

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, ESTABLISHING AN EDUCATIONAL PROGRAM AND CONDUCTING EDUCATIONAL OUTREACH REGARDING PREDATORY SOLICITATION PRACTICES TARGETING RESIDENTIAL CONDOMINIUM UNIT OWNERS; INFORMING THE PUBLIC ABOUT RECENTLY ADOPTED ORDINANCES PROHIBITING SUCH PRACTICES AND IMPOSING TRANSPARENCY REQUIREMENTS ON PROSPECTIVE BULK OWNERS; DIRECTING THE ADMINISTRATION TO IMPLEMENT A COMPREHENSIVE PUBLIC AWARENESS CAMPAIGN; AND AUTHORIZING THE NECESSARY RESOURCES TO SUPPORT THESE EFFORTS.**

**WHEREAS**, the City of Miami Beach is committed to protecting condominium unit owners from predatory solicitation tactics designed to pressure them into selling their properties under unfair circumstances; and

**WHEREAS**, the City of Miami Beach Office of Inspector General has identified and investigated alleged instances of aggressive solicitation tactics employed by prospective developers and their affiliates – such as those reported at the Seacoast Condominiums – which may exploit condominium unit owners and undermine fair property transactions; and

**WHEREAS**, the City has recently adopted two ordinances amending Chapter 58 of the Miami Beach City Code, Article VII, entitled Consumer Protection of Owners of Residential Real Property, to regulate solicitation practices and enhance transparency in bulk property acquisitions; and

**WHEREAS**, the first ordinance prohibits coercive and repeated contacts by developers seeking to buy out residential condominium owners, ensuring stronger consumer protection and preventing unethical solicitation tactics; and

**WHEREAS**, the second ordinance requires prospective bulk owners who acquire thirty (30) percent or more of the ownership interests in a condominium property to provide formal notice to the condominium association, property manager, and individual unit owners, ensuring transparency in condominium termination buyouts and safeguarding residents from concealed acquisition efforts; and

**WHEREAS**, educating condominium unit owners and the broader community about these legal protections is essential to uphold housing security and prevent unethical practices within the City of Miami Beach; and

**WHEREAS**, the Mayor and City Commission recognize the need for a structured educational program and outreach initiative that will provide resources, as the City Manager deems appropriate and useful, such as workshops, informational materials, digital campaigns, and/or direct engagement with condominium associations to ensure residents understand their protections under these new ordinances; and

**WHEREAS**, funding and logistical support for this initiative shall be identified within the Fiscal Year 2025 budget and implemented by the appropriate City departments.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission hereby approve the creation of an educational program and outreach initiative to inform the community about predatory solicitation practices and transparency requirements for bulk property acquisitions, incorporating the newly adopted ordinances; direct the Administration to implement a comprehensive public awareness campaign; and authorize the necessary resources to support these efforts.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

**ATTEST:**

\_\_\_\_\_  
Steven Meiner, Mayor

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Rafael E. Granado, City Clerk

(Sponsored by Commissioner Alex Fernandez)

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
\_\_\_\_\_  
City Attorney *RR*

*6/12/2025*  
\_\_\_\_\_  
Date