

APPROVED
SHORT TERM RESIDENTIAL USE COMMITTEE
THURSDAY, MARCH 24, 2011, 3:30-5:15 P.M.
CITY HALL, 100 NORTH ANDREWS AVENUE
CITY COMMISSION CHAMBERS, 1ST FLOOR
FORT LAUDERDALE, FL

**CUMULATIVE
MEMBER**

		MAR 2011 / FEB 2012	
		Present	Absent
Marilyn Mammano, Chair	P	1	0
H. Collins Forman, Jr., Vice Chair	P	1	0
Genia Ellis (3:46)	P	1	0
Larry Isakowitz	A	0	1
Dwight Ledbetter	P	1	0
Ronald Mastriana	P	1	0
Lula Myers	P	1	0
D.J. Parker	P	1	0
Annette Ross	A	0	1
Peter Witschen	P	1	0

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

Staff

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

Communications to City Commission

None.

I. Call to Order

Chair Mammano called the meeting to order at 3:39 p.m.

II. Roll Call

Roll was called and it was noted a quorum was present. Ms. Ehle introduced the members of City Staff.

III. Approval of February 24, 2011 Minutes

Vice Chair Forman said he had reviewed the portion of the minutes that documented the Committee's actions, and felt they were accurate. He had not, however, had the opportunity to review all the individual speakers' comments for accuracy.

Motion made by Vice Chair Forman, seconded by Mr. Ledbetter, to approve the minutes insofar as they reflect what the Committee did; insofar as they reflect what was placed on the record by members of the public, that the Committee accept them as submitted, subject to being verified by the actual verbatim recording of the meeting. In a voice vote, the **motion** passed unanimously.

IV. New Business

a. Election of Chair

Mr. Ledbetter nominated Chair Mammano to serve another term as Chair.

Motion made by Vice Chair Forman, seconded by Mr. Ledbetter, to close nominations.

In a voice vote, Chair Mammano was unanimously re-elected.

b. Liaison Update

Ms. Ehle advised that copies of all documents included in the information packet are saved and may be reviewed by members of the public. The documents are included in a public information file at the Planning and Zoning Department.

She advised that one document was omitted from the packet, and she had provided hard copies for all members at today's meeting. The packets include copies of all comments received by Staff via email, including forwarded emails, and the comment forms that were handed in at the February meeting, as well as any other documents that were submitted for the record. Ms. Ehle pointed out that some of these documents were pieces of information requested by the Committee at the February meeting.

Chair Mammano said she would prefer to see a "rolling list" of documents and materials submitted, as this would help her understand the issues that were raised, the people by whom they were raised, and other pertinent information. Ms. Ehle clarified that the list is not analytical, but shows what documents were provided by whom and when they were received.

Ms. Ellis arrived at 3:46 p.m.

Vice Chair Forman recalled that he had submitted a link to a *Miami Herald* article dealing with the leasing of a home for a party. He advised that members may want to look up the article, which showed that the city of Miami Beach is dealing with similar issues to those experienced in Fort Lauderdale. Ms. Ehle said the link had arrived while the packets were being compiled, and advised the members on where it could be found. The link is also part of the public information file.

c. Chair / Vice Chair Update

Chair Mammano said she had received information on Florida Senate Bill 476 as part of her work with her condominium association. This bill offers a definition for vacation rentals, both transient and non-transient, and gives an opinion on whether or not these rentals can be regulated.

She explained that the State may be pre-empting any action that the City might take with regard to these properties, and said she hoped to hear an analysis from an Assistant City Attorney at the next meeting regarding the significance of the bill.

Vice Chair Forman said there is a companion bill moving through the Florida House of Representatives. He added that he had also spoken with Attorneys Miller and Spence prior to the meeting, and they had advised there is some precedent for "statutes that attempt to pre-empt municipal governments:" while the State does not pre-empt local zoning and land use regulations, they may pre-empt other regulations, such as the licensing of various types of transient and non-transient housing.

Mr. Mastriana said he had not seen the bill as having potential to pre-empt the City, but as a possible means of additional regulation. He added that his office had learned that 180 properties in the Fort Lauderdale Beach area were registered, but pointed out that any home offered for rental more than three times per year was required to register. Mr. Mastriana said there was neither implementation nor enforcement related to 509 licensing. He concluded that 509 licensing had no impact on what the Committee was attempting to address.

Chair Mammano said she had been very impressed by the industry's reliance on the 509 licenses of many properties, as discussed at the February meeting. Mr. Mastriana said the individuals who had mentioned 509 licenses should have their addresses checked to determine if their properties were actually registered. He said a list of registered properties is available online, although it was cumbersome due to its size.

Chair Mammano said the proposed Senate bill took particular care to "distance" condominiums and cooperatives from the licensing requirement. She said she

was also concerned that any action the Committee might recommend should not pre-empt the ability of a condominium, cooperative, or homeowners' association to regulate short-term rental use in these properties. Mr. Mastriana said his office had also reached out to a condominium association to track what these organizations are doing with regard to rental requirements; they learned that 60%-70% of all these associations have restrictions on rentals.

Vice Chair Forman said it seemed that there was presently little or nothing regulating short-term rentals that would satisfy due process requirements. He suggested that this is a developing area of the law, and explained that this gives the Committee an opportunity to define and formally recommend what they felt should be done in Fort Lauderdale. He did not believe a pending bill from the State Legislature would preclude the City from making a determination on short-term rentals, and felt the courts would find a way to ensure that cities "have a say" over the properties within their jurisdiction.

Vice Chair Forman explained that it is important for the Committee to focus upon verifiable facts. He advised that there may be "neighbor-to-neighbor" issues rather than short-term rental issues. He concluded that while individuals are entitled to the peaceful enjoyment of their properties, others living in a crowded area want to enjoy their properties as well. He stated that the Committee should ask that the individuals speaking at meetings provide them with data: for instance, he cited an email that said there was no way to "check the criminal history" of strangers in the neighborhood. Vice Chair Forman observed that he did not have a way to check the criminal history of long-term neighbors.

Mr. Mastriana said he did not agree, and distributed copies of the Resolution that gave rise to the Committee. He stated that all previous testimony with regard to the economic impact of short-term rentals had no bearing on the Committee's discussions, as the Committee was not empaneled to discuss economic development. He said the Committee should strike all the testimony related to economic conditions, noting that many of the speakers at the public meeting who had raised this issue were realtors or owners of investment properties.

Mr. Mastriana continued that any such testimony should be addressed by the City Commission or Economic Development. He stated that there is a need for regulations that allow the Police Department and Code Enforcement to address what goes on in single-family neighborhoods.

Ms. Ellis said the public testimony the Committee had heard was "exactly what we asked for," whether or not they agree with it; for this reason it should not be disregarded. She noted, however, that the Committee should address how this testimony fell in line with "an outline that we ourselves defined."

d. Discussion: Interim Outline

Chair Mammano recalled that the Committee had agreed to review the Interim Outline in light of the additional testimony they had heard, and to keep working on the Outline. Ms. Parker agreed, stating that it is important for the Committee to remain focused on the Interim Outline and proceed by adding to it.

Mr. Witschen observed that while they had heard a great deal of testimony, he was not certain how much of it was community testimony. He proposed that the Committee set a deadline by which they would get their recommendations in order, and suggested that a deadline of June or July would give them sufficient time and also offer the community additional time to give input to the Committee.

Motion made by Mr. Mastriana to set June 1 as the date that the Committee will be able to submit a recommendation to the City Commission.

Mr. Mastriana said even if the Committee required additional meetings each month to accomplish this goal, he felt it would be worthwhile. He stated that all the members knew how they felt about the issue and hoped they could reach a compromise.

Mr. Witschen **seconded** the **motion**.

Mr. Mastriana asked if the Committee's final recommendation would go to the Planning and Zoning Board before it went to the City Commission. Ms. Ehle said while the recommendation is intended to go to the City Commission, recommendations are often vetted through the Planning and Zoning Board. She concluded that this was probably at the Committee's discretion, although it is an extra step and could lengthen the process.

Mr. Witschen advised that the Committee's recommendation would probably require a policy direction from the City Commission, who may remand the recommendation to the Planning and Zoning Board "to get perfected."

Vice Chair Forman said he did not feel June 1 was a realistic deadline, as the Committee has been working for up to a year and there are still "a lot of issues here." He added that he interpreted the Resolution differently from Mr. Mastriana, and pointed out that residential property can be multi-family or single-family, and the parameters of use would define what can be done in those properties. Vice Chair Forman stated that while "parties for hire" should not be allowed in residential homes, the Committee should tread carefully, as this restriction might also be interpreted to include hosting a fundraiser for a charity.

Chair Mammano said while she appreciated the sense of urgency a deadline would provide, she felt it was "wildly ambitious" to think the Committee could

complete their work by June 1. She said she was not opposed to working under a more realistic deadline.

Ms. Ellis called the question. In a show of hands, the **motion** passed 5-3 (Chair Mammano, Vice Chair Forman, and Ms. Parker dissenting).

Chair Mammano addressed the distinction between using a piece of property as a wedding or party venue and using a home to host a charitable event. She said this raised an interesting differentiation: when a person owns and lives in a home, and rents or donates its use to a nonprofit organization for an event, the homeowner is present and responsible for the activities there. When an owner purchases a home and rents it as a weekly venue, the property is being used for a commercial purpose.

She continued that the Committee often skirts the issue of whether or not the homeowner is in the home, or the property is an investment property managed by a business. She recalled that one individual who spoke at the February meeting had said several homes on his street were used for commercial uses, and asked where the tipping point exists between having a residential community and a commercial area. She said this is a distinction that the City Commission should keep in mind, as there must be some limitation to prevent a neighborhood from becoming a tourist venue.

She asked if any other Board members had particular concerns after hearing the public testimony at the February meeting.

Ms. Ellis said she had found it interesting that most people who spoke at the previous meeting rented their properties for one week or more, as opposed to an overnight or weekend venue. She said this seemed to provide a snapshot of what the public believes short-term rentals to be.

Mr. Mastriana said a home in his neighborhood had been rented for two weeks by a group of college students, and buses had brought people to stay at the property for "several nights." He said this was very disruptive to the neighborhood. While the testimony from the February meeting had said the average vacation rental is for "seven and a half days," he stated this would not be tolerated in his neighborhood, as it is too transient a use.

Mr. Mastriana said he was "a little confused" on how the Committee should proceed, and asked Chair Mammano what she felt they should focus on in order to prepare the recommendation to the City Commission. Chair Mammano said she viewed the Interim Outline as an issues identification document, which made sure that the Committee had not inadvertently omitted the input of any stakeholders. She advised that her suggestion on how to proceed would be to list a series of goals, and send these to the City Commission with a recommendation

that they take action on short-term residential uses and properties in a manner consistent with these goals.

She noted that an example of one goal might be preventing neighborhoods from being turned into commercial venues. While all the Committee members might not agree on how to achieve these goals, she felt they could agree on the goals they are trying to reach. Another goal might be bringing crew quarters “out of the shadows,” as they are very important. At the same time, Chair Mammano pointed out that it is not the Committee’s job to tell the City Commission how to reach these goals unless they can reach consensus on a recommendation.

Mr. Ledbetter said he felt the Committee should go “back to the basics:” they had intended to use the Interim Outline as a means to get the public involved, which had been successful. He said they should now begin to build on this basis. He noted, however, that they should keep in mind that a resident living in an RM-25 zoning district should not have the same expectation of privacy as a resident living in an RS-4 district, as one of the reasons for the existence of RS-4 districts is to give their residents a greater level of privacy.

Mr. Witschen said while giving the City Commission a set of goals would be easier, he did not believe this was the Committee’s responsibility. He agreed that different neighborhood densities have different characters, issues, and expectations from their homeowners. He felt they should give more specific recommendations to the City Commission “short of...drafting the verbiage for the ordinance.”

Ms. Ellis said the Committee should also address those parameters that they could not identify, suggesting that this might be a licensing issue for properties used for commercial purposes in certain zones. She said this would be a recommendation rather than a goal, and would allow the City Commission to determine how to effect this change. She advised that the Committee should be definitive and should be specific about those areas on which they did not agree, as it is ultimately the City Commission’s responsibility to draft appropriate legislation.

Vice Chair Forman recalled that the Committee had heard a great deal of testimony at the February meeting from foreign nationals who purchase houses in the City. He pointed out that the Department of Immigration only allows them a restricted amount of time to occupy these houses, even when their ultimate goal may be to move into the houses one day. In order to make these properties “economically defensible,” they may want to rent these properties. He stated that a difficult point for him was that all short-term rentals are not “bad.”

He also raised the issue of Code Enforcement, and advised he had spoken with a representative of that Department with regard to weekend enforcements. Code

Enforcement is going to propose weekend enforcement because they are aware that they cannot address some issues that are presently occurring on weekends. He said this would be another good recommendation for the Committee to make.

Ms. Ellis stated she had also spoken with Code Enforcement, and said there are already a limited number of officers on duty on the weekends. She suggested that the number of officers available at this time should be increased.

Mr. Mastriana asked if everyone was in agreement that the various residential zoning categories should be separated out so there are different requirements for each type of district. Vice Chair Forman said he did not agree with this, as it was “snobbery” to suggest that only RS-4 and RS-8 zoning categories deserved to have neighborhood tranquility and peaceful enjoyment of their properties.

Chair Mammano said achieving peaceful enjoyment might differ from one zone to the next. She suggested that the members might return at the next meeting with their own lists of recommendations, which she felt would move the discussion along much more quickly.

Mr. Witschen said he was not certain he had heard more than one side of the issue thus far, and felt the Committee was “one meeting shy” of addressing all sides. He also noted that he had only heard from a handful of neighborhoods that experienced problems, which meant the Committee might be able to determine the problem areas for rentals. He said this was one reason he had hoped to see a geographic representation of short-term rentals, particularly problem rentals.

Mr. Ledbetter said they should think back to why certain zoning districts were created in certain areas. He also observed that if the City opts for licensing with a nominal fee, they have transcended the zoning issues, as there is now accountability where there was none before. If there is a property that continually disturbs the neighborhood, its owner’s license could be censured or revoked.

Ms. Myers said she agreed with Chair Mammano’s suggestion that each member bring a list of recommendations to the next meeting.

Ms. Ellis stated that another consideration might be overlay districts. If neighborhoods who feel short-term rentals would be “a challenge” elected to enforce an overlay district, they could set their own parameters.

Chair Mammano concluded that the Committee should be more specific in their recommendations. She noted that while the Committee may not have heard as much input from lower-density districts, individual members may have heard from residents of these areas, although the residents themselves have not addressed the Committee at meetings.

Vice Chair Forman said the neighborhoods are aware of the issue and have had sufficient opportunity to speak out about it, including today's meeting. He said based upon the time constraints of the Committee, he felt they had "no choice" but to bring their individual lists to the next meeting.

He advised that he had joined the Committee as an advocate for property rights and considers short-term rentals to be a property rights issue. He said if the issue is defined so only one person's idea of neighborhood tranquility and peaceful enjoyment is considered, this could include a "very radical view" of what these criteria mean, and the Committee would be doomed to fail. He asked that all the stakeholders be considered, including the marine industry, single-family neighborhoods, vacation rental providers, and others. He concluded that the Committee should try to approach the issue so the parameters work for everyone in all residential zoning districts.

Mr. Ledbetter made a **motion** that the members submit the lists to each other by a certain deadline so at least they can bounce it off each of the Committee members and consolidate it.

Chair Mammano proposed that the lists be submitted to Ms. Ehle within two weeks, and Ms. Ehle would then forward the documents to each of the members. This would allow the Committee to operate within the Sunshine Law.

Mr. Mastriana said if the Committee meets more than once a month in the future, one week might be a better time frame in which to submit the lists. He advised that they look at schedules so the Committee could meet more often than once a month. Chair Mammano said she did not feel one week was sufficient time for the members to compile their lists, and asked the members for their opinions on meeting in two weeks rather than the next month.

Ms. Parker said she was not prepared to meet more often at this time due to work considerations, and felt there may be other Committee members with similar constraints. Chair Mammano agreed that meeting in two weeks was too ambitious, and said if the members submit their recommendations for distribution by Ms. Ehle in two weeks' time, they could arrive at the next meeting prepared for discussion.

Ms. Ehle said if the members would send her their lists by Thursday, April 7, they could be distributed by the following day. Discussing the recommendations could be an Agenda Item for the next scheduled meeting.

Ms. Parker asked if the members could highlight their comments on an electronic version of the Interim Outline and send these back. Chair Mammano said if this was how any individuals wished to send their recommendations, it would work. Ms. Ehle agreed this was a good suggestion, as the Outline is already in Word

format. She said she would re-send the Outline the next day if any members wished to use it as a framework for their recommendations.

Ms. Ellis **seconded** Mr. Ledbetter's **motion**.

In a voice vote, the **motion** passed 7-1 (Vice Chair Forman dissenting).

e. Public Comment

Chair Mammano noted that some of the individuals who planned to speak at today's meeting had spoken at previous meetings. She requested that they keep their comments brief unless there was new information they wished to add.

Scott House is the president of the South Florida Vacation Rentals Association. He said the organization was formed to give a voice to stakeholders who would be "severely affected" by any restrictions or unreasonable bans. He said they have tried to make their point, over the past few months, regarding their position and how it would affect the City.

Mr. House said one part of protecting neighborhoods is ensuring that neighborhood businesses are not destroyed. He defined stakeholders, in this case, as someone who would be affected by the Committee's recommendations and the City Commission's vote. With regard to zoning and density, Mr. House asked what had become of people who had bought homes in the City over the last 10 years, who expected they would be able to rent these homes in low-density areas.

Mr. Witschen asked if Mr. House believed a seven-day rental is currently legal. Mr. House said he believes this.

Ms. Ellis advised that the Committee has heard the statements of Association members over the past months, but pointed out that they have to assess what the City Commission has said as well. Mr. House said he recognized that some of the members felt the economic factor was not important or was not part of their charge. He did not believe this impact could be separated from the tranquility of the neighborhood.

Mr. House said the Association believes that overnight, weekend, and other rentals less than seven days and nights should not occur. He added, however, that the difference between seven nights and 30 days would be "devastating" to the Association's members. He said the difference in the impacts of these two time frames would be minimal to the neighborhoods in which these rentals were located.

Mr. Ledbetter asked if Mr. House believed there should be licensing of short-term rentals. Mr. House said he did, and he found the 509 licensing to be very effective, as it allowed a homeowner to evict a problem tenant from his or her property with police assistance. With a 509 license, the police are mandated to come to the property when a complaint is made and remove the tenant.

Chair Mammano asked how many single-family properties in Fort Lauderdale have 509 licenses. Mr. House said the licenses are not listed in a way that shows this detail.

Ms. Ellis said these licenses would be helpful if the property owner is local, but asked who is contacted when the property owner lives overseas. Mr. House said the property manager would be called. Ms. Ellis pointed out that it is not possible to dictate that a rental must have a property manager.

Mr. Ledbetter said 509 licenses are issued at the State level for taxation purposes; there must be licensing at the City level in order to ensure immediate action and accountability for short-term rentals. He added that there may be a conflict of interest involved, as a property manager would lose revenue by evicting a tenant.

Mr. Ledbetter said part of the reason the Committee was empaneled was in response to multiple complaints lodged with the City; if there was no outward infraction occurring when the zoning officer arrived, the City was not empowered to deal with the issue and the case was closed. He characterized this as a "game of cat and mouse" and reiterated that accountability was the answer, as bad owners currently have nothing to fear from Code Enforcement.

Mr. Mastriana said some properties are posted with No Trespassing signs, which prohibits Code Enforcement from coming onto the property.

Chair Mammano asked Mr. House if he could estimate how many 509-licensed operators are in Fort Lauderdale. Mr. House said he would do this.

Diane Schaffer said in 1998, Monroe County had instituted a restriction on short-term rentals of less than 28 days. Since 1998, she said, many vacationers no longer come to the Florida Keys, which has caused economic hardship to tourism-related businesses. She cited an impact study that listed a \$300 million economic loss to Monroe County, as well as Florida Department of Revenue figures estimating \$487 million in lost revenue over a three-year period.

Ms. Schaffer showed the Committee slides of businesses in the Florida Keys that have gone out of business and houses that are bank-owned and for sale. She said many people are leaving Monroe County and there were "very few"

businesses still in operation. Ms. Ellis stated this was misleading, as many businesses in Monroe County remain in operation.

Mr. Mastriana asked if Ms. Schaffer was suggesting that the economic impact on Monroe County was caused by the ban on short-term rentals rather than by the overall economic climate. Ms. Schaffer said people did lose their businesses and homes as a result of the ban. Mr. Mastriana asked if she could provide Staff with information to back up this claim. Ms. Schaffer said she would provide statements from individuals who had lost their businesses and homes as a result of the ban on short-term rentals, including newspaper articles.

Chair Mammano said the Committee was advised not to give any credence to “things that are not fact-based” or are other than sworn statements or affidavits.

Marilyn Watts is a longtime part-time resident of Broward County. She said she had been advised of the debate on this issue by a realtor when she sought to buy a property for vacation rental. She stated that this was “a severe infringement of property rights,” and that it is an economic issue, as tourism drives the local economy.

She said in her experience, renters are screened by owners. She advised that there was nothing to prevent a homeowner from disturbing a neighborhood as easily as a tenant could. She felt there was “a very...small number of real complaints” made by a few vocal people; given the large number of vacation rentals, she felt there were few actual issues. She asked that the Committee be mindful of the property rights of homeowners and taxpayers.

Mr. Ledbetter said that no Committee members had advocated a ban on short-term rentals. Vice Chair Forman advised that this was not accurate, as a former member had done so. Mr. Ledbetter said the Committee and the community have to “move past” the suggestion of a ban, and reiterated that the only constructive action was to work together.

Chair Mammano said the City’s position is that short-term rentals are not legal at present. Vice Chair Forman noted that the City is not taking enforcement action as if short-term rentals were illegal “because they don’t think they can enforce it anymore.” Ms. Ellis characterized this as an assumption. Chair Mammano agreed, stating that the Committee is given a list each month of pending enforcement actions. She reiterated that the City’s position is that short-term rentals are not legal.

Charles Kindred said he represented the Board of Directors of The Landings. He said the Board has reviewed the Committee’s deliberations for the past 12 months, and by unanimous resolution, they believe that short-term rentals should

not be allowed “in a neighborhood like The Landings,” which is an RS-8 zoning district.

He cited several comments he attributed to Committee members over the past year, including that short-term renters act differently than other people in a neighborhood; short-term renters change the character of a neighborhood; safety issues; and homeowners who rent their properties are “speculators and businesses” rather than residents. He noted that property owners wishing to rent property are not prevented from engaging in long-term rentals as a means of income.

Mr. Kindred concluded the Board felt “anything less than one month” would constitute a short-term rental. He said he would submit his comments in writing as well.

Chair Mammano asked if there were any restrictions against rentals of a certain time period in The Landings’ neighborhood documents. Mr. Kindred said there were not.

Vice Chair Forman asked if Mr. Kindred could give examples of the safety issues created by short-term rentals. Mr. Kindred said these were not enumerated, although he felt “strangers in the neighborhood” was one.

Mr. Mastriana asked how many homes are in The Landings. Mr. Kindred estimated there were 370 homes.

Ms. Parker asked how residents prevented homes in the neighborhood from being used for, as an example, a wedding venue. Mr. Kindred said he would advise residents to call Code Enforcement and provide a log of specific information, such as who was present from one week to the next and whether a cleaning service came to the property. He would also advise them to find out whether or not the home is advertised for rental. He said his understanding was that Code Enforcement “will react on any short-term rental in The Landings.”

Beth Benkowski said while some people have “bad neighbors” who engage in short-term rentals, it is inaccurate to lump all short-term renters together, or to say that only short-term renters engage in bad behavior. She advised that residents can address issues directly with their neighbors as well as contacting Code Enforcement.

She continued that when property rights and zoning are discussed, this is also a discussion of how families are defined. She did not believe it was possible to “dictate what a family looks like” with regard to single-family neighborhoods. She added that even licensed events in neighborhoods can detract from that neighborhood’s tranquility. She concluded that it is inappropriate to consider all

rentals as problems, and added she would be willing to purchase a license for her property.

Ms. Ellis asked if Ms. Benkowski believed a hotel was entitled to engage in short-term rentals in a residential neighborhood. Ms. Benkowski said there are hotels directly adjacent to single-family neighborhoods in the City.

Chair Mammano asked if Ms. Benkowski specified the maximum number of people who could rent her property. Ms. Benkowski said she did. Chair Mammano asked what she would do if more than this number of people came to her property, stating that there were instances where a legitimate renter might disobey the restrictions of the rental agreement. Ms. Benkowski said this had not been her experience, but said the solution would be to contact the homeowner.

Mr. Mastriana commented that there were roughly 30 homes for rent in his neighborhood; while some residents encouraged them to engage in longer-term rentals, the property owners' response was that they could earn more money from short-term rentals. He said the people who rent properties for six months or longer "fit in with the neighborhood."

Ms. Benkowski said she could guarantee that her renters would also fit into a single-family neighborhood. She advised that restricting rentals to longer terms could result in multiple foreclosures, and asked how this would affect the peace and tranquility of the neighborhood.

Vice Chair Forman said his experience was different, as he has found people who rent short-term are socioeconomically "like the people who own," while long-term renters, in general, were not. Chair Mammano said having the money to rent short-term did not automatically qualify the renter as a good tenant.

Kara Canizzaro, attorney for the South Florida Vacation Rentals Association, addressed the issue of people believing the Committee was seeking a ban on short-term rentals. She said this perception was because the Interim Outline made only one reference to durational limits, which is cited as a minimum rental of six months. She said people could easily draw the conclusion that the Committee was considering a ban or severe restrictions.

f. Set Agenda for Next Meeting

Chair Mammano reiterated that she would like the City Attorney's Office to review the proposed Senate bill and give the Committee their impression of whether it is relevant to the Committee's work. She also requested that a member of the Broward County Appraiser's Office attend a meeting to discuss the methodologies they are using to assess properties that are used for short-term rentals. She would like to know if they would "look differently" at properties in

terms of appraisal and taxation if these properties were rented on an annual basis, rented on a short-term basis, or owner-occupied.

Vice Chair Forman asked to see current enforcement actions at the next meeting.

Mr. Witschen said he would like to see the rental agreements that individuals had offered at the February meeting. Vice Chair Forman advised that one such agreement was enclosed in the packet.

Ms. Parker said she would like to see her neighborhood included in the appraiser's discussion of assessments. Ms. Ehle advised she would ask the Appraiser's Office for comments and/or a presentation to the Committee, but asked that the Committee make this a communication to the City Commission, as it could require coordination between Departments.

Chair Mammano asked if this would result in a delay. Ms. Ehle said she was not aware of how long it might take. Chair Mammano said the request would instead be made via a Committee member.

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 5:36 p.m.