

RESOLUTION NO. 2018-_____

**CITY OF POMPANO BEACH
Broward County, Florida**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY
OF POMPANO BEACH, FLORIDA, APPROVING AND
ACCEPTING THE STUDY ENTITLED, “POMPANO BEACH
SHORT TERM RENTALS: RESEARCH AND
RECOMMENDATIONS,” PREPARED BY KEITH AND
ASSOCIATES, INC.; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City has observed an increasing trend of apartment complexes converting to short-term rental usage; and

WHEREAS, the conversion trend is increasingly occurring in older apartment complexes including areas east of Federal Highway and on the barrier island; and

WHEREAS, the City adopted a moratorium by Ordinance No. 2017-43 on the conversion of certain apartment buildings to short-term rentals, in order to provide City staff ample time to research the issues and impacts of this trend as well as regulatory options; and

WHEREAS, the analysis found that with exception of group vacation rentals, the number of state licenses and associated units are generally consistent with similar cities; and

WHEREAS, Subsection 509.032(7), Florida Statutes (2015), provides that local laws, ordinances or regulations may not prohibit vacation rentals or regulate the duration and frequency of rental of vacation rentals; and

WHEREAS, it appears the preemption in the State Statutes applies to group vacation rentals and further legal analysis is needed to verify this; and

WHEREAS, apartment buildings that are used as community residences by people with disabilities are being addressed by a separate study; and

WHEREAS, the report recommends minor code revisions and recommends that the City of Pompano Beach should continue monitoring the changing legislation on vacation rentals, and the complaints and numbers of transient apartments and group vacation rentals; now, therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That the City of Pompano Beach approves and accepts the report entitled, “Pompano Beach Short Term Rentals: Report and Recommendations,” prepared by Keith and Associates, Inc., a copy of which report is attached hereto and incorporated by reference as if set forth in full.

SECTION 2. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2018.

LAMAR FISHER, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

MEB:jrm
2/28/18
l:reso/2018-124