



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Resolution 22-31 (Community Development)

DESCRIPTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, ESTABLISHING A FEE SCHEDULE RELATIVE TO THE ADMINISTRATION OF VACATION RENTALS PURSUANT TO SECTION 6-114 OF THE CITY'S CODE OF ORDINANCES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

CITY MANAGER RECOMMENDATION:

The City Manager Recommends approval of this Resolution establishing a fee schedule relative to the administration of Vacation Rentals in concurrence with the Florida State Statute requiring municipalities to adopt and enforce land development regulations that are consistent with the City's Comprehensive Plan.

BACKGROUND OF ITEM:

On November 30th 2021, the City Commission adopted Ordinance No. 21-26 on second reading to establish a vacation rental registration and permit process to ensure the health, safety, and quality of life for Cooper City residents. Pursuant to section 6-114 of the ordinance titled "Fees for Vacation Rental Permit," the City of Cooper City shall charge reasonable fees for a Vacation Rental Permit to compensate for administrative expenses. The fees for a permit under this Article shall be provided for, from time to time, by resolution adopted by the City Commission of the City of Cooper City.

Unregulated vacation rentals can create disproportionate impacts to adjoining properties and neighborhoods in relation to their size, excessive occupancy, lack of proper facilities, excessive noise, on-street parking, accumulation of trash, and diminished public safety.

To the extent that Florida statutes does not provide a means for local governments to disallow vacation rentals by enacting zoning regulations which would prohibit them in districts where residences are allowed, establishing the proposed fees will give the City the ability to recover costs related to tracking, registration and conducting inspections of public lodging establishments for compliance with the Florida Building Code and the Florida Fire Prevention Code, pursuant to Sections 553.80 and 633.206, Florida Statutes (2015).

ANALYSIS:

N/A

STRATEGIC PLAN:

N/A

FISCAL IMPACT:

Adopting this Resolution would hereby approve the following fees relative to vacation rentals as follows:

a.	Initial Registration Fee	\$750.00
b.	Annual Renewal Fee (Including Annual Inspection)	\$350.00
c.	Pre-inspection Fee (Sec. 6-119, City Code of Ordinances)	\$260.00
d.	“No-Show” Fee (Sec. 6-119, City Code of Ordinances)	\$139.00
e.	Certificate of Occupancy or Change of Use Fee	\$139.00

<u>General Ledger Acct. Number</u>	<u>Budgeted Amount</u>	<u>Requested Amount</u>	<u>Remaining Amount</u>
TBD			

ALTERNATIVES:

N/A

ATTACHMENTS:

1. Resolution 22-31
2. Vacation Rental Fee Study
3. Adopted Ordinance 21-26

Workflow History			
User	Task	Action	Date/Time
Allen, Tedra	NEW ITEM: Not Yet Routed	*FINANCIAL IMPACT: Forward to...	08/09/22 01:50 PM
Kendrick, Aaron	Assigned to Finance Director	COMPLETE: Forward to City Att...	08/12/22 01:52 PM
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forward to City Ma...	08/12/22 05:16 PM
Napoli, Joseph	Assigned to City Manager	COMPLETE: Forward to City Clerk	08/12/22 05:17 PM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Workflow	08/12/22 05:43 PM
Allen, Tedra	END WORKFLOW - APPROVED		08/12/22 05:43 PM