

# City of Fort Lauderdale

*City Hall*  
100 N. Andrews Avenue  
Fort Lauderdale, FL 33301  
[www.fortlauderdale.gov](http://www.fortlauderdale.gov)



## Meeting Minutes - DRAFT

Thursday, September 17, 2015

7:00 PM

### TOWN HALL MEETING SHORT-TERM RENTAL ORDINANCE

City Commission Commission Chambers

## CITY COMMISSION TOWN HALL MEETING

### *FORT LAUDERDALE CITY COMMISSION*

*JOHN P. "JACK" SEILER Mayor - Commissioner*  
*ROBERT L. McKINZIE Vice Mayor - Commissioner - District III*  
*BRUCE G. ROBERTS Commissioner - District I*  
*DEAN J. TRANTALIS Commissioner - District II*  
*ROMNEY ROGERS Commissioner - District IV*

*LEE R. FELDMAN, City Manager*  
*JOHN HERBST, City Auditor*  
*JEFFREY A. MODARELLI, City Clerk*  
*CYNTHIA A. EVERETT, City Attorney*

Meeting was called to order at approximately 6 p.m. by Commissioner Trantalis.

## ATTENDANCE

**Present: 2** - Commissioner Bruce G. Roberts, Commissioner Dean J. Trantalis

**Also Present:** City Attorney Cynthia A. Everett; Assistant City Attorney D'Wayne Spence; City Clerk Jeffrey A. Modarelli;

## OLD/NEW BUSINESS

### PUBLIC INPUT – SHORT TERM RENTAL ORDINANCE

Commissioner Trantalis began the Town Hall Meeting as an open forum and encouraged all to speak that wished to be heard. He added that the discussion would be brought back to the entire City Commission. Commissioner Trantalis outlined the purpose of gathering input at the meeting and getting more information regarding enacting the Short-Term Rental Ordinance. He believed the meeting would be a positive method to gather input.

Commissioner Roberts agreed that the purpose was to gather input prior to the second reading of the ordinance and comments would be discussed by the entire City Commission. He introduced the Assistant City Attorney, D'Wayne Spence and asked that he provide a brief presentation to let our neighbors know where the City is in the process prior to gathering future input.

Assistant City Attorney D'Wayne Spence discussed the 2011 state law and the Florida Attorney General Opinion that does not allow municipalities to prohibit vacation rentals through zoning. He described what the ordinance regulates as only "vacation rentals" within its definition. The specifics of the ordinance in its current form were read aloud.

Commissioner Trantalis opened the floor to the neighbors present and asked for input. Commissioner Roberts added that the meeting was being audio recorded.

A mother and child expressed concern about background checks and Assistant City Attorney D'Wayne Spence responded that the ordinance applied the sexual predator laws to the property owners and they are prohibited from renting to sexual predators as provided by the statute.

Steve Coleman, Poinsettia Heights Civic Association, expressed concern about background checks. Robin Baker, Lauderdale Beach, expressed additional concerns about background checks. Commissioner Trantalis and Commissioner Roberts replied that background checks had been addressed in the ordinance and would be looked at further within the legal framework.

Cara Campbell, 213 SE 10 Street, asked about enforcement and how the ordinance would address. Commissioner Roberts replied that the ordinance would help and provide teeth to the enforcement. Commissioner Trantalis agreed and stated that the ordinance was a fair compromise to bring stability to the practice and maintain quality of life within the community without frustrating the rental community.

Mya Effanti, Victoria Park resident, was concerned about number of renters and background checks. Commissioner Trantalis replied that the City's hands were tied to the extent of "prohibiting" rentals as previously passed by the Florida Legislature. Cynthia Agrara, also residing in Victoria Park,

commented on enforcement. Commissioner Roberts agreed with Commissioner Trantalis that the ordinance will require enforcement.

David Boles, landlord, offered suggestion for contact number. Commissioner Trantalis added that the ordinance does include a requirement for property owner to have a contact number.

Steve Cook, Croissant Park resident, asked about exempting homesteaded properties and the amount of rentals allowed in a calendar year. Assistant City Attorney D'Wayne Spence responded. Commissioner Trantalis responded to an additional question about enforcement.

Christy Armada, representing Jim Ellis property owner in Lauderdale Beach, was concerned with enforcement of the ordinance. Commissioner Roberts agreed that enforcement was important and asked her to provide specific suggestions that would help with enforcement. Commissioner Trantalis agreed.

Jim Jackson, 3321 NE 26<sup>th</sup> Place on beach, expressed concern about sleeping spaces. Commissioner Roberts responded that neighbors are the eyes and ears and that Code Enforcement should be contacted. Assistant City Attorney D'Wayne Spence pointed to the annual inspection within the ordinance to assist in maintaining compliance.

Steve Elmo, commented on the number of people residing in rentals. He advocated for a limit on number of people. Susan Stuckey, Colee Hammock, asked if ordinance excludes apartments. Commissioner Trantalis clarified her concern and Commissioner Roberts commented that the City Attorney's Office would look into it.

Casey Jones, vacation rental manager, commented on the sexual offender portion of the ordinance. Assistant City Attorney D'Wayne Spence clarified. Commissioner Roberts responded to an additional question by Mr. Jones about fire alarms. Commissioner Trantalis agreed.

Amanda Foreman, Coral Ridge resident, was concerned about the amount of regulations in the ordinance and the fee. Gary Hecker, downtown Fort Lauderdale, was concerned about the fee and annual inspection and suggested enforcement was important.

John Holmes, Bermuda Riviera Association President, suggested beefing up code enforcement and adding a hotline. J.B. Ramone, recommended an occupancy capitation for people per home and clear enforcement. Assistant City Attorney clarified violations.

Brian Donaldson, Birch Park Beach Homeowners Association, supported the ordinance and explained that the new ordinance would help with homestead compliance. He also suggested making registration simpler and providing on-line list of properties. Howard Steinholz, Seven Isles Homeowner Association, also supported the ordinance.

April Wallbuser, Colee Hammock resident, expressed concern about renters being welcomed and age groups. Commissioner Roberts responded to noise compliance and enforcement.

Mark Robinson, vacation rental home owner – Coral Shores, spoke about the application, and suggested the fee was too high. He asked about the application process and enforcement. City Attorney Cynthia Everett addressed his concern and timing for compliance. Commissioner Roberts added that the idea was to get properties into compliance and begin the process.

A neighbor, no name provided, was concerned about noise compliance and timing. Assistant City Attorney D'Wayne Spence responded that the intent was to get the property into compliance. Another neighbor, no name provided, asked about current licenses. Mr. Spence responded to clarify. City Attorney Cynthia Everett and Commissioner Roberts clarified how the fee structure was drafted.

D.J. Parker, 209 SE 21<sup>st</sup> Street and part of the Marine Industry, stated her intent to comply and was concerned about the timeline and impact on the Boatshow. Commissioner Roberts recognized the Boatshow and marine industry to address impact. Commissioner Trantalis agreed.

Dennis Hanks, Florida Vacation Rental Manager's Association, stated concerns about the ordinance. Greg Kimbell, Coral Ridge, expressed concern about vacation rentals.

Commissioner Trantalis summarized the meeting intent to address the impact of vacation rentals. We are seeking opportunities to make vacation rentals work in our City. Commissioner Roberts stated that the Commission wanted to be certain to seek input and make the information public.

The meeting adjourned at 8:33 p.m.