

**SHORT TERM RESIDENTIAL USE COMMITTEE  
THURSDAY, JANUARY 27, 2011, 3:30 P.M.  
CITY HALL, 100 NORTH ANDREWS AVENUE  
1<sup>ST</sup> FLOOR, FORT LAUDERDALE, FL**

**CUMULATIVE  
MEMBER**

		<b>MAR 2010 / FEB 2011</b>	
		<b>Present</b>	<b>Absent</b>
Marilyn Mammano, Chair (arr. 3:46)	P	9	0
H. Collins Forman, Jr., Vice Chair	P	7	1
Genia Ellis	P	2	0
Larry Isakowitz	P	7	2
Dwight Ledbetter	A	6	3
Ronald Mastriana	P	7	2
Lula Myers	P	8	1
D.J. Parker	P	8	1
Annette Ross	P	7	2
Peter Witschen (arr. 3:54)	P	2	0

At this time there are 10 appointed members to the Board, which means 6 would constitute a quorum.

**Staff**

Greg Brewton, Director, Planning and Zoning Department  
 Adrienne Ehle, Liaison, Planner III, Planning and Zoning Department  
 Deborah Rutkowski, Assistant Planner, Planning and Zoning Department  
 Cheryl Felder, Service Clerk, Planning and Zoning Department  
 Sharon Miller, Assistant City Attorney  
 D'Wayne Spence, Assistant City Attorney  
 Barbara Hartmann, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

**I. Call to Order**

Vice Chair Forman called the meeting to order at 3:35 p.m.

**II. Roll Call**

Roll was called and it was noted a quorum was present.

**III. Approval of January 5, 2010 Minutes**

**Motion** made by Ms. Ellis, seconded by Ms. Ross, to approve the minutes of the January 5, 2011 meeting.

Vice Chair Forman noted p.5, paragraph 2, stating that he did not recall the change suggested by Chair Mammano. Mr. Mastriana and Ms. Parker stated they remembered this discussion.

In a voice vote, the **motion** passed unanimously.

#### **IV. New Business**

##### **a. Liaison Update**

Ms. Ehle advised that she had provided members with the Interim Outline for further discussion at today's meeting. This is the document, drafted by the members, that the public will see and comment upon prior to the February 24, 2011 public meeting. She also provided a draft comment sheet, which will be made available at the public meeting so attendees can leave written comments.

She recalled that the Committee had agreed on a relatively informal "open house" format for the public meeting. Ms. Ehle requested clarification of how the members would like the meeting to flow, noting that it is scheduled from 5-8 p.m. She advised that Planning and Zoning Director Greg Brewton was present to discuss what will happen after the public meeting, including how the Committee's report will be generated.

Mr. Mastriana said he thought the public meeting was intended for the Committee to receive both written and oral comments rather than to comment themselves. He did not feel it would be appropriate for the members to discuss any of the public commentary they receive at that meeting unless it was for clarification. He requested an explanation of "open house" format.

Ms. Ehle explained that this meant the doors of the meeting would be opened and members of the public could put their comments down in writing or state them orally into the microphone during the three-hour time period of the meeting. She added that one additional question for the Committee was whether or not to provide a brief introduction at the beginning of the meeting.

Ms. Ellis advised that they should provide an introduction to the public to let them know who is on the Committee and inform them of the Committee's role. The public would then be invited to comment on the Interim Outline. Vice Chair Forman proposed that the purpose of the meeting should also be included on the comment sheet, and that notice of the public meeting be posted on the website.

Ms. Ehle recalled that the Public Information Office (PIO) could post the public meeting date on the City's website with a link to the STRUC Committee; they could also send blast emails with the date to the City's homeowners' associations. The next blast email is scheduled to go out on February 10.

Vice Chair [Collins Forman](#) asked if the materials collected by the Committee over the past months will be available to the public via the website. Ms. Ehle said the list of materials is very lengthy, and noted that the Committee had listed the materials they wished to accompany the Interim Outline. She asked if there are additional materials the members would like to include in this list, noting that the Public Information Office would ultimately determine which exhibits are made available through the website.

Chair Mammano arrived at 3:46 p.m.

Ms. Ehle advised that the Interim Outline and the comment sheet would be sent to homeowners' associations in the February 10 blast email. The Public Information Office can also send another reminder shortly before the meeting, such as one week in advance.

Chair Mammano recalled that the Committee had also discussed sending notice of the meeting and relevant materials to advisory bodies with like concerns, such as the Planning and Zoning and Code Enforcement Boards. She asked if notice of the meeting and a link to the Interim Outline will be available on the City's website.

Ms. Ehle reiterated that the Public Information Office will announce the public meeting on the City's website; however, she said it is not typical to create "a section of the website" specifically for the Committee and the Outline. When the final report is created and sent to the City Commission, it will be made publicly available on the City website. Should the Committee want a separate web page and/or a link to the documentation associated with the Interim Outline, the timing and logistics would need to be determined.

Ms. Ellis commented that the process would be similar to the placement of the Ad Hoc Code Reform link on the Planning and Zoning web page. Ms. Ehle explained that there was a structural difference between an assigned study conducted outside a committee and a page for an actual committee. A page for the Committee would require further direction from the PIO before it could be created.

**Motion** made by Vice Chair Forman, seconded by Mr. Isakowitz, that the Committee, through its Chair, requests that the Staff make this information available, including the Interim Outline as well as all the backup material they've received to date.

Mr. Mastriana asked Director Brewton if he felt this request was too onerous to ask of Staff. Director Brewton advised that Planning and Zoning Staff does not create web pages; the request would have to be made to the Public Information Office. He advised that Planning and Zoning Staff cannot say a page will be created until they have conferred with the PIO.

Ms. Ellis said the backup data to the Interim Outline could become overwhelming to anyone who has not been intimately involved in the process. Vice Chair Forman said the Committee's role is to make a recommendation to the City Commission, and they should provide information so the public can give informed comments. He said more information should be provided to the public if possible.

Mr. Witschen arrived at 3:54 p.m.

Mr. Mastriana expressed concern that if the PIO is asked to scan in all the information the Committee has seen, it would create further delay before the meeting. He suggested stating a hard copy of all the information presented to the Committee is available at City Hall, pointing out that this is what is done for Zoning cases. Director Brewton proposed that a hard copy also be made available at the Planning and Zoning Department.

Chair Mammano stated that her primary concern is to have the Interim Outline available online rather than all the backup materials. Vice Chair [Collins Forman](#) clarified that his **motion** referred to both the Interim Outline and the backup materials. He reiterated that the backup materials should be available to the public.

Chair Mammano said the **motion** should be amended to state "PIO" instead of "Staff," and agreed that the Committee should have "a presence on the City's web[site] in the appropriate place."

Ms. Ehle said the request would be forwarded to PIO to determine if they could create a web page for the Committee, and noted that this would be in addition to PIO's typical efforts for public outreach.

Vice Chair Forman restated his **motion** as follows: that the Interim Outline, along with the comment sheet and the backup that they has received from members of the public and also from members of the Committee, be provided via the internet to anybody who is interested in finding out information about this meeting. Ms. Isakowitz **seconded** the restated **motion**.

In a show of hands, the **motion** passed 5-4 (Ms. Ellis, Mr. Mastriana, Ms. Myers, and Ms. Ross dissenting).

Chair Mammano noted that Section 8 of the Interim Outline, "Other Ideas Offered and Discussed by the Committee," and said she did not understand Item C, which says all rental homes in single-family neighborhoods for a time greater than six months would be subject to registration of the owners and tenants. It was clarified that this meant rentals of less than six months would be prohibited, while rentals longer than six months would be registered.

**Motion** made by Ms. Myers, seconded by Mr. Mastriana, to accept the Outline. In a show of hands, the **motion** passed unanimously.

#### **b. Chair / Vice Chair Update**

Ms. Ellis said she would prefer that the comment form did not offer the option of not identifying oneself to the public. She pointed out that the comments would become a matter of public record.

Mr. Witschen said he felt the public meeting was more of a public input session than a formal public hearing. He suggested that the room could be divided into sections representing parts of the City, and individuals could "drop in" to these sections and declare themselves as business owners, resident owners, or renters. He felt it would be best for the Committee members to sit down with individuals and discuss the public input in this format, and did not believe it would be helpful for members of the public to hear one another's comments.

Chair Mammano advised that this would change both the format and possibly the venue of the public meeting. She said she had envisioned a meeting in which the Committee introduces its members and its purpose and then took public comments, and asked the other members for their input.

Ms. Ellis agreed that the format is more of a workshop than a hearing, as the Committee would be taking input. Mr. Witschen said he wanted to be educated on the issue, and felt there may be different sentiments on the topic from different parts of the City.

Mr. Mastriana said he would like to hear all the public input, which would not be possible if comments were given at multiple tables. Mr. Witschen said members would have "the opportunity to rove" from one table to another, and suggested that all the comments would be reflected in the meeting minutes.

Chair Mammano agreed with Mr. Mastriana's concern regarding input, and said the purpose of the workshop is for all members to hear the public's input rather than to have members work one-on-one to gather input and share it among themselves.

Ms. Parker suggested that the comment sheet could ask individuals to include their ZIP codes on the form, which would show which part of the City they are from. Mr. Witschen said this should include the commenter's full address as well as "[their] affiliation" in order to keep track of trends by geography, business, ownership, or other categories.

Chair Mammano said this could be achieved by requesting additional information on the comment form other than the commenter's district. This could include ZIP codes or individual neighborhoods.

Mr. Witschen said he was concerned that some people would not be able to attend between the hours of 5:00 p.m. and 8:00 p.m.

Ms. Ehle stated that what had been discussed previously was "an open house meeting with set times;" the public notice would show that the meeting time is from 5:00 p.m. to 8:00 p.m. This informs the members of how long they would be expected to stay at the meeting and tells the public the hours in which they can attend. She said this could be changed to an open-ended time frame if the Committee preferred.

In addition, she said in the past we've learned the more specific information required on the comment form, such as names and/or addresses, could mean some individuals would be less likely to participate. She advised that listing the neighborhoods or districts could reflect specific geographical areas.

Ms. Ellis said it is important for the Committee to understand who is giving the input, where they are coming from, and their affiliation with regard to the issue. Mr. Witschen said the comments of individuals who did not include the requested information should be discarded.

Vice Chair Forman expressed concern with these suggestions. He said he felt there are several stakeholders in this issue, including resident owners who rent their properties for part of the year as well as property owners who rent their properties as an investment. He stated that all opinions should be heard and considered equally. He advised that he would not want to share his address on a public form, and the Committee should be sensitive to this concern. He did not feel a cherrite format would be appropriate for the meeting.

Mr. Mastriana said he would like to know if a commenter owns a home or business in the City, and what their interest or stake in the issue of short-term rentals might be.

Chair Mammano asked if all the members could agree that commenters must include their names and addresses. Mr. Witschen said he did not feel names were important, but felt an individual's location and stake were relevant.

It was determined that the commenter's name and address would be required on the comment form, while emails and telephone numbers would be optional. The form would also ask for the commenter's district and neighborhood.

Vice Chair Forman said he did not want to see comments discounted because of a commenter's location or stake in the issue. Chair Mammano agreed, explaining that this information would be requested to reflect the demographics.

Mr. Witschen suggested that the form could ask if an individual is a homeowner; if he or she resides at that home; how many homes are owned; if the individual is a broker or agent; and if they are speaking on behalf of a professional association. He emphasized that these categories should be mandatory. Chair Mammano proposed including a category for "homesteaded."

Vice Chair Forman reiterated his concern, and explained that some individuals may not want to provide addresses, as they may live at an address that could be characterized as "an illegal use" and might fear losing their home or residence. He pointed out that these individuals could give valuable input on the issue, and they should be allowed to do so without jeopardizing themselves.

Ms. Ross said this should not be relevant, as the Committee's purpose is only to gather information. Ms. Parker agreed the Committee does not intend to do more than gather information, but noted that the more personal information a form requires, the more reticent an individual is to give this information.

Chair Mammano suggested that the categories could be made optional. Mr. Mastriana cautioned that he did not want commenters to misrepresent themselves by stating they spoke on behalf of several individuals when they might only be speaking for themselves.

Vice Chair Forman described the issue as "ticklish" and asserted that the City's Code is not clear on the prohibition of short-term rentals. He felt the Committee should ask for ZIP codes, but agreed with Chair Mammano's suggestion that other categories could be optional.

Ms. Ellis said the information gathered from comments could be assessed based on "whatever data we have." She called the question at this time.

Chair Mammano stated that the changes proposed for the STRUC comment sheet are as follows:

- Name and address;
- Phone number and email (optional);
- District;
- Neighborhood;

- Additional information: homeowner / property owner / broker / agent / professional affiliation.

**Motion** made by Ms. Myers, seconded by Mr. Mastriana, to accept the form with the stated corrections.

Ms. Ehle asked if the Committee wished to retain the categories of “How did you learn about this Committee?” and “How did you learn about today’s meeting?” Chair Mammano clarified that this additional information should remain.

In a show of hands, the **motion** passed unanimously.

**c. Staff Presentation:**

- **Greg Brewton, Director, Planning and Zoning Department**

Ms. Ehle explained that Director Brewton would not be giving a formal presentation, but was in attendance to hear ideas and provide answers and clarifications for the Committee members.

- **Public Workshop 2/24/11 Preparation and Follow-Up**

Chair Mammano said following the workshop, the members would “absorb” the comments and information they received, and then review the appropriate material to decide what recommendation they want to make to the City Commission. She noted that according to the Interim Outline, one goal of the Committee is to provide a definition of short-term residential use “in its various and multiple forms.” She asked Director Brewton if the Committee should forward a recommendation that the City Commission adopt their conclusions, or if they should simply make suggestions on how to deal with short-term residential uses.

Director Brewton said the Committee is an advisory body and would make a recommendation to the City Commission of its position on solving “what exists as a problem.” He said the Commission would review this recommendation, then vote either to put it into the form of legislation, such as an Ordinance amendment; to amend the recommendation; or to take other action. At this point their goal is to gather information from a wide spectrum of individuals, look at the impact of short-term residential use, and then make a recommendation, by consensus, on how the issue might be approached.

Ms. Ellis said it was her understanding that the Committee was tasked with making appropriate definitions. She asked if, once their recommendation of the definitions has been made, it would be the City Attorney’s Office that would actually write the legislation, whether it would be a Code change or a new Ordinance. Attorney Miller said the resolution establishing the Committee states

that they will define the parameters of the goal they want to achieve, while the City Attorney's Office determines how to implement this goal.

Chair Mammano said it is difficult to know how much time it will take the Committee to define these parameters after the public meeting. She estimated that it would take at least two to three more meetings before they arrive at their final resolution.

**d. Discussion**

None.

**e. Public Comment**

Chair Mammano requested that all members of the public sign in to the meeting, and that comments be kept under three minutes.

Sharon Tibereo said she is a board member of the Birch Park Beach Finger Streets Homeowners' Association. She described the area as "nine single-block parallel streets that come off of A1A," and noted that many of the homes on small lots have been razed and replaced by large homes used as vacation rentals. Ms. Tibereo said there are noise issues and "a lot of weekly turnover."

She continued that the neighborhood has a residential permit parking program in place, but the enforcement of this over the past few months has not been as effective as it had previously been. She concluded that the tenants of vacation rentals seem to feel "anonymous" since they are only present for a short term, and do not appear to worry about their impact on the neighborhood.

Diane Schaeffer stated that the solution to the short-term rental issue is "not restriction but regulation." She said the city of Marathon had incorporated and adopted a policy that allows weekly rentals with a vacation rental permit and application fee. Restrictions include limiting rentals to no less than seven days, allowing no more than two persons per bedroom, and restricting the number of vehicles allowed and limiting noise. All permitted properties must meet State and local safety Code requirements, and all owners, rental managers, and agents must be available to resolve any issues that arise.

Ms. Schaeffer said she is a former rental manager, and has been chairperson of the Property Management Committee for the Marathon Board of Realtors. In this capacity, she assisted government officials in adopting regulations that required City permits "with certain reasonable restrictions" to maintain neighborhood tranquility. She concluded that Marathon has successfully regulated short-term rentals for the past 10 years, and advised that this policy brings revenue to the city, county, and state, and "helps keep business active."

Walter Cunningham said he owns a vacation rental and works as a vacation rental property manager. As an owner, he had purchased more than \$7 million in rental properties after researching the issue and determining that Code made no prohibitions against short-term rentals. The properties were purchased with the intent of renting them on a short-term basis. He asserted that these properties are registered with the Broward County Department of Tourism and he pays taxes on them, as well as the Department of Revenue taxes. He estimated that his properties alone have generated more than \$125,000 in taxes.

Mr. Cunningham said as a property manager, his mission is to rent to families who need multiple bedrooms and kitchens and cannot afford to rent multiple rooms at hotels. These families are often a couple with two to three children who want access to the beach. Minimum rental contracts are for seven days. The contracts also stipulate to the number of people and the ages of everyone in the house. Noise restrictions apply and deposits are required. He said these renters spend “hundreds of dollars a day” in the local economy at businesses in the City.

Chair Mammano asked whether Mr. Cunningham’s properties are assessed as residential or commercial properties. Mr. Cunningham said they are non-homesteaded residential properties.

Ms. Ellis asked if Mr. Cunningham would share a copy of his lease agreement with the Committee so they could see how restrictive it is. He agreed to provide this in the future.

Vice Chair Forman noted that Mr. Cunningham had stated there are noise restrictions in his contract, and asked if his aim as a property owner is to preserve neighborhood peace and tranquility. Mr. Cunningham said this is true, and added he did not want to have any negative impact on the tranquility of the neighborhoods.

Karen Slater provided the Committee members with a handout. She is an advertiser and represents many homeowners who rent their property. She explained that she had asked the Fort Lauderdale Police Department to produce a list of all the complaints from 11 vacation rentals, and had learned that the issue is “not a neighborhood problem... [and] not a generic problem,” but problems with individual homeowners who do not act in a responsible fashion.

She said the handout represents a 37-month analysis of the selected properties, and pointed out that one of these properties is a non-renting homeowner. Ms. Slater stated that responsible homeowners ensure that they “put the right people in” vacation homes so the tranquility of single-family neighborhoods is not jeopardized.

Ms. Slater presented the Committee with a profile of the typical vacation renter and the typical hotel renter, stating that these profiles are very different with regard to length of stay and number of people renting, and shows that vacation rentals are not “competing with hotels.” She advised there are over 80,000 vacation rentals in the U.S., 20,000 of which are located in Florida. She estimated that Fort Lauderdale has 450 to 500 vacation rentals advertised on various websites.

Vice Chair Forman requested clarification of a graph Ms. Slater had provided. She explained that she had provided the Police Department with the addresses of 10 “supposed” short-term vacation rentals and one owner-occupied residence. She had asked for the number of complaint calls that were made regarding each of the addresses.

Chair Mammano asked a question regarding the ownership of two properties included on the graph. Ms. Slater said one owner owns three of the properties from among the 11 addresses.

Chair Mammano commented that she did not believe this information was valid unless it came directly from the Police Department or from City Staff. Ms. Slater said the report was compiled by a Sergeant at the Police Department.

Ms. Ellis asked if the report was based on police calls. Ms. Slater said it was based on calls made to the Police Department that resulted in a visit from Police Officers and a report. Ms. Ellis noted that the report does not include references to Code violations. Ms. Slater said she had attempted to show that the peace of neighborhoods was not being violated by vacation rentals “or that it’s a one- or two-person problem” that could be addressed on an individual basis.

Roger Handevitdt said he is the owner of a guest house on the beach, which he has owned for 31 years. He said his impression of the Committee was that they were “after anything that’s short-term rentals,” which would include guest houses and “mom and pop” rentals in residential areas.

Chair Mammano advised that the Committee’s charge was much more limited, and they were tasked with discussing the parameters for short-term rentals in residentially zoned neighborhoods. She clarified that they are not looking at parameters for commercially zoned neighborhoods.

Mr. Handevitdt said he realized that there are “problem properties,” but this is not a new issue; he said this is a police issue rather than a short-term rental issue. He concluded that he felt the Committee was moving in a “very scary” direction.

Jorge Brant said he is a resident of Harbor Beach, a realtor in Fort Lauderdale, and a vacation rental owner. He said most of his buyers came from Europe or

Latin America and wanted to purchase investment homes in Fort Lauderdale. Mr. Brant said he had to advise these buyers to buy in another City if they wished to live in their homes only one or a few months per year. He said the revenues from rented homes could help the economy in Fort Lauderdale.

Jeff Rundy said he is a longtime resident of the Tarpon River neighborhood and a real estate broker. He did not feel restrictions on vacation rentals would be enforceable, and pointed out that the City also has a prohibition on individuals living aboard boats, which is not enforced. He said he handles many short-term rentals and did not feel that they were a problem.

Mr. Rundy said the Committee's stated purpose of "peaceful enjoyment" would be a difficult term to define, as property owners also have the rights to use their properties. He asserted that he did not rent to large crowds, but "to lots of crews" and other people who bring money into the City and its industries.

Vice Chair Forman asked Mr. Rundy if his renters were ever loud or problematic. Mr. Rundy said this has happened. Vice Chair Forman asked how this issue was handled. Mr. Rundy said if he is notified, the problem renters are often "kicked out" the property; if an issue is very serious, he calls the police. He said both tenants and homeowners can cause problems.

Vice Chair Forman asked if Mr. Rundy has found short-term renters to be "a little rowdy" in general or otherwise problematic. Mr. Rundy said he had not found this to be true. Vice Chair Forman asked why Mr. Rundy might not feel this is the case. Mr. Rundy said it could be a geographical issue within the City, as people on the east side of town "want nice tenants" for their properties. He added that he did not feel overcrowding is an issue, and reiterated that this could be unenforceable.

Kara Canavero said she is an attorney representing the South Florida Vacation Rentals Association. She said this is a nonprofit organization created to inform the public and City officials about the benefits of short-term rentals and to advocate reasonable regulation of these rentals.

She stated the Association is putting together a comprehensive proposal, including data they feel is relevant to rental issues and to the concerns included in the Interim Outline. They also plan to put together a draft ordinance addressing these concerns, which Ms. Canavero said they would like the Committee to consider. She said there would be provisions regarding nuisance, noise, and parking regulations; tenant acknowledgement; eviction terms; signage requirements for the property; and a "three strikes" proposal, which would cause the property owner or manager to lose his or her license to rent this property if there were more than three complaints within one calendar year. She concluded

that she hoped the Committee would continue to work toward “something that is beneficial for the entire City.”

Mr. Mastriana asked when the Association was formed and how many members it had. Ms. Canavero said it was formed in December 2010 and could not verify the number of members, although she estimated it was “dozens.”

Ms. Ellis asked if the Association had considered the impact that a signage requirement could have on abutting properties. Ms. Canavero said “this type of component” has been successful in municipalities that have adopted short-term rental regulations, and advised that signage does not have to affect the look of the property. She said this requirement would address the issue of owner accountability.

Vice Chair Forman said the Committee members had received a “scurrilous” email from “Stop the Corruption 2011,” and asked if this might be related to the Association. Ms. Canavero strongly asserted that this email was not from the Association.

Keith Blackburn said he is a real estate broker, property owner of vacation rentals, and chairman of the Rainbow Alliance in Florida, which represents several guest houses. He said his property is licensed in the category of “transient” by the County, which means rentals are one day to six months. He is registered and licensed, pays taxes, is inspected by the state, and has a tenant agreement that stipulates forfeiture of the tenants’ deposit if there are complaints. He agreed to share a copy of this agreement with the Committee.

Mr. Blackburn said he felt the Committee’s charge could be “a dangerous thing,” pointing out that guest houses have coexisted in residential neighborhoods for many years. He asked if a property such as his would be exempt from regulation. Chair Mammano asked to know Mr. Blackburn’s zoning district. He replied that his property is in a residential district but is zoned multi-unit.

Chair Mammano said one issue facing the Committee is “a problem of scope.” She said their scope is actually very narrow, as the City Commission has asked them to look into a specific issue. She agreed that it has “[opened] up a can of worms,” as other uses have come up during discussions, and it can be difficult not to “get beyond” the original scope.

Mr. Blackburn said he had not seen the Committee’s scope defined. He said he felt the Police Department is able to handle any complaints involving noise or excessive cars, and advised that he has lived next door to tenants with an annual lease who have been “terrors.” He cautioned that the Committee should not stereotype vacation renters as problematic.

Mr. Mastriana said the process began when people in his single-family residential district had complained to the City Commission that their neighborhood was being “abused” by individual owners hosting weddings and other events in their homes. He said this particular neighborhood has “about 10 or 15 houses that were used as hotel rooms,” and were often rented by several people for very short periods of time. As a result of the neighborhood’s complaint, their City Commissioner brought the issue to a Conference Agenda meeting, which resulted in a desire to look more closely at Code Enforcement issues. He concluded that this concern was not directed at guest houses or like facilities.

Mr. Blackburn suggested that regulation was the key, such as preventing more than a certain number of people from occupying a vacation rental. Mr. Mastriana said Code Enforcement had a difficult time enforcing the issue.

Mr. Mastriana asked Mr. Blackburn how he had learned about today’s meeting. Mr. Blackburn replied he had heard about it from a colleague.

Chair Mammano suggested that some of the problems could be a result of the current economy, as property owners may not be able to rent their homes for a longer period of time at present. She noted that perhaps when there were fewer short-term rentals, there were fewer issues.

Mr. Blackburn said the vacation rental owners he knew wanted to keep their properties pristine, and added that many restrict the ages of individuals who can rent them.

Vice Chair Forman requested clarification of where Mr. Blackburn’s property is located. Mr. Blackburn said his guest house has seven units, which requires multi-family zoning; however, it is located in Sailboat Bend, which has “single family homes and small apartment buildings.” He cited other structures in the area, which he concluded led to a “mixed neighborhood.”

Tom Brane said he and his wife rent their property in Pompano, but he had been asked to rent friends’ properties in Fort Lauderdale as well. He said they have done this successfully for over a year. He advised that they are “very particular” over who is allowed to rent these homes, as they are very upscale properties and the owners are sensitive to the neighbors. Mr. Brane felt most vacation home renters are similarly careful. He cautioned that the Committee should not “throw the baby out with the bathwater” and should regulate rentals rather than prohibit them. He said this would be to the benefit of all.

**f. Set Agenda for Next Meeting**

Chair Mammano asked when notice of the public meeting would be posted. Ms. Ehle said information would be sent from the Public Information Office to the

City's homeowners' associations on February 10, when the next civic packet is distributed. She said they could also send a reminder notice seven to ten days in advance of the meeting. Ms. Ehle added that a standard notice is also posted at City Hall, and on the Short-Term Residential Use Committee's link. She said she would request that the PIO set up a web link with access to more information in addition to the Committee's link.

Mr. Mastriana asked if the testimony at the public hearing would be recorded. Ms. Ehle said if a meeting is in open house format and individuals are filling out comment forms, it cannot be recorded because there are multiple conversations going on; however, if each individual speaks at the podium, as with the regular Public Comment section of the monthly meeting, the meeting can be recorded.

Ms. Ellis requested that electronic flyers of the Interim Outline be sent electronically so members can distribute them in advance of the PIO. Ms. Ehle said she would send the members the same information that is sent via the civic packet, but advised she would need to verify this process with PIO. Chair Mammano added she was aware of several civic meetings that would be held in advance of February 10.

**g. Other New Business**

None.

**V. For the Good of the Committee**

None.

**VI. Communication to the City Commission**

None.

**VII. Announcements**

None.

**VIII. Adjournment**

There being no further business to come before the Committee at this time, the meeting was adjourned at 5:24 p.m.