

AGENDA
DANIA BEACH CITY COMMISSION
WORKSHOP – VACATION RENTALS
MONDAY, JUNE 10, 2019 - 5:30 PM – 7:30 PM

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE WITH REGARD TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYIST REGISTRATION IS REQUIRED. PRIOR TO ENGAGING IN ANY LOBBYING ACTIVITIES, WHETHER OR NOT COMPENSATION IS PAID OR RECEIVED IN CONNECTION WITH THOSE ACTIVITIES, EACH LOBBYIST SHALL FILE WITH THE CITY CLERK AN ANNUAL REGISTRATION STATEMENT AND PAY AN ANNUAL ONE HUNDRED DOLLARS (\$100.00) REGISTRATION FEE FOR EACH PRINCIPAL OR EMPLOYER. REGISTRATION FORMS ARE AVAILABLE IN THE CITY CLERK'S OFFICE, OR ON THE CITY WEBSITE: WWW.DANIABEACHFL.GOV. (ORDINANCE #2012-019)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE, 100 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL 33004, (954) 924-6800 EXTENSION 3624, AT LEAST 48 HOURS PRIOR TO THE MEETING.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

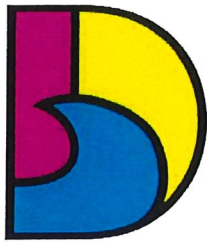
- A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
 - B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
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1. CALL TO ORDER/ROLL CALL

2. ITEMS FOR DISCUSSION

- 1. Vacation Rentals

3. ADJOURNMENT



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**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT
DEPARTMENT**

MEMORANDUM

DATE: June 7, 2019
TO: Ana M. Garcia, ICMA-CM, City Manager
FROM: Marc C. LaFerrier, AICP, Community Development Director
RE: Vacation Rental Presentation

Request

Staff and consultant presentation followed by City Commission discussion and public comment. No possible action requested.

Background

In 2011, the State Legislature prohibited cities from regulating short-term vacation rentals. However, the legislation passed in 2011 included a provision that “grandfathered” any city ordinance regulating short-term rentals adopted by June 1, 2011. A short-term vacation rental is defined as a property that is rented more than three times a year for less than 30 days at a time.

On May 31, 2011, the City Commission adopted its current “Vacation Rental” ordinance, and therefore, the City’s Vacation Rental ordinance was “grandfathered” and is enforceable in accordance with State law. In summary, the City’s ordinance establishes specific regulations for vacation rentals such as: prohibition on the advertising or operation of a vacation rental without a “Vacation Rental Certificate”, requirements for annual renewal, inspections and enforcement. In recent years, like other cities throughout the world, Dania Beach has seen an increase in the number of vacation rentals. In response to the rise in popularity of vacation rentals in the City, City staff has also increased its enforcement activities, compliance and monitoring.

The June 10th City Commission workshop will provide an opportunity to provide vacation rental related information, data and comments in a public forum. Mr. Ulrick Benzer will participate in the workshop via teleconference. Mr. Benzer is a nationally recognized expert on the operation and regulation of vacation rentals. Mr. Benzer is also the CEO of STR Helper Inc., a company that specializes in assisting local jurisdictions with vacation rentals. The City currently contracts with STR Helper Inc.

Budgetary Impact

None related to this agenda item

Recommendation

Presentation, City Commission discussion and public comment

Presentation Outline

Data and graphics

Dania Beach City Commission Workshop
June 10, 2019 at 5:30 p.m.
Vacation Rentals
Presentation Outline

- I. Opening Comments from the Mayor, Vice Mayor and Commissioners**
 - City Manager's comments

- II. Vacation Rental (VR) Basic Information and Regulation**
 - Vacation Rentals
 - i. VR scope of operation and business model
 - Regulatory Framework
 - i. Florida Statutes and Licensing
 - 1. VR definition
 - 2. Preemption of local regulation
 - ii. City of Dania Beach Code of Ordinances
 - 1. Application, inspection and approval process
 - 2. Specific requirements and limitations

- III. Current Dania Beach Statistics and Enforcement**
 - Vacation Rental Statistics
 - i. Violation types
 - ii. Maps (all VRs, VRs subject to regulation, VRs issued a NOV, VR certificates in process, VR certificates and complaint locations)
 - Enforcement Methodology
 - i. STR Helper
 - ii. Notice of Violation (NOV) process
 - iii. BSO Task Force and Code Compliance coordination
 - Program improvements, budget and staffing

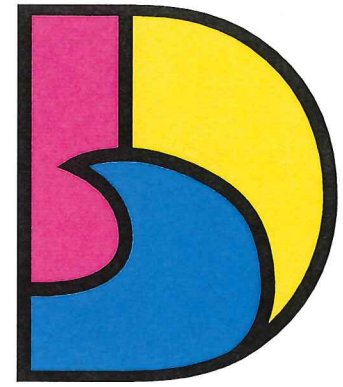
- IV. Moving Forward**
 - Potential Code Amendments
 - Process Improvements
 - Program Improvements, Budget and Staffing

- V. City Commission Questions and Comments**

- VI. Public Comment**

VACATION RENTALS

WORKSHOP



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JUNE 10, 2019
5:30 P.M. - 7:30 P.M.
DANIA BEACH CITY HALL
COMMISSION CHAMBER
100 W. DANIA BEACH BLVD
DANIA BEACH, FL 33004



JOIN YOUR
DANIA BEACH
CITY COMMISSION,
KEY STAFF AND
SUBJECT MATTER
EXPERTS AS WE
DISCUSS SHORT
TERM RENTALS