

RESOLUTION NO. 25-2078

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, APPROVING THE USE OF RENTALSCAPE SOFTWARE BY DECKARD TECHNOLOGIES, INC., FOR THE IDENTIFICATION, MONITORING, AND COMPLIANCE ENFORCEMENT OF SHORT-TERM RENTAL PROPERTIES WITHIN THE TOWN OF MIAMI LAKES; APPROVING THE ANNUAL COST OF THE SOFTWARE; PROVIDING FOR FUNDING FROM REGISTRATION FEES; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 2, Article V, Division 2, Section 2-155(d) of the Town of Miami Lakes (the “Town”) Code of Ordinances provides that the Town Manager may request authorization from the Town Council to waive the requirements of Chapter 2, Article V, Division 2, Section 2-155(d) where the Town Manager has made a written recommendation where, based on specific circumstances, it is not practical to comply with the requirements of this Section for a specific solicitation; and

WHEREAS, the Town Manager has made a written recommendation that based on specific circumstances it is not practical to comply with the requirements of Chapter 2, Article V, Division 2, Section 2-155(d) of the Town’s Code of Ordinances for the acquisition and implementation of a short-term rental (“STR”) property monitoring software agreement for the Town; and

WHEREAS, Chapter 13, Article VI, Division 3, Section 13-1631(a) of the Town’s Code of Ordinances provides for the proper registration, zoning, and safety compliance of STR properties within the Town; and

WHEREAS, the increasing presence of STR properties in our municipality requires a robust enforcement solution to ensure proper registration and adherence to zoning and safety requirements. Currently, the software is showing close to fifty live STR listings within the Town of Miami Lakes, demonstrating the need for enhanced tracking and enforcement; and

WHEREAS, to enhance compliance efforts, staff has identified Rentalscape by Deckard Technologies, Inc., a software solution that provides comprehensive STR identification, monitoring, and registration services. The software utilizes advanced data analytics, real-time tracking, and automated compliance tools to ensure adherence to municipal regulations; and

WHEREAS, Rentalscape will assist in the identification of unregistered short-term rental properties, track occupancy rates and rental durations, and help mitigate neighborhood disruptions by enforcing occupancy limits and noise regulations; and

WHEREAS, the proposed agreement with Deckard Technologies, provides the Town with necessary address identification, compliance monitoring, and rental activity reporting services for an annual fee of Five Thousand Dollars and 00/100 (\$5,000.00), and an additional Five Thousand Dollars and 00/100 (\$5,000.00) annually for the short-term rental registration portal, resulting in a total annual cost of \$10,000 for a term of twelve (12) months for a three year period, and may be extended for up to two one (1) year terms, as necessary; and

WHEREAS, the Town Council will consider an Ordinance modifying its Short Term Rental Ordinance at the March 18, 2025 Council Meeting, and where the modifications will have an impact on this item; and

WHEREAS, provided the Short Term Rental Ordinance passes during the March 19, 2025 Town Council meeting, the Town Council approves of the Town Manager's recommendation, authorizes a waiver of the requirements of Chapter 2, Article V, Division 2, Section 2-155(d) of the Town's Procurement Ordinance and authorizes the Town Manager to enter into a contract with Deckard Technologies, Inc., for said services in accordance with Chapter 2, Article V, Division 2, Section 2-155(d) of the Town of Miami Lakes Code of Ordinances; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing Recitals are true and correct and incorporated herein by this reference.

Section 2. Waiver of Competitive Bidding. The Town Council hereby waives the requirements of Chapter 2, Article V, Division 2, Section 2-155(d) of the Town of Miami Lakes Code of Ordinances.

Section 3. Approval of the Contract. The Town Council hereby approves the execution of a Contract with Deckard Technologies in substantially the same form as attached hereto as Exhibit "A" for precise identification of STR properties for the Town.

Section 4. Authorization of Town Officials. The Town Manager, his designee and the Town Attorney are authorized to take all steps necessary to implement the terms and conditions of the Contract. The Town Manager is hereby granted the authority to renew the Contract under similar terms and conditions as the attached agreement for two (2) additional one (1) year periods.

Section 5. Authorization of Fund Expenditure. The Town Manager is authorized to expend budgeted funds to implement the terms and conditions of this Resolution and the Contract.

Section 6. Execution of the Contract. The Town Manager is authorized to execute the contract with Deckard Technologies, Inc., for STR property monitoring software services, and to execute any extension and/or amendments to the Contract, subject to approval as to form and legality by the Town Attorney.

Section 7. Effective Date. This Resolution shall take effect immediately upon adoption.

THIS SPACE INTENTIONALLY LEFT BLANK

Passed and adopted this 18th day of March 2025.

The foregoing resolution was offered by Vice Mayor Morera who moved its adoption. The motion was seconded by Councilmember Sanchez and upon being put to a vote, the vote was as follows:

Mayor Joshua Dieguez	Yes
Vice Mayor Bryan Morera	Yes
Councilmember J.C. Fernandez	Yes
Councilmember Angelo Cuadra Garcia	Yes
Councilmember Ray Garcia	Yes
Councilmember Steven Herzberg	Yes
Councilmember Alejandro Sanchez	Yes




Joshua Dieguez
MAYOR

Attest:



Gina M. Inguanzo
TOWN CLERK

Approved as to form and legal sufficiency:



Lorenzo Cobiella
Gastesi, Lopez, Mestre and Cobiella PLLC
DEPUTY TOWN ATTORNEY

EXHIBIT A

Agreement
between the
Town of Miami Lakes
and
Deckard Technologies, Inc.,
for
Short-Term Rental Property Monitoring Software