

(2:24:00)

**3. Presentation by Jennifer Gomez, Assistant Director of Development Services – Findings from a Study regarding short-term rentals of apartments with five or more dwelling units**

Ms. Gomez stated that this presentation is related to the previous in that it deals with short-term rentals. She stated that the City currently has two ordinances in effect related to this use. The first is a short term rental permit requirement for properties with 1-4 dwelling units and the second is a moratorium for short term rentals of properties with 5 or more dwelling units. She stated that Keith and Associates has been retained to examine the City's short-term lodging establishments and will present their analysis and recommendations. She commented that two appendices were not included in the staff report. She also noted that there are two bills that have been introduced in the State legislature related to this use but that it is unclear at the moment whether they will become law.

Mr. Shane Laakso, Keith and Associates, introduced himself to the Board. He stated that the State of Florida defines short-term rental as transient public lodging and that State licensing process differs based on the type of licence as well as that local licensing differs between jurisdictions. In 2017, the City adopted an ordinance to address short-term rentals of 1-4 units based on resident complaints. There is an additional category of short-term rentals of 5 or more units that are currently under moratorium. The purpose of the study was to understand if there are problems, understand the options, and make recommendations. He stated that the methodology included a mapping analysis, a comparison of Pompano with other jurisdictions, and a review of state regulations and building code requirements.

Mr. Laakso presented a map that illustrated the existing licensed and unconfirmed locations of short-term rental properties in the City, pointing out that majority are located on the barrier island. The number of public lodging units and licenses are consistent with other communities in the area. There are a total of 25 licensed transient apartments in Pompano, comprising 7.6% of all apartments in the City. The study's recommendations include: monitor transient apartment licenses, categorize complaints, and evaluate trends. Additional options include adding transient apartment regulations to the land development code.

Mr. Laakso explained that the City has two definitions of short-term rentals. Their recommendation is to eliminate the definition of "short-term rental" found in chapter 155 since it conflicts with the definition found in chapter 153. Another option is for the City to add "transient rental apartments" to the definition of "short-term rental" found in chapter 153. Their research showed that a change in use from apartment to short-term rental may require owners to update their certificate of occupancy per the Florida Building Code. Adding "transient rental apartments" to chapter 153 would trigger unlicensed facilities to be reviewed by City staff to ensure that life safety issues and other considerations were being met.

Additionally, transient apartment regulations could be added to the land development code in locations where multi-family development is allowed. Initially, the research team was not going to look into regulating short term rentals in condominiums because it was assumed that existing condo bylaws would be adequate. It was found that adding this data to the analysis was not cumbersome, so ultimately it was included. The results of this analysis found that the City has more vacation rental group units than other cities in the area, including Fort Lauderdale. The recommendations for group-condo vacation rentals is to continue to monitor these group-condo licenses, monitor bills in the Florida Legislature, and conduct legal analysis of group-condo rentals.

Mr. Hill asked if group-condo rentals are timeshares or condotels.

Mr. Laakso responded that it can be a timeshare and pointed out two examples on the barrier island that operate as such.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.

(2:41:25)

**G.      REZONINGS**

**4.      140 NW 16<sup>TH</sup> ST LAND TR SUNCO TH LLC / POMPANO IMPORTS  
Planning and Zoning #17-13000007**

Consideration of the REZONING submitted by **DENNIS D. MELE** on behalf of **SUNCO TH LLC AS TRUSTEE OF THE 140 NW 16<sup>TH</sup> STREET LAND TRUST** in order to rezone the property from B-2 (Community Business) to B-4 (Heavy Business) in order to develop the “Pompano Beach Business Park”. The intent of the rezoning is primarily to allow the use of “Vehicle Prep”. The property currently has four small buildings consisting of a total of 6,808 square feet. The contract purchaser of the property, South Motors, intends to use the property for vehicle preparation and storage, which includes removing the plastic covers used when transporting cars, preparing the automobiles for delivery to customers including cleaning the vehicles both inside and outside, waxing and detailing. The applicant has offered a list of prohibited uses to be included in a voluntary declaration of restricted uses in order to limit certain types of B-4 uses that would be in conflict with the surrounding properties. All parcels are legally defined as follows:

THE WEST 468.27 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SE ¼ OF THE SE ¼, LESS THE NORTH 25 FEET FOR COUNTY ROAD, LESS THE EAST 7.77 FEET OF THE SOUTH 100 FEET, OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.