



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	Item Type:		1 st Reading	2 nd Reading
3/4/2020	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	3/4/2020	Click or tap to enter a date.
File No.:		Public Hearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19-511		Advertising Required	<input type="checkbox"/>	<input type="checkbox"/>
		Quasi Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number :	
N/A	N/A	N/A		
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Vanessa Leroy, Director	Development Services	
Strategic Plan Focus Areas:				
<input type="checkbox"/> Financial	<input checked="" type="checkbox"/> Organizational Capacity	<input type="checkbox"/> Infrastructure	<input checked="" type="checkbox"/> Development, Redevelopment and Economic Development	
Implementation Timeline				
Estimated Start Date: Upon adoption on Second Reading Estimated End Date: N/A				

SHORT TITLE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 7 "BUSINESSES", ARTICLE XIV VACATION RENTALS TO REQUIRE NOISE MONITORING DEVICES, SCREENING FOR REGISTERED SEXUAL PREDATOR COMPLIANCE, AND AMENDING ENFORCEMENT PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

The proposed Ordinance amends the vacation rental regulations to address concerns voiced by residents following a town hall meeting on October 10, 2019.

Background:

On October 10, 2019, the Development Services Department conducted a townhall meeting to inform constituents about current vacation rental rules and regulations and explain the City's enforcing capabilities. Concerns were raised by constituents and ideas were suggested to enhance the City's process and enforcement of vacation rentals based on the current Vacation Rental Ordinances No. 2016-002 and No. 2016-014 (Exhibits 2 and 3). As a result, the attached Ordinance is proposed to amend Article XIV, Vacation Rental License as follows:

1. Provide a definition for noise monitoring device.
2. Requires noise monitoring device that will trigger an alarm when noise levels exceed 60 decibels and will alert the agent responsible for the vacation rental. The agent is required to alert the occupants of potential noise concerns.
3. Requires an affidavit attesting that potential renters of the vacation rentals will be screened for compliance with registered sex offender distance regulations.
4. Amends enforcement provisions as they relate to code violations. Specifies that fines for violations on vacation rental properties will not qualify for mitigation.

A Fee resolution increasing the registration fees will be presented to the City Commission for approval on Second Reading of this Ordinance.

Why Action is Necessary:

Pursuant to Article V, Section 5.01 of the City of Hallandale Beach Charter, an Ordinance adopted by the Commission is required to amend or repeal any ordinance previously adopted by the City Commission.

Cost Benefit:

The proposed changes will improve the quality of life for nearby residents of vacation rental properties. Additionally, the proposed ordinance will potentially reduce the number of police and code compliance calls for service.

The additional revenue generated by the new fee increase will be used for code compliance and administrative efforts required to manage vacation rental monitoring and registration.

PROPOSED ACTION:

Staff recommends the City Commission approve the proposed Ordinance.

ATTACHMENT(S):

Exhibit 1 – Proposed Ordinance
Exhibit 2 - Ordinance 2016-002- Vacation Rental -Current
Exhibit 3 – Ordinance 2016-014 Vacation Rental