

C7 AQ 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.

Applicable Area:

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: City Attorney Ricardo J. Dopico

DATE: June 25, 2025

TITLE: 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.

RECOMMENDATION

BACKGROUND/HISTORY

ANALYSIS

The attached resolution is presented at the request of the sponsor, Commissioner Alex Fernandez.

FISCAL IMPACT STATEMENT

The sponsor of this item requests that the Administration be prepared to address the fiscal impact of this proposed measure, if any, at the City Commission meeting.

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-notices/>

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)

Condensed Title

Create Educational Program and Outreach on Predatory Practices. (Fernandez) CA

Previous Action (For City Clerk Use Only)

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

Rafael E. Granado, City Clerk

(Sponsored by Commissioner Alex Fernandez)

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

City Attorney *RR*

6/12/2025

Date