



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#16-1463

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: December 6, 2016

TITLE: Ordinance Amending Article X, Vacation Rentals, Chapter 15 of the
Code of Ordinances of the City of Fort Lauderdale (Code)

Recommendation

It is recommended that the City Commission adopt an ordinance on second reading amending the regulation of vacation rentals.

Background

On November 15, 2016 the City Commission heard the item on second reading. During deliberations the City Commission discussed further amendments and directed staff to make these additional changes prior to bringing the item back for consideration at the December 6, 2016 City Commission meeting.

The items the City Commission directed staff to address are as follows:

1. A reduced application fee for owner occupied vacation rental units. The City Commission directed staff to reduce the fee by half. This action will be addressed in a separate amendment to the vacation rental application fee schedule;
2. Require only one vacation rental registration application for multiple units up to four when they are contained entirely under one roof (page 4 of Exhibit 1);

The language addressing this topic reads as follows:

A separate application for registration of a Vacation Rental shall be made to the City Manager or his or her designee for each building, proposed for use as a Vacation Rental, containing four (4) or less single family dwellings dwelling unit, as the term is defined in Section 47-35.1 of the City of Fort Lauderdale, Florida, Unified Land Development Regulations, contained entirely under one (1) roof proposed for use as a Vacation Rental and shall set forth at a minimum:

3. Remove the requirement for verification of sleeping rooms through Broward County Property Appraiser records (page 10 of Exhibit 1);

The language addressing this topic reads as follows:

The maximum number of transient occupants authorized to stay overnight at any Vacation Rental shall be limited to two (2) persons per Sleeping Room. meeting the requirements for a sleeping room. The number of ~~Bedrooms~~ sleeping rooms reflected in the records of the Broward County Property Appraiser's Office and shall be confirmed by on-site inspection by a representative of the City, and shall be used in determining the number of Sleeping Rooms at the Vacation rental.

4. Limit the maximum number of people allowed to gather at a vacation rental to 1.5 times the maximum occupants allowed to stay overnight, but not to exceed 20 people with an exemption for owner occupied properties (page 10 of Exhibit 1);

The language addressing this topic reads as follows:

The maximum number of persons allowed to gather at or occupy a Vacation Rental shall not exceed one and one-half (1 ½) times the maximum occupants authorized to stay overnight at that site, as shown on the Certificate of Compliance, and in no event shall a gathering exceed 20 persons. This subsection b. shall not apply to owner-occupied Vacation Rentals when the property owner is physically present on the site during the gathering.

5. Permit up to four children age 13 and under to occupy vacation rentals in addition to the two persons per sleeping room limitation (page 11 of Exhibit 1);

The language addressing this topic reads as follows:

Up to four (4) persons under the age of 13 years are exempt from and shall not count towards the occupancy limits set in subsections a. and b. above.

To review the proposed amendment in its entirety please refer to Exhibit 1.

Resource Impact

There is no resource impact associated with this action at this time.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included in the Public Places Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong beautiful neighborhoods.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community*.

Attachments

Exhibit 1 – Proposed Ordinance

Prepared by: Anthony Gregory Fajardo, Sustainable Development Director

Department Director: Anthony Gregory Fajardo, Sustainable Development