population**

Population Type	FY 2022-23	FY 2023-24	FY 2024-25
Felony	4,237	4,203	4,181
Misdemeanor	269	405	388
No Miami-Dade Charges	42	54	60
Traffic Violation	37	48	45
<b>Total</b>	<b>4,585</b>	<b>4,710</b>	<b>4,674</b>

Source: MDCR Internal Departmental Data<sup>3</sup>

**Observations:** OCA noted that variances may exist between the system of record that tracks the related performance measures and the budget book. Therefore, the Department may need to review the process for evaluating and publishing performance measures data.

# TRANSPORTATION



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# TRANSPORTATION & PUBLIC WORKS

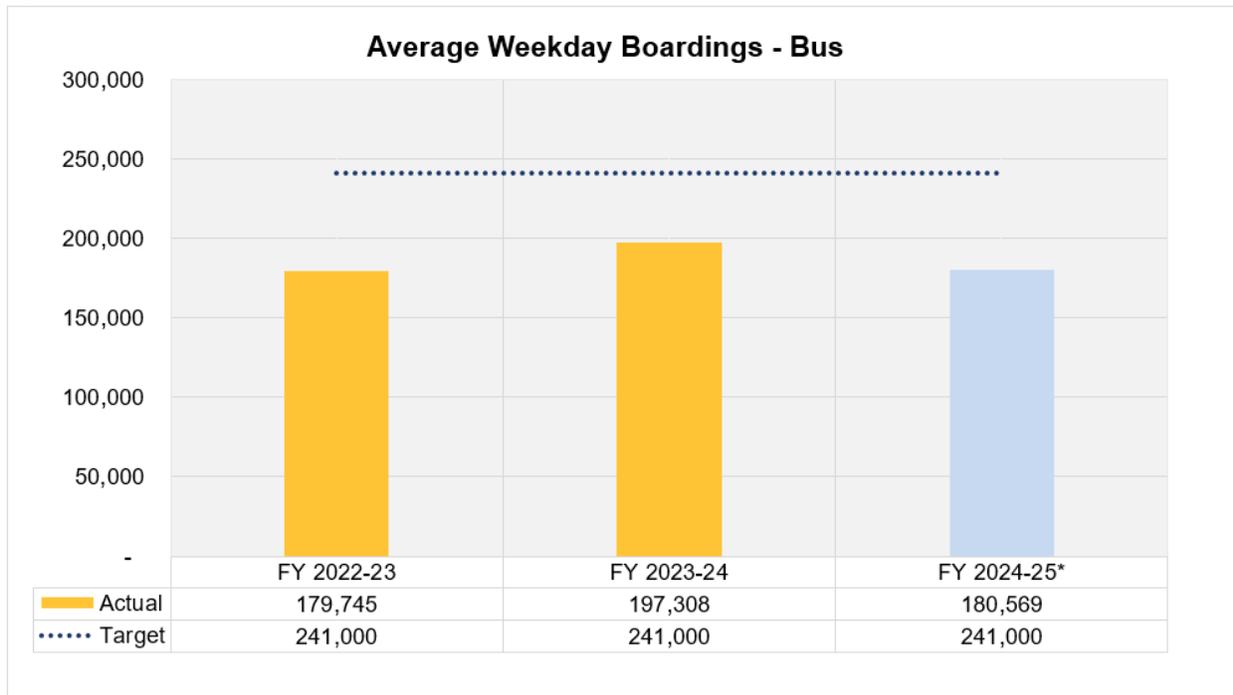
The Department of Transportation and Public Works (DTPW) develops, coordinates, and operates the County’s transportation networks with the goal of improving mobility for our residents, businesses, and visitors.<sup>1</sup>

## Average Weekday Boardings - Bus

DTPW monitors weekday bus ridership through the performance measure “Average Weekday Boardings - Bus.” Per the Department, buses are generally equipped with Automatic Passenger Counters (APCs) that collect ridership information. Urban Transportation Associates (UTA) is the Department’s APC system provider, who collects the APC information and performs statistical validation over the data.

UTA developed a web-based dashboard that serves as DTPW’s primary source for generating ridership information that is submitted to the Federal Transportation Administration’s (FTA) National Transit Database (NTD) and populated into the Miami-Dade County Scorecard (OBI). Additionally, DTPW receives ridership data for contracted bus routes directly from its bus contractors via email. The Department then consolidates the UTA and contracted bus ridership data to calculate the average weekday ridership reported in OBI. Refer to **Figure 1** below, which shows the “Average Weekday Boardings – Bus” from FY 2022-23 to FY 2024-25.

**Figure 1**



**Source:** Miami-Dade County Department Scorecard Oracle Business Intelligence System (OBI)

\*The FY 2024-25 amount reflects the reported amount from the Department, which was unverified by OCA at the time of this report.

**Observations:** OCA noted that the Department does not have documented policies and procedures for reviewing and validating the information reported in OBI. However, the Department stated that they are currently in the process of developing formal review procedures related to this measure.

<sup>1</sup> Miami-Dade County. FY 2025-26. Proposed Budget and Multi-Year Capital Plan. Volume II. Page 111. [Proposed Budget FY 2025-26, vol. 2](#)

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# RECREATION AND CULTURE



# PARKS, RECREATION AND OPEN SPACES

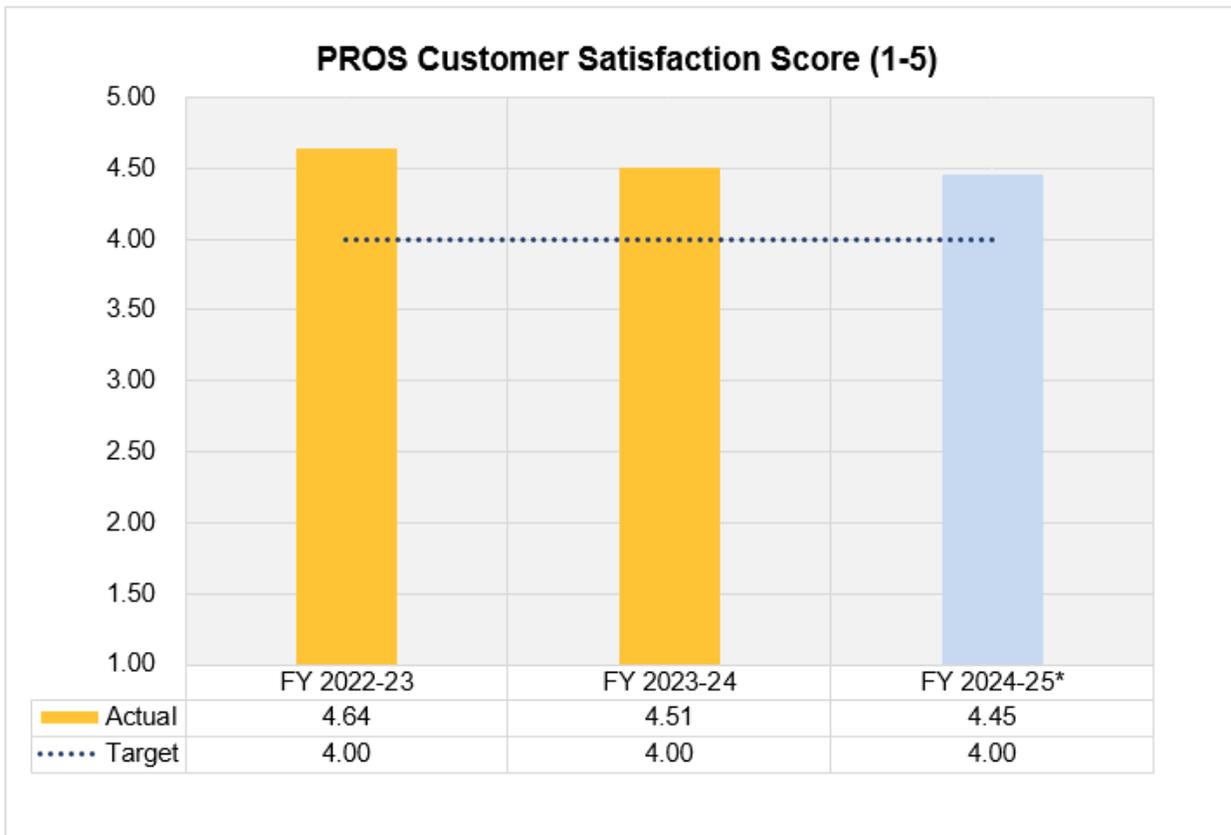
The Parks, Recreation, and Open Spaces (PROS) Department builds, operates, manages, and maintains one of the largest and most diverse park systems in the country, consisting of 307 parks and over 13,454 acres of passive and active park lands and natural areas that serve as the front line for resiliency and improved health solutions. The Department’s five strategic objectives and priority areas include fiscal sustainability, placemaking and design excellence, health and fitness, conservation and stewardship, and performance excellence.<sup>1</sup>

## PROS Customer Satisfaction Score (1-5)

PROS evaluates its goal of achieving performance excellence by monitoring the customer satisfaction ratings and percentages from patrons who visit the parks and use the facilities. The Customer Satisfaction Score is captured using a Likert scale of 1-5, where 5 indicates "very satisfied" and 1 indicates "extremely unsatisfied."

The Department utilizes two systems to gather survey responses: SnapSurveys and ParkLink. SnapSurveys collects responses through QR codes placed at parks and facilities. ParkLink manages class and program registrations offered by PROS and gathers responses at the end of each session. The responses from both systems are aggregated monthly to calculate the average satisfaction score. Refer to **Figure 1** below, which shows the “PROS Customer Satisfaction Score (1-5)” from FY 2022-23 to FY 2024-25.

**Figure 1**



**Source:** Miami-Dade County Department Scorecard Oracle Business Intelligence System (OBI)

\*The FY 2024-25 amount reflects the reported amount from the Department, which was unverified by OCA at the time of this report.

<sup>1</sup> Miami-Dade County. FY 2025-26. Proposed Budget and Multi-Year Capital Plan. Volume II. Page 217. [Proposed Budget FY 2025-26, vol. 2](#)

## PARKS, RECREATION AND OPEN SPACES

**Observations:** OCA noted that variances may exist between the system of record that tracks the related performance measures and the budget book. Therefore, the Department may need to review the process for evaluating and publishing performance measures data.

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# HEALTH AND SOCIETY



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# COMMUNITY SERVICES

The Community Services Department (CSD) provides comprehensive social services that address children, family, and community needs throughout Miami-Dade County. CSD performs functions and delivers services that address objectives of both the Health and Society and the Public Safety strategic areas. CSD provides a continuum of comprehensive services and programs that support residents of all ages, from children to the elderly.<sup>1</sup>

## **Instances Financial Assistance for Rent/Mortgage or Utilities were Provided to Income Eligible Residents**

CSD assesses its goal of preventing evictions and utility shutoffs for residents by gathering information within its Case Management System and monitoring a performance measure that tracks the number of instances in which financial assistance was provided. Applicants are screened, and aid is granted based on eligibility and the availability of funding. Refer to the associated programs below:

1. **Care-to-Share**<sup>2</sup> - The Florida Power & Light (FPL) Care to Share Program provides \$750 in one-time assistance within a 12-month period to low-income residents at risk of utility disconnection due to financial hardship.
2. **Mortgage Relief Program (MRP)**<sup>3</sup> - The MRP offers up to \$3,500 in financial assistance per household facing late mortgage payments, HOA fees, insurance, and utility bills.
3. **Community Service Block Grant (CSBG)**<sup>4</sup> - The CSBG program provides residents with emergency rental and water bill assistance up to \$10,000 and \$2,500, respectively.
4. **Emergency Food and Shelter Program (EFSP)**<sup>5</sup> - The EFSP offers one-time assistance per year for crisis situations interrupting their ability to pay utility bills, rent, mortgage, or secure food.
5. **Housing Assistance Grant (HAG)**<sup>6</sup> - The Housing Assistance Grant offers residents up to \$1,000 for rental assistance or \$1,500 for mortgage assistance per year.
6. **Low-Income Home Energy Assistance Program (LIHEAP) (Regular)**<sup>7</sup> - LIHEAP is a federally funded program that helps low-income households pay for cooling or heating their homes. LIHEAP Regular provides up to \$1,350 annually based on eligibility, with payments sent directly to utility providers.
7. **LIHEAP (Crisis)**<sup>7</sup> - LIHEAP Crisis provides up to \$2,000 annually for households that have a final notice or utility shut-off.

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<sup>1</sup> Miami-Dade County. FY 2025-26. Proposed Budget and Multi-Year Capital Plan. Volume III. Page 127. [Proposed Budget FY 2025-26, vol. 3](#)

<sup>2</sup> MDC Community Services. Light Bill Assistance. Accessed July 25, 2025. [Care-to-Share Program](#)

<sup>3</sup> MDC Community Services. Mortgage Relief Program. Accessed July 25, 2025. [Mortgage Relief Program](#)

<sup>4</sup> Miami-Dade County Legislative Item. File Number 230976. Page 21. [Community Service Block Grant](#).

<sup>5</sup> MDC Community Services. Rental and Other Assistance for the Homeless or Facing Eviction. Accessed July 25, 2025.

[Emergency Food and Shelter Program](#)

<sup>6</sup> MDC Community Services. Rental and Other Assistance for the Homeless or Facing Eviction. Accessed July 25, 2025. [Housing Assistance](#)

<sup>7</sup> MDC Community Services. Light Bill Assistance. Accessed July 25, 2025. [Low-Income Home Energy Assistance Program](#)

## COMMUNITY SERVICES

8. **Low-Income Household Water Assistance Program (LIHWAP) (Crisis)**<sup>8</sup> - LIHWAP is a federally funded program that offers financial assistance for residents' water and sewer bills.

**Observations:** OCA identified areas of opportunity in the Department's data collection and compilation process that may impact the accuracy of the performance measures reported in OBI. Refer to the section below, which lists the observations identified:

1. OCA requested CSD to validate their data in OBI; however, the Department's validation did not agree with the information originally entered in OBI. Additionally, after OCA began the engagement, CSD made changes to the information reported for this metric.

The Department stated that they are currently training staff to enhance supervisory oversight and conduct quality assurance reviews of all approved applications related to this measure.

2. The performance measure's title indicates that it tracks the instances of financial assistance provided; however, CSD confirmed it includes all applications, regardless of whether aid was ultimately granted. Therefore, the quantities presented in the FY 2025-26 Adopted Budget Book may need to be reviewed, which are as follows: FY 2022-23 (Actual) – 40,548; FY 2023-24 (Actual) – 27,292; FY 2025-26 (Target) – 17,273.

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<sup>8</sup> MDC Water and Sewer Department. Federal Funds Available for Water Bill Assistance for Low-Income Households. Accessed July 25, 2025. [Low-Income Household Water Assistance Program](#)

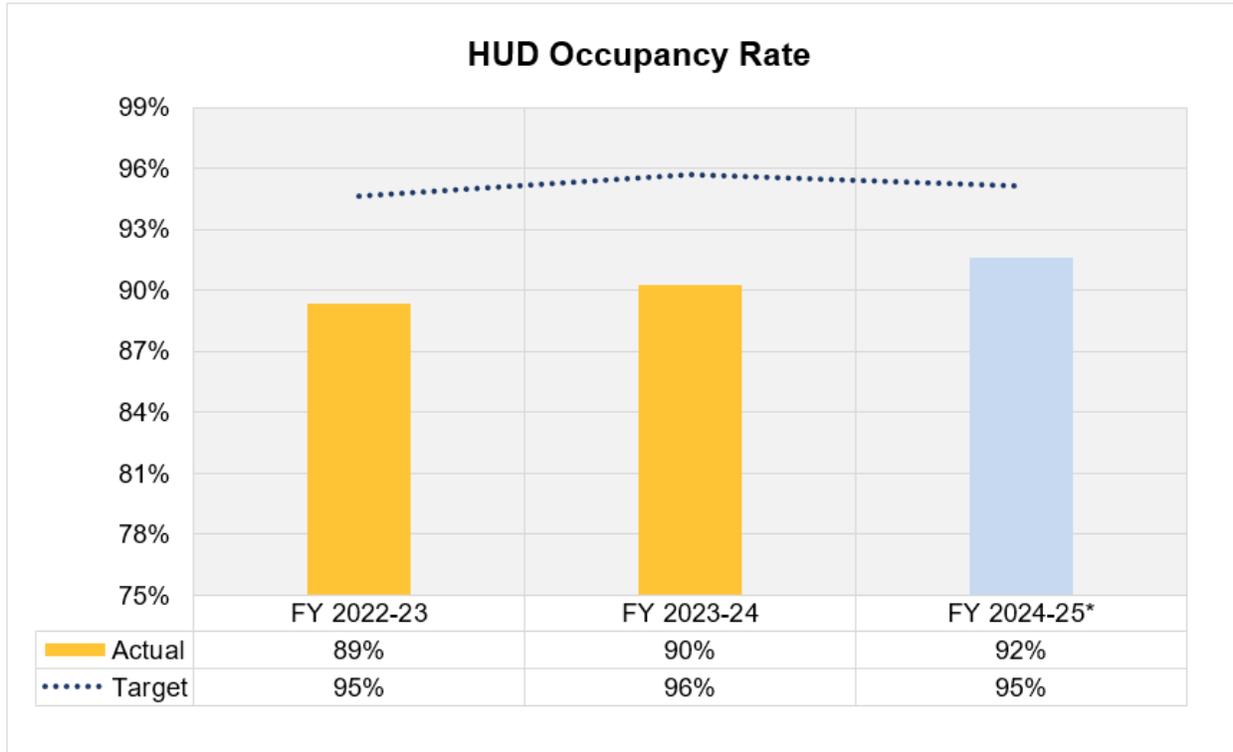
# HOUSING AND COMMUNITY DEVELOPMENT

The Department of Housing and Community Development (HCD) administers funding for the County’s housing and community development programs, including public housing, subsidized private rental housing, affordable housing, rehabilitation, and revitalization. HCD’s annual new funding comes primarily from the United States Department of Housing and Urban Development (HUD), which provides funding for programs including Public Housing, Capital Grants, Section 8, Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG). Additionally, HCD administers the State of Florida Documentary Stamp Surtax (Surtax) and the State Housing Initiatives Partnership (SHIP) funds to develop and finance affordable housing.<sup>1</sup>

## Housing and Urban Development (HUD) Occupancy Rate

HCD monitors the occupancy rate of the County’s affordable housing developments through the performance measure “*HUD Occupancy Rate*.” The Department calculates monthly occupancy rates for each housing development by dividing the number of leased units by the total available units. The monthly rates for all developments are then averaged to determine the overall occupancy rate, which is populated in Miami-Dade County’s Scorecard (OBI). Refer to **Figure 1** below, which shows the “*HUD Occupancy Rate*” from FY 2022-23 to FY 2024-25.

**Figure 1**



**Source:** Miami-Dade County Department Scorecard Oracle Business Intelligence System (OBI)

\*The FY 2024-25 amount reflects the reported amount from the Department, which was unverified by OCA at the time of this report.

**Observations:** OCA noted that variances may exist between the system of record that tracks the related performance measures and the budget book. Therefore, the Department may need to review the process for evaluating and publishing performance measures data.

<sup>1</sup> Miami-Dade County. FY 2025-26. Proposed Budget and Multi-Year Capital Plan. Volume III. Page 165. [Proposed Budget FY 25-26, vol. 3](#)

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# GENERAL GOVERNMENT



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# COMMUNICATIONS, INFORMATION AND TECHNOLOGY

The Communications, Information and Technology Department (CITD) is the central technology provider for Miami-Dade County. CITD provides information technology (IT), business solutions, and infrastructure services that support the operations of all County departments, external governmental agencies, and residents.<sup>1</sup>

## Total Number Work Orders and Incidents Submitted

CITD evaluates its customer service metrics by collecting data on work orders and incidents submitted. All incidents and work orders are recorded and managed through the BMC Remedy System, which captures requests submitted via CITD Service Desk staff, Non-Service Desk staff, or the online portal.

Work Orders are primarily related to agreed-upon services outlined in Memorandums of Understanding (MOUs) with customers. OCA analyzed the total number of work orders submitted from January 1, 2022, to May 13, 2025. **Table 1** displays the approximate average response times for "Closed" Work Orders.

**Table 1: Work Orders Average Response Time, Including Weekends**

Work Orders Submitted	Response Time in Days		
	Average	Minimum	Maximum
212,608	13	1	1,112

Source: BMC Remedy System - Work Order Details from January 1, 2022, to May 13, 2025

Incidents are ad-hoc service requests not usually included in CITD's MOU agreements. OCA analyzed the total number of incidents submitted from January 1, 2022, to May 13, 2025. **Table 2** displays the approximate average response times for "Closed" Incidents.

**Table 2: Incidents Average Response Time, Including Weekends**

Incidents Submitted	Response Time in Days		
	Average	Minimum	Maximum
400,560	3	1	1,058

Source: BMC Remedy System - Incident Details from January 1, 2022, to May 13, 2025

**Observations:** OCA identified opportunities in the Department's data collection and compilation processes that may impact the accuracy of the performance measures reported in OBI. Refer to the section below, which lists the observations identified:

1. OCA reviewed the total number of work orders and incidents submitted and noted the following: (1) missing data in OBI; (2) incorrect selection of customer profiles that resulted in misclassification of the associated County Department; (3) tickets that remained open longer than necessary; (4) delays in assigning service requests to the appropriate IT support staff; (5) work orders in which the close date occurred before the submit date; (6) and incidents that were inaccurately categorized as work orders.
2. OCA observed that an estimated 188,400 (47%) of incidents submitted had been opened and closed at the same exact time, which may impact the average response time calculation.

<sup>1</sup> Miami-Dade County. FY 2025-26. Proposed Budget and Multi-Year Capital Plan. Volume III. Page 264. [Proposed Budget FY 2025-26, vol. 3](#)

According to the Department, this is caused when technicians resolve issues before receiving an incident ticket from a customer.<sup>2</sup>

3. The Department does not have documented policies and procedures regarding these performance measures, which may affect the completeness and accuracy of these metrics.

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<sup>2</sup> Information provided by CITD in response to the OCA Notice of Inquiry on June 15, 2025.

# PEOPLE AND INTERNAL OPERATIONS

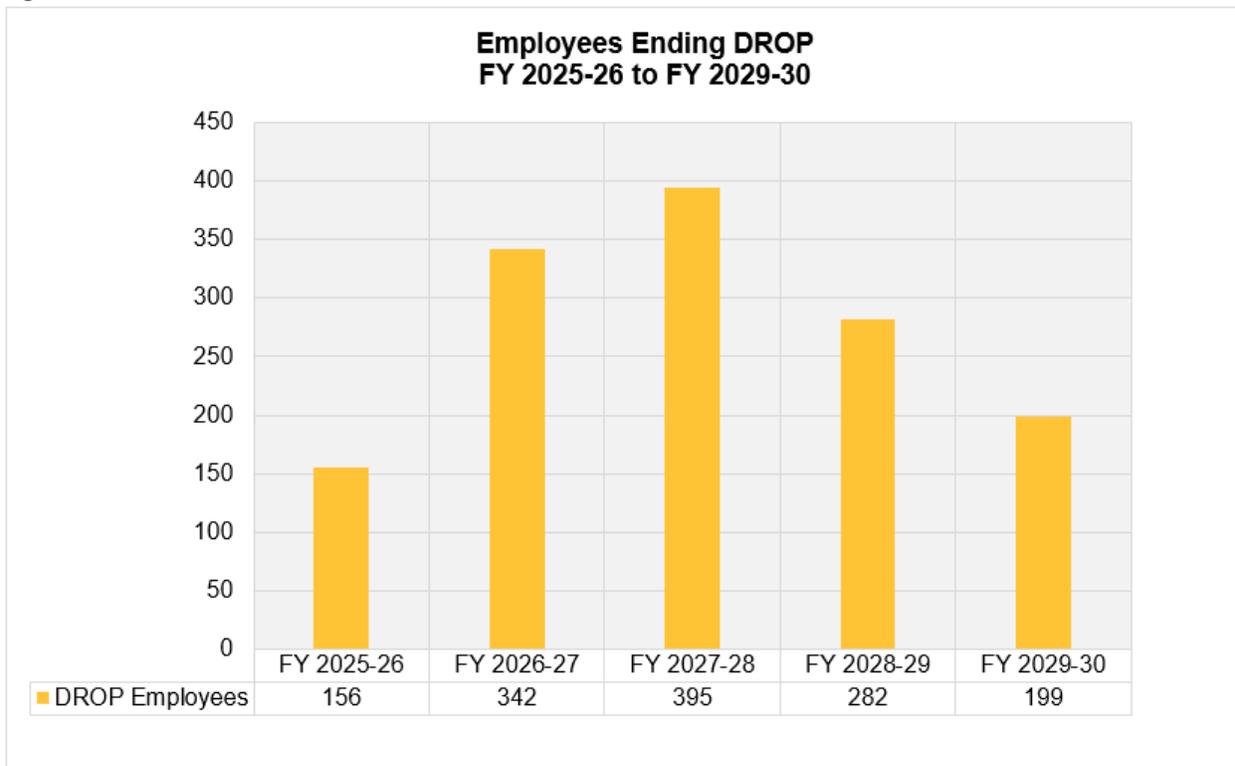
The Department of People and Internal Operations (PIOD) leads efforts in employee engagement, recruitment, career development, and benefits administration, fostering a motivated and diverse workforce aligned with the County’s strategic goals.<sup>1</sup>

## Number of Employees in The Deferred Retirement Option Program (DROP)

Succession planning is a strategic process aimed at ensuring the continuous and effective operation of an organization by identifying, developing, and preparing employees to fill key roles as they become vacant. OCA conducted an analysis to assess the potential impact of knowledge loss resulting from the retirement of employees within this segment.

The Deferred Retirement Option Program (DROP) is available to Florida Retirement System (FRS) pension plan participants who qualify for normal retirement.<sup>2</sup> DROP participation may begin in the month the employee reaches their normal retirement date based upon age or years of service.<sup>3</sup> For regular employees, this is age 62 or 30 years of service, whichever occurs first.<sup>3</sup> For members of the special risk class, this is age 55 and 25 years of special risk service.<sup>4</sup> As of November 18, 2025, there were 3,032 employees enrolled in DROP.

Figure 1



Source: INFORMS Query “MD\_HRR483\_ACT\_DROP\_EES” as of November 18, 2025

<sup>1</sup> Miami-Dade County. FY 2025-26. Proposed Budget and Multi-Year Capital Plan. Volume III. [Proposed Budget FY 2025-26, vol. 3](#). Page 318.

<sup>2</sup> Florida Retirement System. 2025. “Pension Plan Deferred Retirement Option Program.” Accessed July 10, 2025. [DROP 2025](#) Page 3.

<sup>3</sup> Florida Retirement System. 2025. “Pension Plan Deferred Retirement Option Program.” Accessed July 10, 2025. [DROP 2025](#) Page 5.

<sup>4</sup> Florida Retirement System. 2025. “Pension Plan Deferred Retirement Option Program.” Accessed July 10, 2025. [DROP 2025](#) Page 6.

# PEOPLE AND INTERNAL OPERATIONS

OCA reviewed the total population of Miami-Dade County and found that there were approximately 29,030 employees as of November 18, 2025. The data highlights that around 10% of total employees opted to participate in the Deferred Retirement Option Program (DROP). **Table 1** shows all County Departments with the total number of employees enrolled with respective DROP dates from FY 2025-26 through 2029-30 as of November 18, 2025. Out of the 103 employees in the Water and Sewer Department (WASD) who are expected to retire in the next five years, one (1) position is associated with a Meter division.

**Table 1: Miami-Dade County - Five Year DROP Outlook by Department**

Department	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	Total
Sheriff's Office	40	71	90	62	62	325
Fire Rescue	15	46	55	74	26	216
Transportation & Public Works	19	42	54	29	17	161
Corrections and Rehabilitation	13	31	38	21	19	122
Water and Sewer	12	34	23	17	17	103
Comm, Information & Technology	8	22	21	13	7	71
Aviation	4	17	21	12	9	63
Solid Waste Management	9	10	7	8	6	40
Clerk of Courts	8	9	11	6	5	39
People and Internal Operations	7	10	9	5	5	36
Parks, Recreation & Open Spaces	4	6	15	5	3	33
Regulatory & Economic Resource	3	11	6	4	5	29
Community Services	3	5	10	4	4	26
Libraries	1	5	3	6	1	16
Public Housing & Community Development	2	4	5	4	-	15
Seaport	2	3	4	1	1	11
Tax Collector	1	4	1	3	1	10
Adm Office of the Court	1	2	2	2	1	8
Dept Environmental Resources	-	2	4	2	-	8
County Attorney's Office	1	2	1	-	2	6
Strategic Procurement	1	-	2	2	-	5
Board of County Commissioners	-	1	1	-	2	4
Internal Compliance	-	1	2	-	1	4
Inspector General	-	-	2	-	1	3
Legal Aid	-	-	-	2	1	3
Medical Examiner	-	-	2	-	1	3
Cultural Affairs	1	1	-	-	-	2
Elections	-	-	1	-	1	2
Office of the Mayor	-	1	1	-	-	2
Transportation Planning Org	-	-	2	-	-	2
Animal Services	1	-	-	-	-	1
CareerSource South Florida	-	-	-	-	1	1
Citizens Independent Transportation Trust	-	1	-	-	-	1
Comptroller Finance Operations	-	-	1	-	-	1
Homeless Trust	-	-	1	-	-	1
Management and Budget	-	1	-	-	-	1
<b>Total</b>	<b>156</b>	<b>342</b>	<b>395</b>	<b>282</b>	<b>199</b>	<b>1,374</b>

Source: INFORMS Query "MD\_HRR483\_ACT\_DROP\_EES" as of November 18, 2025

# SPECIAL FOCUS REPORT

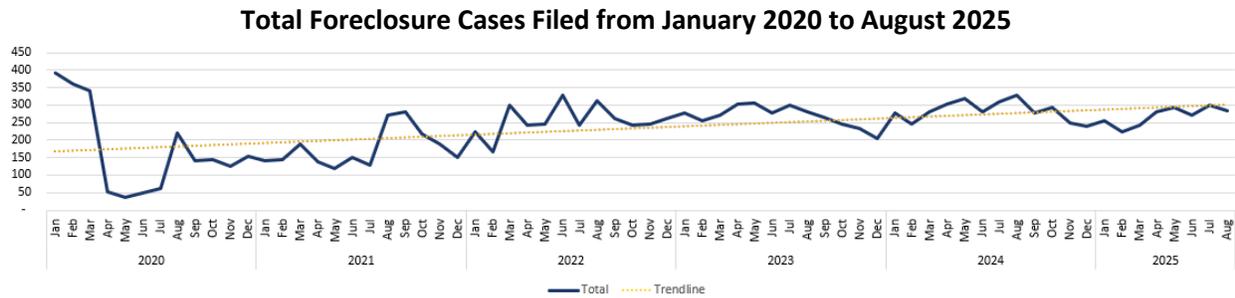
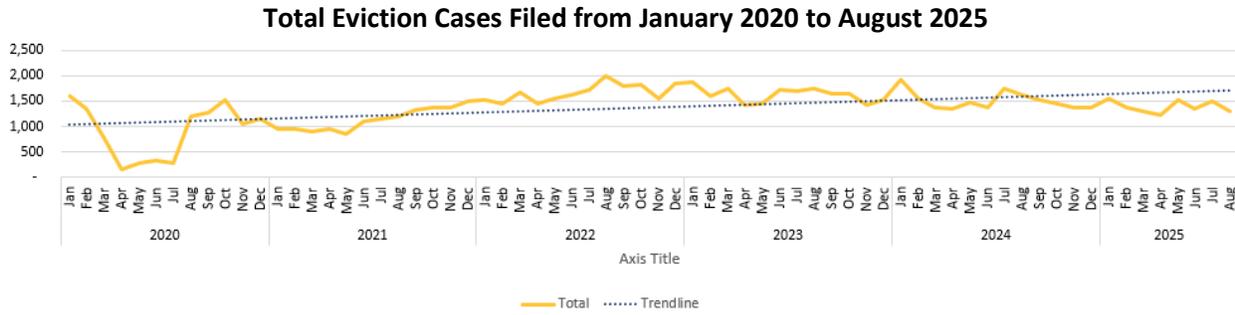


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# EVICTIONS AND FORECLOSURES

The Office of the Commission Auditor (OCA) assessed data provided by the Clerk of the Courts (COC) for the use of this report. OCA performed additional due diligence to review, assess, and verify records submitted by the COC to report on the number of countywide eviction and foreclosure cases filed by the COC and the number of writs of possession executed. OCA noted observations with the information that may limit its use. The details of the observations are outlined in the Notes Summary section of this report (Page 51).

## TREND ANALYSIS



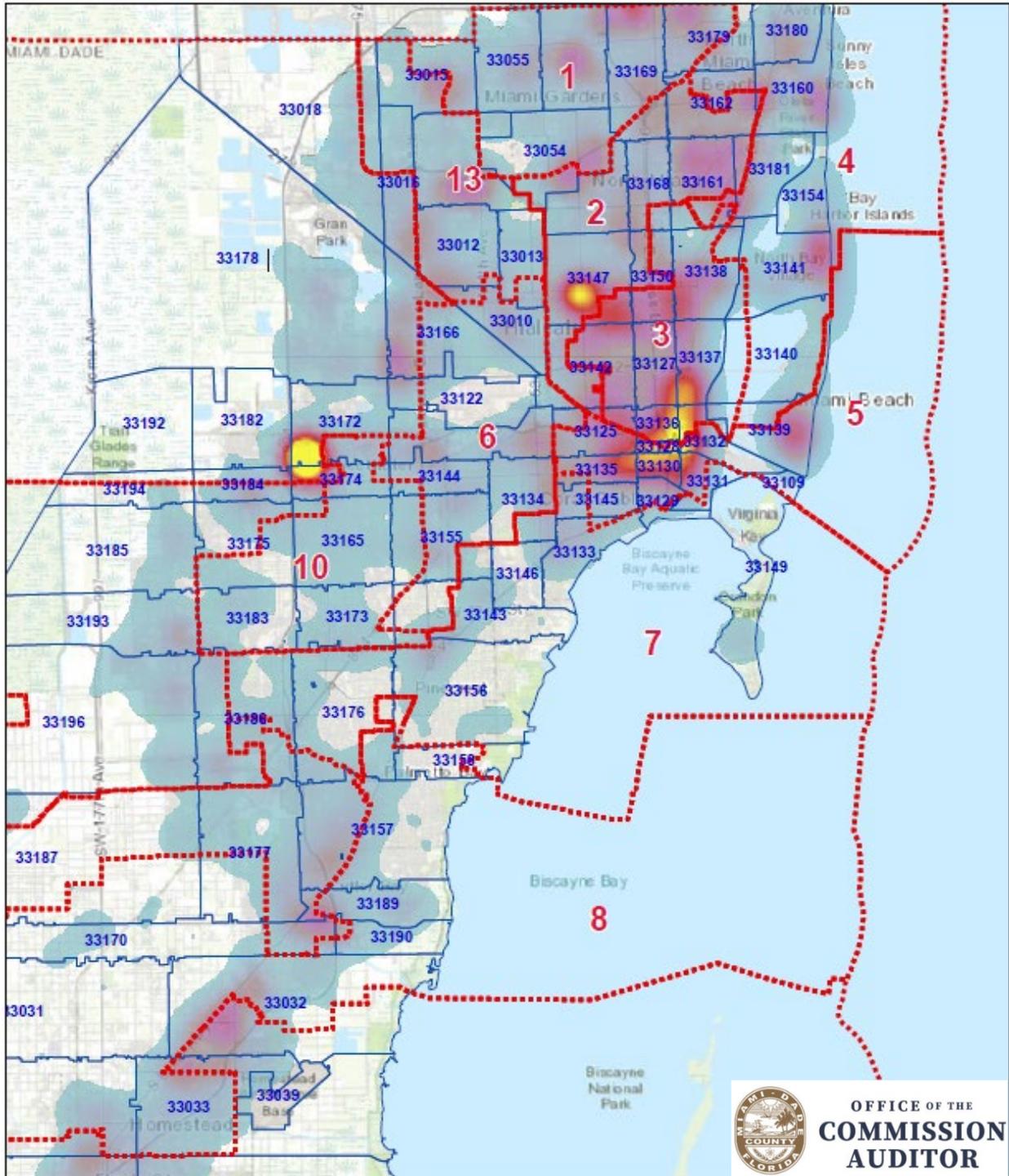
Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

Figure 1 is a heatmap highlighting by zip code and Commission District pending countywide evictions filed between March 1, 2020, and August 31, 2025.

# EVICTIIONS AND FORECLOSURES

**Figure 1**  
**Number of Pending Eviction Cases**  
**March 1, 2020 – August 31, 2025 (As of September 4, 2025)**



**Disclaimer:** OCA noted that due to the data limitations described in the Notes Summary section of this report and the County GIS system application tool, Figure 1 may have data address differences and thus may affect the totals for each District.

Commission District Boundary

Zip Code Boundary

Eviction Cases

1:288,895

0 2.25 4.5 9 mi

0 3.5 7 14 km

**OFFICE OF THE**  
**COMMISSION**  
**AUDITOR**

Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

# EVICTIONS AND FORECLOSURES

Section I of the report presents countywide residential and commercial evictions from March 1, 2020, to August 31, 2025 (as of September 4, 2025), depicting trends in the number of cases filed, their case status, and the number of writs of possession issued during the COVID-19 pandemic. The report also includes the number of COVID-related eviction declarations filed with the Eleventh Judicial Circuit of Florida in accordance with the court's administrative orders as well as the CARES Act.

## I. EVICTIONS

The following is being reported pursuant to Section 4 of Resolution No. R-58-21:

- (a) There are 4,184 pending residential and commercial evictions that were filed on or after March 1, 2020, through August 31, 2025. Pending eviction cases include open eviction cases (i.e., eviction cases without a disposition) and reopened cases (i.e., cases with outstanding post-judgment court action);
- (b) There were 4,183 pending residential and commercial evictions filed after April 2, 2020, through August 31, 2025. The number of pending residential evictions that were filed on or after October 1, 2020, through August 31, 2025, is 3,635;
- (c) There were 89,368 residential and commercial evictions filed after April 2, 2020, through August 31, 2025. From October 1, 2020, through August 31, 2025, there were 6,161 commercial evictions filed. From October 1, 2020, through March 10, 2021, there were 35 cases that did not have a classification of "residential" or "commercial" and were considered as "Type not classified;"
- (d) There are 8 pending evictions in which declarations were filed with the court in accordance with the court's administrative orders and the CARES Act from October 1, 2020, through August 31, 2025. Of that number, 6 were VACA declarations filed by the Plaintiff-Landlord, and 2 were CDC Tenant Declarations filed by the Defendant-Tenant;
- (e) There were 3,627 pending residential evictions in which declarations were not filed with the court from October 1, 2020, through August 31, 2025; and
- (f) There were 40,298 writs of possession issued from the expiration of the Governor's Executive Order No. 20-180 at 12:01 am on October 1, 2020, through August 31, 2025. Of that number, 2,540 were for commercial properties, 36,274 were for residential properties, 1,450 were not classified by property type, and 34 were for cases not found.

# EVICTIONS AND FORECLOSURES

## ATTACHMENTS

Figure 2 below illustrates the year-over-year trend of total monthly filed eviction cases (pending and closed) from 2021 through 2025.

**Figure 2**  
**Year-Over-Year Trend of Total Monthly Filed Cases**  
**2021 – 2025**

Month	2021	2022	2023	2024	2025
January	946	1,522 ↑ 61%	1,871 ↑ 23%	1,930 ↑ 3%	1,538 ↓ -20%
February	950	1,444 ↑ 52%	1,606 ↑ 11%	1,557 ↓ -3%	1,361 ↓ -13%
March	910	1,658 ↑ 82%	1,737 ↑ 5%	1,381 ↓ -20%	1,288 ↓ -7%
April	955	1,452 ↑ 52%	1,414 ↓ -3%	1,359 ↓ -4%	1,218 ↓ -10%
May	841	1,548 ↑ 84%	1,449 ↓ -6%	1,460 ↑ 1%	1,514 ↑ 4%
June	1,103	1,617 ↑ 47%	1,731 ↑ 7%	1,382 ↓ -20%	1,337 ↓ -3%
July	1,144	1,708 ↑ 49%	1,689 ↓ -1%	1,737 ↑ 3%	1,501 ↓ -14%
August	1,206	1,988 ↑ 65%	1,733 ↓ -13%	1,616 ↓ -7%	1,305 ↓ -19%
September	1,313	1,800 ↑ 37%	1,646 ↓ -9%	1,510 ↓ -8%	
October	1,369	1,816 ↑ 33%	1,636 ↓ -10%	1,453 ↓ -11%	
November	1,377	1,552 ↑ 13%	1,430 ↓ -8%	1,374 ↓ -4%	
December	1,493	1,836 ↑ 23%	1,511 ↓ -18%	1,367 ↓ -10%	

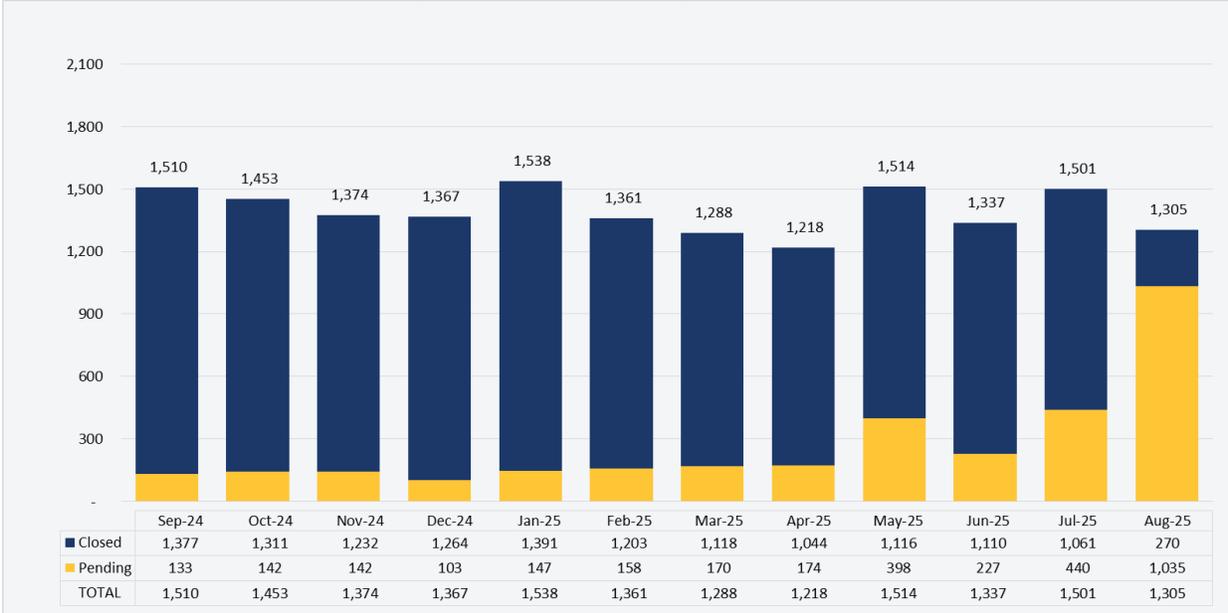
Source: Odyssey Case Manager System (Clerk of Courts)

*Office of the Commission Auditor*

# EVICTIONS AND FORECLOSURES

**Figure 3** captures, on a monthly basis, from September 1, 2024, through August 31, 2025, the total number of eviction cases filed by case status (pending or closed).

**Figure 3**  
**Cases Filed Monthly by Status**  
**September 1, 2024 – August 31, 2025**



Source: Odyssey Case Manager System (Clerk of Courts)

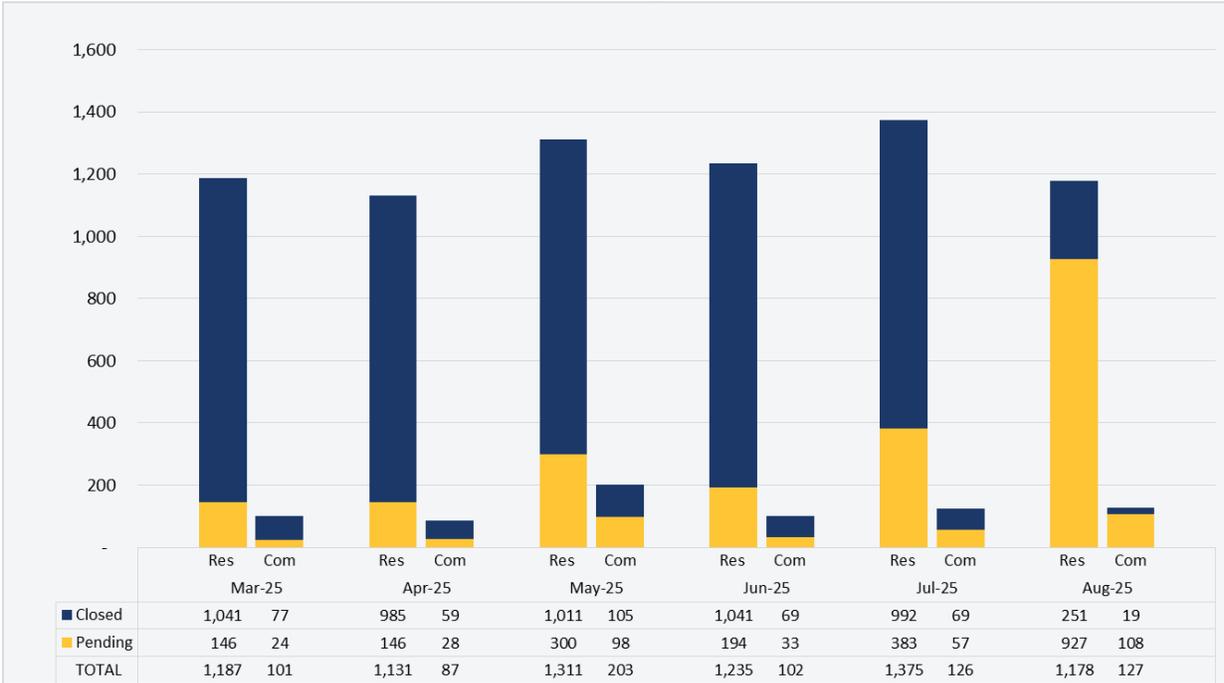
Office of the Commission Auditor

# EVICTIONS AND FORECLOSURES

**Figure 4** captures the total number of evictions filed in each month, from March 1, 2025, to August 31, 2025, classified by property type (residential or commercial) and case status (pending or closed) as of August 31, 2025.

**Figure 4**

**Cases Filed by Type and Status  
March 1, 2025 – August 31, 2025**



Source: Odyssey Case Manager System (Clerk of Courts)

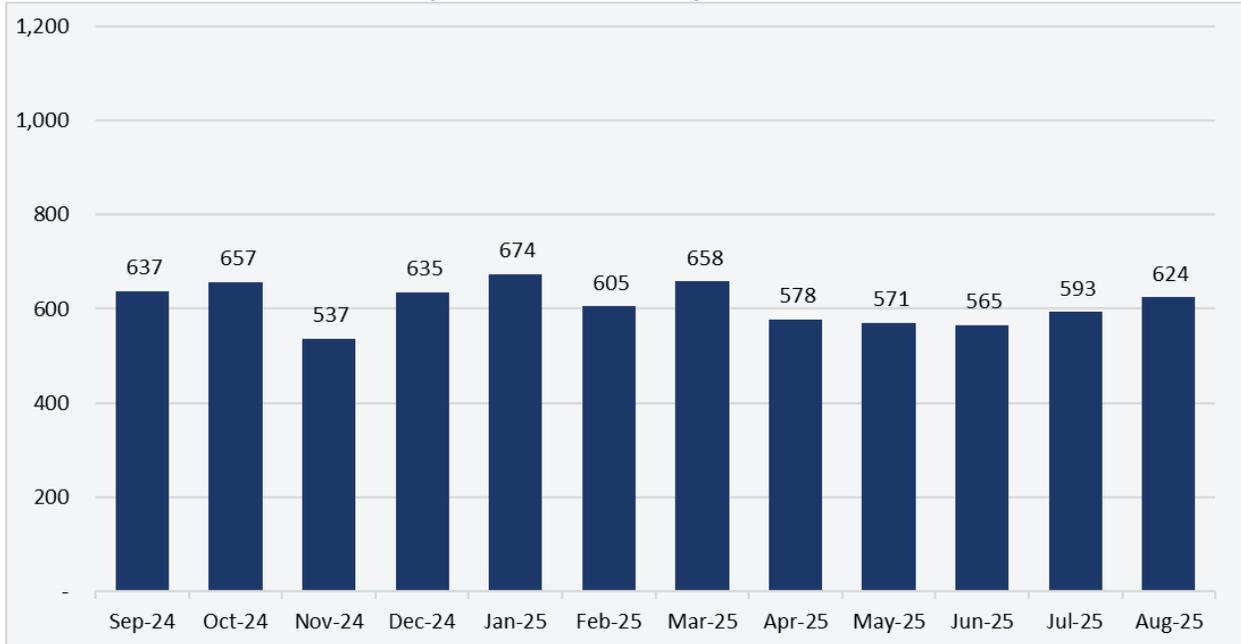
Office of the Commission Auditor

# EVICTIONS AND FORECLOSURES

**Figure 5** depicts eviction case activity by month from September 1, 2024, to August 31, 2025. The total writs issued each month are shown.

**Figure 5**

## Monthly Writs Issued September 1, 2024 – August 31, 2025



Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

**Figure 6** details the number of writs issued by property type from September 1, 2024, through August 31, 2025, irrespective of file date. The “Type Not Listed” category represents cases that have not been classified by property type. Additionally, OCA identified some instances of “Writs Issued” for cases filed from January 1, 2018, to August 31, 2025, that did not have a corresponding filed case number in the Odyssey Eviction Cases report provided by COC. These cases are identified as “Case Not Found.”

**Figure 6**

## Writs Issued by Property Type September 1, 2024 – August 31, 2025

Property Type	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Total
Residential	592	598	489	574	630	553	606	528	532	507	547	580	6,736
Commercial	44	57	47	61	43	52	50	50	39	54	46	43	586
Case Not Found	1	2	1	0	1	0	2	0	0	4	0	1	12
<b>Total</b>	<b>637</b>	<b>657</b>	<b>537</b>	<b>635</b>	<b>674</b>	<b>605</b>	<b>658</b>	<b>578</b>	<b>571</b>	<b>565</b>	<b>593</b>	<b>624</b>	<b>7,334</b>

Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

# EVICTIONS AND FORECLOSURES

**Disclaimer:** OCA noted that due to the data limitations described in the Notes Summary section of this report and the County GIS system application tool, Figures 7 – 8 may have data address differences and thus may affect the totals for each District.

# EVICTIONS AND FORECLOSURES

Figure 7 is a table denoting the total number of pending eviction cases filed in each County zip code from March 1, 2020, through August 31, 2025.

**Figure 7**

**Number of Pending Eviction Cases by Zip Code  
Filed March 1, 2020 – August 31, 2025**

Zip Code	Pending Eviction Cases	Zip Code	Pending Eviction Cases
33010	45	33146	5
33012	62	33147	223
33013	16	33149	5
33014	77	33150	90
33015	56	33154	12
33016	39	33155	37
33018	30	33156	26
33030	35	33157	79
33031	3	33160	83
33032	119	33161	135
33033	95	33162	84
33034	56	33165	19
33035	26	33166	82
33054	89	33167	31
33055	35	33168	42
33056	89	33169	120
33122	11	33170	42
33125	113	33172	245
33126	65	33173	12
33127	102	33174	36
33128	40	33175	20
33129	8	33176	17
33130	98	33177	42
33131	41	33178	59
33132	111	33179	83
33133	23	33180	39
33134	28	33181	52
33135	96	33182	2
33136	87	33183	10
33137	96	33184	15
33138	101	33185	13
33139	73	33186	56
33140	14	33187	12
33141	91	33189	36
33142	122	33190	6
33143	16	33193	27
33144	19	33194	2
33145	19	33196	38
		*Other	1

**TOTAL PENDING EVICTION CASES - 4,184**

Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

\*Other: The Other category represents a case that could not be Geocoded since it is related to a Broward County address.

# EVICTIONS AND FORECLOSURES

**Figure 8** is a table denoting the total number of pending eviction cases filed in each Commission District from March 1, 2020, through August 31, 2025.

**Figure 8**

**Number of Pending Eviction Cases by District  
Filed March 1, 2020 – August 31, 2025**

District Number	Commissioner Name	Pending Eviction Cases: Count	Pending Eviction Cases: Percent to Total
1	Oliver G. Gilbert	372	9%
2	Marleine Bastien	548	13%
3	Keon Hardemon	743	18%
4	Micky Steinberg	303	7%
5	Vicki L. Lopez	450	11%
6	Natalie Milian Orbis	212	5%
7	Raquel Regalado	118	3%
8	Danielle Cohen Higgins	192	5%
9	Kionne L. McGhee	377	9%
10	Anthony Rodriguez	83	2%
11	Roberto J. Gonzalez	139	3%
12	Juan Carlos Bermudez	450	11%
13	Sen. Rene Garcia	196	5%
*Other	N/A	1	0%

**TOTAL PENDING EVICTION CASES - 4,184**

**Source: Odyssey Case Manager System (Clerk of Courts)**

**Office of the Commission Auditor**

\*Other: The Other category represents a case that could not be Geocoded since it is related to a Broward County address.

# EVICTIONS AND FORECLOSURES

Section II of the report presents countywide residential and commercial foreclosures during the same timeframe, March 1, 2020, to August 31, 2025, providing information on cases filed by case status and property type, as well as final judgments issued and foreclosure sales that occurred during the COVID-19 pandemic. As stated in OCA's initial report on foreclosures published in June 2021, the Odyssey Case Manager (Odyssey) does not capture the address of the property subject to foreclosure; therefore, this report does not include the location by zip code of each residential and commercial property that is or was subject to a foreclosure action.

## II. FORECLOSURES

The following is being reported pursuant to Section 3 of Resolution No. R-468-21:

- (a) There were 15,291 residential and commercial foreclosures filed on or after March 1, 2020, through August 31, 2025. Of these, 3,261 are pending (open and reopened, including inactive) cases;
- (b) There were 12,752 residential foreclosures filed after April 2, 2020, through August 31, 2025. Of these, 2,797 are pending cases;
- (c) The number of commercial foreclosures filed after April 2, 2020, through August 31, 2025, is 904, of which 246 are pending cases;
- (d) There were 3,228 final judgments issued in residential and commercial foreclosure cases from the expiration of the Governor's Executive Order No. 20-180 at 12:01 am on October 1, 2020, through August 31, 2025;
- (e) There were 3,114 foreclosure sales of residential and commercial properties pursuant to final judgments issued by the court from March 1, 2020, through August 31, 2025. Note that Odyssey reflects a foreclosure sale on a case when there is an effective sale date and does not account for instances when the sale was prevented after the sale date was set due to actions on the case, e.g., settlement or bankruptcy filing;
- (f) There were 7,815 residential foreclosure cases filed from March 1, 2020, to August 31, 2025, where the subject property was homestead exempt;
- (g) There were 4,961 residential foreclosure cases filed from March 1, 2020, to August 31, 2025, where the subject property was not homestead exempt;
- (h) There were 1,602 foreclosure cases filed in county court, and 13,689 foreclosure cases filed in circuit court from March 1, 2020, to August 31, 2025;
- (i) OCA is unable to report on the location by zip code of each residential and commercial property that is or was subject to a foreclosure action due to the limitations of Odyssey. Specifically, the system does not capture the address of the property subject to foreclosure;
- (j) There were 14,681 foreclosure actions or judgments between \$0.00 to \$50,000, 1,050 between \$50,000 and \$250,000, and 1,980 over \$250,000 from March 1, 2020, through August 31, 2025. Note that entry of the judgment amount was not a requirement until October 1, 2020; provision

## EVICTIONS AND FORECLOSURES

of this information was optional prior to this date, according to the Clerk of the Courts. Therefore, Odyssey reflects an entry of \$0.00 in numerous instances where this information was not provided. Of the 14,681 foreclosure cases where the judgment amount was in the \$0.00 to \$50,000 range, 14,401 were foreclosure cases where the judgment amount was reported as \$0.00, due to nonreporting, due to the case having been dismissed, etc;

- (k) For foreclosure cases where a foreclosure action or judgment was entered on or after March 1, 2020, through August 31, 2025, there were 2,580 foreclosure sales where the bid amount was \$0.00. There were 669 foreclosure sales where the bid amount was in the \$0.01 to \$175,000 range, and 2,004 where the bid amount was above \$175,000. Note that Odyssey reflects a foreclosure sale on a case when there is an effective sale date and does not account for instances when the sale was prevented after the sale date was set due to actions on the case, e.g., settlement or bankruptcy filing.

# EVICTIONS AND FORECLOSURES

## ATTACHMENTS

**Figure 1** below illustrates the year-over-year trend of total monthly filed foreclosure cases (pending and closed) from 2021 through 2025.

**Figure 1**  
**Year-Over-Year Trend of Total Monthly Filed Cases**  
**2021 – 2025**

Month	2021	2022	2023	2024	2025
January	142	225 ↑ 58%	277 ↑ 23%	278 ↑ 0%	255 ↓ -8%
February	143	168 ↑ 17%	254 ↑ 51%	247 ↓ -3%	225 ↓ -9%
March	188	298 ↑ 59%	272 ↓ -9%	282 ↑ 4%	242 ↓ -14%
April	137	244 ↑ 78%	304 ↑ 25%	303 ↓ 0%	282 ↓ -7%
May	118	245 ↑ 108%	306 ↑ 25%	318 ↑ 4%	293 ↓ -8%
June	150	327 ↑ 118%	276 ↓ -16%	279 ↑ 1%	272 ↓ -3%
July	127	244 ↑ 92%	300 ↑ 23%	310 ↑ 3%	300 ↓ -3%
August	271	313 ↑ 15%	279 ↓ -11%	327 ↑ 17%	283 ↓ -13%
September	279	263 ↓ -6%	264 ↑ 0%	277 ↑ 5%	
October	216	241 ↑ 12%	247 ↑ 2%	292 ↑ 18%	
November	189	246 ↑ 30%	234 ↓ -5%	250 ↑ 7%	
December	150	263 ↑ 75%	206 ↓ -22%	239 ↑ 16%	

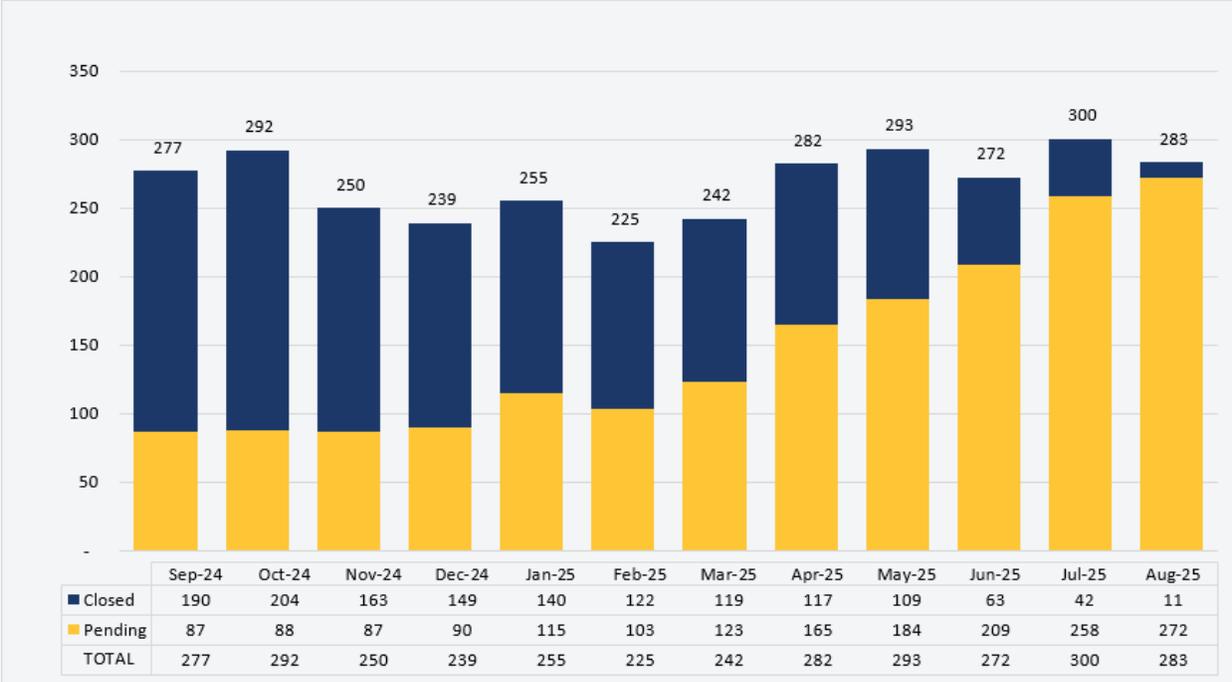
Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

# EVICTIONS AND FORECLOSURES

**Figure 2** depicts totals of foreclosure cases by case status (pending or closed) for each month from September 1, 2024, through August 31, 2025.

**Figure 2**  
**Total Monthly Foreclosures by Case Status**  
**September 1, 2024 – August 31, 2025**



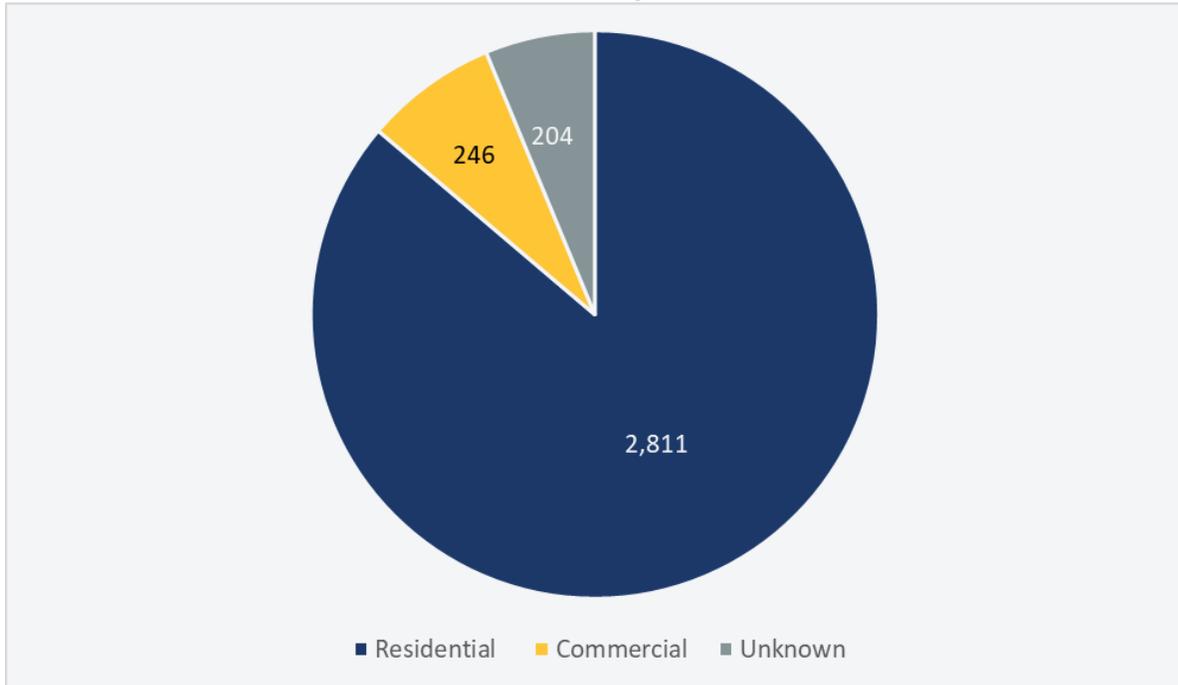
Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

# EVICTIONS AND FORECLOSURES

**Figure 3** illustrates the total of pending foreclosure cases (filed on or after March 1, 2020, through August 31, 2025) by property type. OCA noted that all County Court cases are classified as “Unknown” and therefore could not be reported as “Residential” or “Commercial.”

**Figure 3**  
**Pending Foreclosures by Property Type**  
**March 1, 2020 – August 31, 2025**



Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

**Figure 4** depicts the number of foreclosure cases (from October 1, 2020, to August 31, 2025) resulting in a final judgment, and the number of cases during this period where Odyssey reports a foreclosure sale, by month and property type.

**Figure 4**  
**Foreclosure Sales After Final Judgment**  
**October 1, 2020 – August 31, 2025**

Category	Prior			Mar-25			Apr-25			May-25			Jun-25			Jul-25			Aug-25			Total		
	RES	COM	UNK	RES	COM	UNK	RES	COM	UNK	RES	COM	UNK	RES	COM	UNK	RES	COM	UNK	RES	COM	UNK	RES	COM	UNK
Judgement	2,524	181	101	59	6	5	52	6	3	62	5	3	49	2	3	81	3	2	75	3	3	2,902	206	120
Sales	2,431	169	78	53	4	5	45	5	2	53	4	1	33	2	2	41	2	1	23	1	1	2,679	187	90

Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

# EVICTIONS AND FORECLOSURES

**Figure 5** details totals of foreclosure cases by foreclosure action or judgment amount (i.e., \$0.00 to \$50,000, \$50,000 to \$250,000, and over \$250,000) for cases where a disposition was entered on or after March 1, 2020, through August 31, 2025, irrespective of pending or closed case status.

**Figure 5**

**Foreclosure Cases by Foreclosure Judgment Amount  
March 1, 2020 – August 31, 2025**

Judgment Range	Total
\$0 - \$50,000	14,681
\$50,001 - \$250,000	1,050
> \$250,000	1,980
<b>Total</b>	<b>17,711</b>

Source: Odyssey Case Manager (COC)

Office of the Commission Auditor

**Figure 6** provides information on the bid amounts for foreclosed properties based on foreclosure cases where a foreclosure actions or judgments was issued on or after March 1, 2020, through August 31, 2025, irrespective of pending or closed case status.

**Figure 6**

**Foreclosure Cases by Bid Amount Range  
March 1, 2020 – August 31, 2025**

Bid Range	Total
\$0.00	2,580
\$0.01 - \$25,000	129
\$25,001 - \$75,000	80
\$75,001 - \$175,000	460
\$175,001 - \$375,000	1,211
\$375,001 - \$750,000	654
> \$750,000	139
<b>Total</b>	<b>5,253</b>

Source: Odyssey Case Manager (COC)

Office of the Commission Auditor

# EVICTIONS AND FORECLOSURES

## NOTES SUMMARY

The Office of the Commission Auditor (OCA) assessed data provided by the Clerk of the Courts (COC) through collaboration and obtained information for the use of this report. The disclaimers noted within this report include but are not limited to the following:

### 1. Evictions and Foreclosures Reporting Process

- a. Per Resolutions R-58-21<sup>1</sup> (Section 2) and R-468-21<sup>2</sup> (Section 2), the Board of County Commissioners (BCC) requested the COC to provide responses to each question outlined in (Section 4) and (Section 3) of the Resolutions, respectively. Some information to inquiries related to the Sections above and definitions for all fields in Odyssey Case Manager (Odyssey) were pending at the time of this report.
- b. A verification of the previous assumption used, which noted that October 1, 2020, was the date Odyssey was updated to distinguish between “Residential” and “Commercial” property types, is pending. Per the COC, there is no requirement to select the property type when filling out case details in form 1.997 “Civil Cover Sheet.” However, section “III. TYPE OF CASE” on the filing form includes the property type distinction options.<sup>3</sup>

### 2. Odyssey System Limitations

- a. OCA analyzed the number of eviction and foreclosure cases filed rather than the number of properties subject to eviction and foreclosure since a single case can have one or more associated properties. These limitations may not allow OCA to report on the number of properties subject to eviction and foreclosure.
- b. OCA noted that there are currently no criteria for distinguishing duplicated from non-duplicated “Case Numbers,” including instances where case names are related to the same parties but filed under different case numbers.
- c. OCA noted that no capability is currently available in Odyssey to identify evictions and foreclosures resulting from non-payment of rent, mortgage, or other reasons.

### 3. Eviction Data

- a. OCA identified several “Writs Issued” and “Declarations” that could not be located in the Odyssey Eviction Cases report. The explanation for the missing details was pending at the time of this report and will be included in the next report.
- b. OCA noted that there are currently no criteria for distinguishing duplicated from non-duplicated “Writs Issued” and “Declarations,” including instances where multiple properties are filed under the same case.

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<sup>1</sup> Miami-Dade County Resolution R-58-21 (2021). File Number: 210163. [Legislative Matter \(miamidade.gov\)](https://www.miamidade.gov/legis/legis_matter.asp?ID=210163)

<sup>2</sup> Miami-Dade County Resolution R-468-21 (2021). File Number: 211325. [Legislative Matter \(miamidade.gov\)](https://www.miamidade.gov/legis/legis_matter.asp?ID=211325)

<sup>3</sup> Florida Rules of Civil Procedure. Page 296-298. November 18, 2025. [Florida Rules of Civil Procedure \(floridabar.org\)](https://www.flcourts.org/rules-procedure/floridabar.org)

# EVICTIONS AND FORECLOSURES

- c. OCA noted that there is currently no address verification system, which may lead to undetected address inaccuracies (i.e., zip codes outside Miami-Dade County, states outside of Florida, etc.) within this report.
- d. OCA noted that differences may exist between the property types specified in the “Civil Cover Sheet” form from the Civil Online Court System (the COC System)<sup>4</sup> and the corresponding Odyssey Eviction Cases report provided to OCA.
- e. OCA identified instances where the latest “Case Status,” whether pending or closed, may not be the latest action or status in the Odyssey Eviction Cases report provided to OCA.

## 4. Foreclosure Data

- a. OCA noted that differences may exist between the data published on the COC’s website<sup>5</sup> and the Foreclosure Cases report provided to OCA.
- b. OCA observed that the most updated “Case Status,” “Disposition Description,” “Judgment Amount,” and “Bid Amount” may be limited in the Foreclosure Cases report provided to OCA. This may impact the determination of the latest case status, the number of final judgments, judgment amounts, the number of foreclosure sales, and foreclosure purchase prices.
- c. Odyssey began capturing judgment amounts on October 1, 2020, according to the COC. However, OCA noted that several cases post-October 1, 2020, do not have judgment amounts captured within Odyssey, although a judgment amount may exist in the Court documents at the time of this report.
- d. OCA noted that all County Court cases from October 1, 2020, to August 31, 2025, are classified as “Unknown” and therefore could not be reported as “Residential” or “Commercial.” OCA separated and summarized these cases individually.
- e. OCA noted that retroactive data changes in Odyssey may impact information reported for prior periods. For example, changes to the “Case Type” for all cases filed in County Court may change from the original “Case Type” designation of “Mortgage/Real Property Foreclosure (County Civil)” to “Mortgage/Real Property Foreclosure (County \$8,001 - \$15K).”

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<sup>4</sup> Clerk of the Courts and Comptroller. Miami-Dade County. Civil, Family and Probate Courts Online System. <https://www2.miamidadeclerk.gov/ocs/>

<sup>5</sup> Clerk of the Courts and Comptroller. Miami-Dade County. Mortgage Foreclosures. Statistics for Mortgage Foreclosures. Accessed November 18, 2025. [Mortgage Foreclosures \(miamidadeclerk.gov\)](https://www2.miamidadeclerk.gov/mortgage-foreclosures/)