

LANDLORD/TENANT COMMITTEE

DATE: Friday, February 7, 2014

LOCATION: 10:00 – 11:30 AM, Ritz Carlton Amelia Island (Boardroom)

CALL-IN INFORMATION:

The call-in information is as follows:

Access Dial In: 1-888-376-5050 Conference Code: 5521424575#

MEETING AGENDA:

1. WELCOME AND INTRODUCTIONS:

Lloyd Granet, Chair
Rick Eckhard, Vice Chair
Arlene Udick, Secretary

Committees

Residential/Litigation: Lanie Simon, Chair

Legislation: Rick Eckhard and Arlene Udick, Co-Chairs

2. APPROVAL OF PRIOR MINUTES: November 21, 2013 Meeting

3. CHAIR'S REPORT:

Welcome New Members

- A. New website live/help
- B. Louis Guttman – Request for vacation rentals
- C. Continuing Legal Education
 - 1) Cell tower leases and assignment, income stream
 - 2) Individual Meetings
 - One hour on bankruptcy – Fall 2014, Rod Anderson Holland & Knight
 - 3) Half Day Seminar - Estoppels/Stop It
 - Leases
 - Lenders
 - Municipal (Liens/Taxes)
 - Associations
- D. Volunteers – for this year and next year

4. CURRENT BUSINESS:

5. CLE PRESENTATION: Bankruptcy - Impact on Real Estate – Rod Anderson and Rick Eckhard
CLE Credit will be applied for

6. CASE DISCUSSION/OPEN FORUM: (Time permitting)

7. FUTURE MEETING:

May 29, 2014 – South Seas Island Resort, Captiva, FL

8. ADJOURN

From: LukeLBG@aol.com
Sent: Thursday, January 30, 2014 2:57 AM
To: fwjoneslaw@gmail.com; Lloyd Granet
Cc: MJGelfand@gelfandarpe.com
Subject: SB 356 and HB 307 companion bills
Attachments: AdforShortTermVacationRental.pdf

To: Fred Jones and Lloyd Granet
From: Louis Guttman

The Florida Association of Counties is requesting the Section's review and determination to support passage of the referenced companion bills in the 2014 Legislative session. This legislation seeks to roll back the preemption of regulation of vacation rentals by local government. The Section took no position on 2011-199 which enacted the prohibition. The Legislature in 2011 abrogated local government authority by a preemption provision that prohibits local governments from regulating the industry with city or county ordinances. This has created a number of problems for local communities.

Senator Thrasher filed this year SB 356 and was joined by Senators Ring, Sobel and Sachs. It was referred to Community Affairs and Regulated Industries. **Thrasher's proposal has the support of the Florida League of Cities and the Florida Association of Counties.**

Rep Hutson filed the companion in the House and was joined by Reps Edwards, Hood and Mayfield. It was referred to Business and Professional Regulation, Regulatory Affairs and Local and Federal Affairs.

The RPPTL Section is being asked to approve and support passage this legislation. It is not being asked to spend funds lobbying for its passage. If a committee or committees, Residential Real Estate & Industry Liaison and/or Landlord and Tenant, vote to support, our Division Director advises that the RPPTL Executive Committee can take final action subsequent to the Amelia Island meeting.

http://www.flsenate.gov/Session/Bill/2014/0356/BillText/_/HTML

<http://www.myfloridahouse.gov/Sections/Bills/billsdetail.aspx?BillId=51421>

I have also attached a recent "vacation rental" ad for a house in Flagler County (where I live) which gives you some idea of the problems created for residential neighborhoods. Flagler County Attorney Al Hadeed is available to present the issue to your committee and identify the various problems which have surfaced. I know he can attend in person Thursday when the REIL Committee meets and I am not sure about Friday. I can be at Landlord & Tenant Committee meeting Friday. Al most likely, at a minimum, could participate via conference call. I am happy to introduce Al to each committee.

Favorable committee action might take the form of a vote of support for HB 307 and SB 356 and recommendation for the Section to adopt such a position.

Fred Jones has advised that he will put it on the agenda for his committee and Landlord & Tenant is thus free to take the matter up or let it stay solely with the REIL Committee.

[Previous](#)[Next](#)

The dining room tables seat 24

The dining room tables seat 24, with more space at the breakfast bar and captain's table.

Atlantis Beach House

[Diamond](#)**FREE**
WIFI

New property, not yet rated.

Atlantis is rising! This Palatial 9,000 sqft home will be ready February 2014! Equipped with state-of-the-art electronics, a theatre room, game room, heated pool & spa, elevator, 2 kitchenettes, 1 huge kitchen, **dining area for 24+**, master suites & more.

**Only \$300 to
Book Now!**

Book Now

- Palm Coast
- Best Value/Garden View
- **11 Bedrooms**
- **10 Bathrooms**
- **Sleeps: 24**
- HDTVs
- Elevator
- No Smoking Rental

[Tweet](#)

"Boasting 9,000 square feet of luxury living, Atlantis is on schedule to be completed by February 2014. It is equipped with state-of-the-art electronics, a theatre room, game room, heated pool & spa, elevator, 2 kitchenettes, 1 huge kitchen, dining area for 24+, master suites, & much more."

Source: www.vacationrentalpros.com; January 6, 2014