

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: City Attorney Ricardo J. Dopico

DATE: February 26, 2025

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, URGING THE FLORIDA LEGISLATURE TO ADOPT LEGISLATION TO PROTECT CONDOMINIUM UNIT OWNERS FROM PREDATORY TACTICS BY REAL ESTATE DEVELOPERS, TAKING INTO ACCOUNT THE FINANCIAL STRAIN OF COSTLY DEFERRED MAINTENANCE, NECESSARY STRUCTURAL REPAIRS, AND RISING INSURANCE COSTS; AND ADDING THIS ITEM TO THE CITY'S 2025 LEGISLATIVE PRIORITIES; AND FURTHER, DIRECTING THE CITY CLERK TO SEND A COPY OF THIS RESOLUTION TO THE PRESIDENT OF THE FLORIDA SENATE, THE SPEAKER OF THE FLORIDA HOUSE OF REPRESENTATIVES, AND MEMBERS OF THE MIAMI-DADE COUNTY STATE LEGISLATIVE DELEGATION.

ANALYSIS

The attached Resolution has been placed on the February 26, 2025 City Commission meeting agenda at the request of Commissioner Alex J. Fernandez.

FISCAL IMPACT STATEMENT

N/A

Does this Ordinance require a Business Impact Estimate?

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

FINANCIAL INFORMATION

CONCLUSION

Applicable Area

Citywide

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

No

**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

City Attorney

Sponsor(s)

Commissioner Alex Fernandez

Co-sponsor(s)

Commissioner Tanya K. Bhatt

Condensed Title

Urge Legislature, Protect Condominium Unit Owners. (Fernandez/Bhatt) CA

Previous Action (For City Clerk Use Only)