

Vacation Rental Workshop

Thursday, July 14, 2016
3:11 PM

City Staff:

Lillian Haughton, Senior Code Officer
Ingrid Gottlieb, Senior Code Officer
Stacey Gordon, Clerk III
AnnMarie Lopez, Clerk III
Dick Eaton, Community Inspections Supervisor
Porshia Goldwire, Administrative Services Supervisor
Sharon Ragoonan, Code Compliance Manager
Officer G. Norrito #1813, Fort Lauderdale Police Department
Officer R. Washington #1839, Fort Lauderdale Police Department
Officer E. Ramos #1831, Fort Lauderdale Police Department

Stakeholders:

Robert Linder, HOA Representative Harbor Inlet - approximately 10 vacation rentals registered
Kristy Armada, Attorney representing registrants and complainants
Maja Ferrante, speaking on behalf of neighbors negatively affected
Michael McNeil- AirBnB Representative
Terri Manke, resident
Marilyn Mammano, Council of Civic Associations, Former chairperson of the Short Term Residential Use Committee
Lars Heldre, Superior Florida Rentals Real Estate Broker - seven vacation rentals in Fort Lauderdale. Thirty-three(33) rentals in all.
Jody Siegel - Attorney for registrants most of which would like to be regulated
Walter Cunningham - Vacation rental owner
Milic Mico Novovic- Vacation rental owner
Dwight Ledbetter
Valerian Soltes - Resident/ potential vacation rental owner

Unable to Attend:

Sandra Pollero - Smart Move
Ashley Hajini - Homeaway.com

Workshop Purpose: To review each section of the vacation rental ordinance and suggest changes that are in favor of registrants and the community as a whole.

Section 15-271 - Definitions

Bedroom versus sleeping room: Needs to be defined in the ordinance that is adopted.

Industry: The industry members would like to maintain sleeping room instead of

bedroom because sleeping room was easily defined as areas where guests could sleep. Some municipalities have identified maximum occupancy based upon the square footage of the properties.

Community: The community would like to use the word bedroom versus sleeping room. If sleeping room is used, it should be clearly defined to eliminate guests sleeping throughout the dwelling. Sleeping room implies that a living room could be used for occupancy.

Concerns:

Maximum occupancy

Children counting as occupants of the dwelling

Attaining maximum registration

Distinction should be made between Crew Houses and Vacation Rentals

- ✧ Create a section of the ordinance to remove crew homes from being regulated as vacation rentals especially in terms of the fees that are assessed.

Section 15-272 - Registration Required

Change the August 18, 2015 date to one year from the date of passage to allow current operators to register. The intent is this change is to allow operators an opportunity to honor existing leases.

Section 15-273 Application for Registration

Industry:

Subsection 9(c)

The City should communicate internally if there are modifications. The property owner should not have to notify the City if there is an alteration to the property.

Section 15-274 Fees and Registration

There should be a distinction regarding the type of fees. (crew homes).
High fine makes it difficult for people to proactively register.
Maybe the fee should be consistent with the size of the home.

Section 15-275 Responsible Party Required

Having signage on the home would detract from the neighborhood.

Section 15-276 False Information

No comments.

Section 15-277 Minimum Requirements for Issuance of Certificate of Compliance

Evacuation map is difficult to produce.

Section 15-278 Vacation Rental Standards

Sleeping rooms

Community: Should be changed to bedrooms to allow an infant under the age of 1 to sleep in a one bedroom with his/her parents.

Industry: A twelve year old should be allowed. A family should not be split up due to occupancy.

Concern:

Is this a single family home or hotel in terms of occupancy.

Note: AirBnB had approximately 500 properties in the greater Fort Lauderdale area

Parking

Group as a whole: If a property requires street and/or is allows on street parking, it should not be restricted.

Strike through 150 square feet.

Noise should be the same as it is in the Noise Ordinance (amplified sound). There should not be a distinction between vacation rentals and homeowners. Remove the customized noise language.

Advertising

Advertisers should ensure that there is approval with the City of Fort Lauderdale before the property is accepted as a client to advertise the rental.

Advertisers should mandate that the address be visible on the website.

Properties with a Certificate of Compliance should be mandated to include the certificate number on the advertisement.

Section 15-297 Initial and Routine Compliance Inspections of Vacation Rentals

No comments

Section 15-280 Registration not Transferable

No comments

Section 15-281 Expiration of Registration

There should be contact with the applicant prior to renewal registrations.

Renewal should only includes licenses that have expired not other documentation such as leases, drawings, etc.

Section 15-282 Revocation

Rename the section to include Penalties, Offenses, and Revocation

Remedies and Enforcement Section

There should be a separation in this section amongst the different types of penalties for the different type of violators. For example, a person that provides false information should be handled differently than a person that has not registered.

People operating without a license should be treated different from people with certificates issued that have violated.

- ✧ Chapter 11 is compliance driven and not penalty driven. This should be changed to be citations and violations immediately.

There should be inclusion in the lease agreement of a fee from the owner if the leasee violates the City's ordinance.

Better enforcement from PD for noise.

Suspension recommendations:

If there is a suspension, executed leases should be cancelled for that reservation.

More than seven days for the third and fourth suspension.
After the third violation, there should be a six month suspension.
After the fourth violation, there should be a 12 month suspension.
Violation is valid for a year.

Citation Ordinance:

Citation should be written to the owner and the responsible party.

Incentive based fee structure for properties without violations

Section 15-283 Complaints

No Comments

Section 15-284 Enforcement

No Comments

Additional Comments:

Allow renewal one year from the Certificate of Compliance issuance date to help reduce the chances of everyone coming in to apply at once.

Crew houses do not want to stay in Fort Lauderdale due to the regulatory requirements of the vacation rental ordinance.