

MINUTES — NOVEMBER 15, 2022
CITY OF INDIAN ROCKS BEACH
SPECIAL CITY COMMISSION MEETING

The Indian Rocks Beach Regular City Commission Meeting was held on **TUESDAY, NOVEMBER 15, 2022**, in the City Commission Chambers, 1507 Bay Palm Boulevard, Indian Rocks Beach, Florida.

Mayor-Commissioner Kennedy called the meeting to order at 6:00 p.m., followed by the Pledge of Allegiance and ten seconds of silence.

PRESENT: Mayor-Commissioner Joanne Moston Kennedy, Vice Mayor-Commissioner Denise Houseberg, Commissioner Jude Bond, Commissioner Philip J. Hanna, Commissioner Joseph D. McCall, and City Manager Brently Gregg Mims.

STAFF PRESENT: City Attorney Randy Mora, City Clerk Deanne B. O'Reilly, MMC, Finance Director Dan Carpenter, CGFO, Public Works Director Deanne Scharmen, and Captain Michael Leiner of the Pinellas County Sheriff's Office.

Guests: Mayor David Will of Redington Beach, Senator Ed Hooper, and Brendan Burke, Legislative Aide to Senator Nick DiCeglie.

1. DISCUSS AND REVIEW Short-Term Vacation Rentals in Indian Rocks Beach and Ordinance No. 2018-01.

City Attorney Mora provided a recap of what the City has been doing regarding short-term vacation rentals and where the City is trying to go in the future.

In 2018, after several hearings, the City Commission adopted an ordinance that attempted to provide some regulations to the short-term rental industry based on the policy direction determinations made by the City Commission at that time. The City Commission has changed, and time has passed. The community has evolved, and maybe residents' perceptions and feelings about issues or awareness about problems have changed. It is not uncommon to revisit policy positions.

City Attorney Mora stated no policy decisions are being made this evening. The City Commission will not adopt or amend any ordinances, no contracts will be executed, and no new enforcement measure above and beyond the existing code will begin after tonight. In a work session, the City Commission deliberates and discusses and sometimes takes feedback from the public to inform policy decisions. The City Commission will take no official action this evening.

City Attorney Mora stated the goal of code enforcement is compliance. He will promise that anything the City Commission adopts will be violated. No version of any code results in absolute adherence. That is the goal and the desire, and most people are well-intentioned and will, and that is not reason enough not to adopt codes. But, he wanted to be very clear about the direction the City is going and what the City is aiming to do. The City is seeking

to build a better Indian Rocks Beach, an Indian Rocks Beach that reflects the different interests of a diverse community. With that in mind, it is important to understand how the City got here.

In 2011, the Florida Legislature enacted a change to Chapter 509.032(7) regulating public lodging establishments. In doing so, they added preemption language that said a local law, ordinance, or regulation may not restrict the use of vacation rentals, prohibit vacation rentals, or regulate vacation rentals based solely on their classification, use, or occupancy. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011.

On June 11, 2011, the IRB City Commission passed a variety of land development regulations. One of those land development regulations substantively amended the definition of transient living to temporary lodging. In that amendment, transient living accommodations was defined to mean a building or structure use for lodging, boarding, or temporary residential occupancy by one or more individuals possessing a lease-hold term of less than three months and offered to the public at large for compensation at daily, weekly, or seasonal rates. That definition changed substantively to say of under a lease of less than one month, more than three times in any consecutive 12-month period.

In September 2012, the IRB City Commission adopted another ordinance revising that definition, attempting to revert it back to the previous definition.

In 2014, the Florida Legislature changed its preemption. It walked back its preemption. Ordinarily, cities enjoy home rule powers, meaning cities can regulate their communities in the way they wish them to look. Absent preemption by the Florida Legislature saying that they cannot. This preemption was walked back to say that a local law, ordinance, or regulation in 2014 may not prohibit vacation rentals or regulate the duration or frequency of rentals or vacation rentals. And again, the paragraph did not apply to local law, ordinance, or regulation adopted on or before June 1, 2011.

With that, it has been his advice, when his office was asked to scrutinize this issue, to advise that to the intent, the City had duration and frequency limitations that they were preempted as having been adopted after that date. As a result of that, between 2017 and 2018, this community had no fewer than five meetings. Those were meetings where it was an agenda item, and it came up several times on short-term rentals and how to proceed and what to adopt.

The City has the regime in place now, which functionally requires a rental company to register with the State, pay State taxes, complete a City application, pay a City business tax receipt fee, and identify the responsible party, and so forth.

City Attorney Mora stated in 2017-2018, he provided the City Commission with three options Coke Zero, Diet Coke, and Coke. Coke Zero was that the City was not going to do anything. Diet Coke was establishing some light regulations by making sure the City knew who the players were in the community. The Coke option was more robust by establishing a vacation rental program that the City would monitor and administer with applications, potential inspections, and a more robust bureaucracy surrounding it. The City Commission

considered the Coke revision but ultimately declined to go in that direction at that time. That said, policy decisions evolve, perceptions change, and the discussion this evening is to discuss what options the City has going forward and what the City wishes in going forward.

City Attorney Mora stated that this community could not outright prohibit short-term vacation rentals, which is clearly within Florida Statutes and in case law interpreting it. The City cannot newly regulate the duration or frequency of short-term rentals, which presents a challenge because it is the thing everybody wants to do. It is the most common sense solution for some, but it is not an option for the City now.

City Attorney Mora stated the City adapts, adjusts, and amends. The City's option could include many options sent to City Commissioners by constituents. The City Commission can look at regulating occupancy, the application process, noise, trash, parking, and many items already in the code. How does the City deploy those resources and those provisions to best serve this community?

Mayor-Commissioner Kennedy opened the public comment session.

Don House, 2104 Beach Trail, stated that as he read through the Staff Report provided, he noticed a couple of items missing. During the July 12, 2011 City Commission Meeting, there was a vote taken that if the City Commission had not taken that vote, the City would not be in the position that it is in today. He stated that two sitting members of the City Commission voted for that ordinance. During the September 19, 2012 City Commission Meeting, again, two sitting members of the City Commission voted positive that dug the hole a little deeper for the City. He stated that City Manager Mims was not the City Manager when these actions occurred. He said there was a reference in the Staff Report, but it was misleading or misguided information.

John Pfanstiehl, 448 Harbor Drive South, stated as far as he is concerned, the past is the past. He desires to put the strictest possible regulation into a new ordinance and then rigorously enforce it. The City Commission's actions, not the past, will show the residents how seriously the City Commission takes this issue. Short-term rentals in residential neighborhoods are *"the most determinantal issue in our community."* He could not agree with the Mayor more when she said that. Go down the Harbor Drives; there are nearly 100 homes and no hotel signs in resident yards. The signs are there because the residents are outraged, clearly showing that problems from these transient lodgings are widespread and not just a handful of these commercial businesses. The City needs to do two things at the very least now: (1) Incorporate the stricter enforcement elements of Flagler Short-Term Rental Ordinance, along with other city ordinances that have held up in court, and (2) Aggressively enforce all portions of Florida Statute 509 and other Florida Statutes.

Mr. Pfanstiehl stated in looking at this issue, three points are undeniable: (1) Lodging for transients is a commercial business and should be regulated as such, and they do not belong in neighborhoods zoned residential. Otherwise, the word residential has no means. The problems from these many thousands of transients invading residential neighborhoods are not rare, they are not temporary, and they are not minor. IRB residents know many wonderful neighbors who were forced to leave their cherished homes because they could

not take the constant anxiety and anger from having hundreds of strangers over a year seven feet from their property line. The argument of short-term rentals in residential neighborhoods should exist because they bring money into the City and its businesses. It is a red-herring. IRB and its businesses did just fine financially before this invasion of transients. (2) Action can and should be taken on this immediately. At least three City Commissioners need to take a leadership role. Propose the above actions and complete them before the end of the year. Right now, more homes once occupied by residents, and good neighbors, are being converted into commercial lodgings.

Mr. Pfanstiehl stated IRB's beloved City and its friendly residential neighborhoods are being rapidly decimated by the cancer of short-time rentals.

Jennifer Riley, 510 Janice Place, expressed her concerns with short-term vacation rentals (STRs) specifically safety concerns for her family and her neighbors. She stated she spoke before the City Commission in 2018, and has the same concerns, however, the number of STRs has increased since the pandemic restrictions have lifted. Therefore, there is more noise, more traffic, more trash, drunk people roaming the streets, drunk drivers, speeders, more partying, and so forth.

Mr. Riley stated she is not against STRs and she understands that this is a tourist State, and they are not going to be able to stop that. The State makes money off of STRs.

Mr. Riley stated IRB residents also deserve to be safe in their community and to know that the City and the Pinellas County Sheriff's Office are behind them to help resolve their issues with STRs and follow through.

Mr. Riley stated the ordinances need to be strictly enforced, and would like to see some new ordinances that would make a difference.

Steve VanLeeuwen, owns a STR at 601-2nd Street, and that his rental is four bedrooms, and he does not want the bad elements at his rental either. He would like to defend the STRs stating there are a lot of good STRs, like his. He stated as running a rental, most of them understand that they have to keep the place clean, organized, and he does not want parties either because he does not want bad reviews. He stated STRs who violate the code should be fined. He has not received one violation from the City nor has the Pinellas County Sheriff's Office been called to his STR.

Mr. VanLeeuwen stated everyone needs to understand what STRs do for a community. He thereafter broke down where the 13% hotel tax goes that his guests pay, and stated most of his guests frequent IRBs restaurants.

Maria Bello-Perez, 815 Gulf Boulevard, stated she loves Indian Rocks Beach and purchased her property in 2012. She runs a short-term rental that in the beginning, she only rented to pay for taxes and insurances, but now it is a business. She rents through VRBO but she makes her guests sign a lease and within that lease there is a paragraph about noise. *"The property is in a quiet residential area. For this reason we must stipulate that no large parties or excessive loud noise will be allowed after 11:00 o'clock at night according to City ordinance. This is a City enforced stipulation and may affect negatively*

the short-term market. We respectfully request your cooperation.” She requires all guests to provide a photograph identification card. She stated her neighbors have her telephone number and she has asked them to call her if there are any concerns or issues with her place.

Mayor-Commissioner Kennedy stated the correct time for loud noise is 10:00 p.m., and not 11:00 p.m., as Ms. Bello-Perez stated.

Ms. Bello-Perez stated she would adjust her guest sign this evening.

Sara (LNU), 2704-2nd Street, stated she owns a small residential cleaning company that services close to 30 STR clients and has been in business since January 2020. Over the past two years, she has become very selective of the hosts that she serves, and that bottom line comes down to what she believes is occupancy. Airbnb allows an STR to host up to 16 bodies in a vacation rental, regardless of size. She has serviced homes that are 5,000 square feet, 3,500 square feet, and cottages that are a few hundred feet. It is the hardest to provide for a property that, regardless of whether it wants to host 16 plus bodies and that, is typically where they most often see parties. Being on the inside doing the cleaning service, they see a huge logistical problem for her organization in terms of trash alone. She has had to beg her hosts to reach out to the City for additional trash cans or hire third private hauling companies to collect anywhere from six to 12 more trash bags off the streets so garbage did not sit there while the new guests checked in or until it was trash day.

Ms. Sara stated that looking at occupancy is very important in terms of code enforcement. She thinks the biggest problem is occupancy because it generates more trash, and parties create noise issues.

Kelley Cisarik, 448 Harbor Drive South, stated she would like to give her time, along with 37 other residents, to Bob Copeland to speak.

City Attorney Mora stated that was permissible within the City Commission Rules. However, the rules state: *“that in public comment shall be limited to three minutes for each speaker, but a speaker for a group of persons shall have the right to address the City Commission for 10 minutes.”* So, any time yielded to Mr. Copeland is 10 minutes, and those who have yielded their time to him do not have the opportunity to speak on a second occasion.

Bob Copeland, 447-20th Avenue, stated he is a 37-year resident and has been on many boards and committees. He provided the City Manager and City Attorney two weeks ago, a memo concerning short-term vacation rentals. This evening, he presented the City Manager with a PowerPoint Presentation with the memo and exhibits and the Judge’s ruling from 2015 in Flagler County.

Mr. Copeland wanted to show the City Commission and the public:

1. There is a clear path out of this.
2. There is a clear path for funding that is not burdensome.

3. Establish a citizen committee specifically to address the short-term vacation rental ordinance to get it expedited and resolved. All are subject to City Commission review and adoption.

Mr. Copeland stated his memo provides a clear path for the City to get out of this problem by merely applying the rules, particularly under Florida Statute 509 that currently exists, the City's ordinance, as well as following what Judge Orfinger ruled on June 2, 2015, in the 30 Cinnamon Beach Way LLC, v. Flagler County, for which the 50 DCA upheld that appeal and sustained Judge Orfinger's ruling Flagler County to regulate anything except frequency and duration that was done June 2, 2016. The law of what is allowed for regulation under the Flagler County ordinance is almost seven years old, and many municipalities have mirrored it. He has provided the ordinances for the cities of Marathon and Anna Maria because they are similar in nature. They are islands, which have a unique structure, and beach-resident communities. Not communities that are solely hotels.

Judge Orfinger ruled in 2015 that municipalities can amend their short-term ordinance. The amendments will apply with limited exceptions to existing licenses and future short-term licenses.

The Florida Legislature, under Florida Statute 509, authorizes short-term rentals, transient housing, and public lodging. The City must follow the State Statute. There is a list of various statutes contained within F.S. 509 that also need to be followed. STRs cannot ask to be here under F.S. 509 and not follow all the regulations in F.S. 509.

Mr. Copeland pointed out some of the F.S. 509 regulations and emphasized that these were not all the regulations:

- F.S. § 509.141 - Ejection of Undesirable Guests
- F.S. § 509.143 - Disorderly Conduct on Premises
- F.S. § 509.143 - Incorporation of F.S. § 877.03 Breach of Peace; Disorderly Conduct

These statute provisions set a lower bar for enforcement than the laws regarding those issues for the general public in a residential area. The State set a special law to control improper public behavior in public lodging.

Mr. Copeland pointed out a Safety and Welfare Statute:

- F.S. § 509.2112 Public Lodging Establishments: three stories or more in height; inspection rules.

Mr. Copeland stated what has been missed often is when these investors decided to buy a property as an STR, they have chosen to convert it from a residential use to a commercial use. The commercial zoning code, the building codes, the commercial fire codes, and the commercial safety codes are much higher than for a residential building. Commercial buildings, aka STRs, have to follow the same rules as commercial buildings, and he thinks that has been missed.

Pinellas County requires a document called a "conversion agreement" to be signed when a residential structure is changed to a commercial property. This document is used when a residence is converted to a medical office, a law office, a behavioral counsel office, etc. It has now been converted from a residential district to a commercial project. The developer signs that document to acknowledge, among other things, when it is a commercial property. There is the right to inspect at any time on generally reasonable notice. That is what these STRs are subject to in IRB. The City does not have the right to waive or modify State Statute.

Mr. Copeland stated:

- F.S. § 509.2112, Public lodging establishments three stories or more in height; inspection rules, Subsection (1) states every public lodging establishment that is three stories or more in height in the State file a certificate stating that any and all balconies, platforms, stairways, and railways have been inspected by a person competent to conduct such inspections and are safe, secure, and free of defects.
- F.S. § 509.215, Fire safety, states Public lodging establishment, which is of three stories or more, shall be equipped with an automatic fire suppression system.

Mr. Copeland stated several of these STRs were built as residential structures. Residential building codes do not require automatic fire suppression systems. He said they voluntarily decided to switch the structure to commercial use. They probably need to follow the commercial code, Florida Building Code — F.S. § 553.80. Residential standards are different than commercial standards.

- Florida Fire Prevention Code F.S. § 633.022.
- F.S. § 515.27 — Residential Swimming Pool Safety Act and the City's ordinance. He knows that several STRs do not comply with the City's ordinance regarding the barrier around the pool.
- F.S. § 509.101 — Maintenance of Guest Register. Florida Statute mandates that all public lodging keeps a guest register on-site.
- F.S. § 509.261 — Revocation or suspension of licenses; fines; procedure.
- F.S. § 509.271 — Prerequisite for issuance of municipal or county occupational licenses.
- F.S. § 509.281 — Prosecution for violation; duty of state attorney; penalties (2nd degree misdemeanor). It says if the division or its agent is aware of a violation of F.S. 509, they shall report it to the state attorney. The state attorney shall proceed to have the proper information prepared and shall proceed to have the party arrested. It is mandatory.

Mayor-Commissioner Kennedy stated the City Manager, the City Attorney, and the City Commission did receive his memo and the exhibits.

Mr. Copeland stated if the City could fix off-street parking and address maximum occupancy, the City would have gone a long way to improve the STR problems.

R.B. Johnson, 1206 Beach Trail, stated that the City's current short-term vacation rental ordinance is simply not working. The City needs not a Coke or a Diet Coke version but a Red Bull version of a code. He suggests a three-prong approach: (1) Much stronger regulations and rules than the City currently has, (2) Enhanced administrative appurtenances to monitor the code paid for by an increased rental license or inspection fees, or even increased millage if that is necessary. Whatever it takes to pay for the administration of the new code, and (3) The big stick. Make repeated violations hurt via chronic nuisance punishment. Escalating fines should lead up to the threat of possible revocation of the owner's license. If the property owners are not walking in fear of this, they will keep acting the way they have been. They have been misbehaving in many cases for many years all over town. The problem is not just east of Gulf Boulevard. Many residents on the west side of Gulf Boulevard have the same issues. He owns an STR, a cottage that has been in his family for nearly a hundred years. It is tranquil because he rents to couples and small families. There is no noise almost at all there. But, the house on the other side of him rents to eight to ten people every week that has a huge outside deck with a large table that functions as a dining table with a couch and multiple chairs. It is basically their outdoor living room with a pool and hot tub. There is noise there all the time at odd hours at night and during the weekdays.

Mr. Johnson stated that the City's current ordinance on STRs does not address the west side of Gulf Boulevard. He said motels and condos have rules and regulations. He stated new larger houses are popping up on the west side of Gulf Boulevard and are being used as STRs. Those homes house large numbers of people who like to party, creating unnecessary noise because there are no rules for STRs on the west side of Gulf Boulevard. There need to be rules applied to them to relieve residents on the west side of Gulf Boulevard.

Ashley Russell, owner of 511 & 513 1st Street, stated she had been an STR owner for the past six years. She and her husband are small business owners, have a long-term rental business, are licensed contractors, and build homes. She does not want parties and does not allow more than six in her condos, which are two bedrooms and two bathrooms. She is happy to follow the regulations and pay fines if the City finds that her properties violate any regulations, such as large parties, trash issues, etc. She asked that the City not blanket and restrict all STRs because so many STR owners are good. She does care about Indian Rocks Beach and is active in her HOA. She has an excellent relationship with the neighbors and other neighbors. They know that they can come to her with any complaints. She has outstanding reviews online and caters her properties to young families.

Ms. Russell stated the City should start enforcing the ordinances that are in place versus trying to make new restrictions.

Robert Lincoln, 333-6th Avenue, stated the City should start enforcing the laws on the books. He has noticed that many properties sold as three bedrooms and two bathrooms and are now advertised on Zillow as six bedrooms, four bathrooms houses. The original houses have almost doubled without going through the permitting process. One of the properties advertised has three bedrooms downstairs, which is against the Florida Building Code. He thinks the City could probably rein in some of the STR proliferation, especially by the speculator, just by adhering to the Florida Building Code.

Mr. Lincoln stated there are two types of property management styles: (1) on-site property manager, where the owner is there when the renters are there, and (2) the property is maintained by a business or corporation and they rent out these properties, and they comment on the Airbnb ad that the property sleeps up to 17, 18 people. Having that many people at one property causes a parking issue.

Mr. Lincoln stated he hopes the City can address STRs through the Florida Building Code enforcement.

Sean Stover, 361 La Hacienda Drive, thanked the City Commission and the City staff for holding this public forum for the City's very passionate residents to understand what the City is currently doing or planning to do to address the City's genuine concerns about STRs. While the City continues to have and need rental properties within IRB, it is tough to tell a property owner what they can and cannot do for their property. It is vital for everybody to understand what they can do but, probably more importantly, what they cannot do within the current restrictions established for the City by the Florida Legislature. The steps that the City Commission has taken so far and those that the City Commission is considering for this very challenging and complex issue will go a long way to continue code and ordinance violations to provide safe accommodations for the City's visitors. To hopefully convince some property owners that they should not turn their properties into businesses and to minimize the risk of expensive litigation.

Mr. Stover stated in addition to what the City is doing. IRB residents should continue to communicate with the Florida Legislature and provide proof of the issues with STRs to understand what the City is up against. The City needs assistance to change the restrictions to determine what works best in IRB.

Mr. Stover stated that he wants to maintain the small-town charm and values that so many of his fellow residents cherish and want to protect. He also wants to see IRB continue to thrive, but he does not want to bring in multi-story condos, like in Sand Key, or turn the residential neighborhoods into hotels and corridors. He truly believes that by working together, the residents can develop a smart, cooperative, and balanced approach that will allow IRB to prosper in a way that will benefit the privileged residents of this paradise. The businesses that provide so much support to so many. The visitors who want to experience what IRB has to offer. The developers that even want to build here. To do this, the City needs strong leadership who will fight for IRB and make the tough and sometimes unpopular decisions that will benefit IRB as a whole. He wants to take this opportunity to let the residents know that he can fill this role and that he has started to submit the appropriate documents to become a candidate for the IRB City Commission.

Wendy Leigh, 1214 Bay Palm Boulevard, stated she lives directly across the street from a party house with a miniature putt-putt golf in front of the house. She said often, there are 15 cars parked there. There is always a party with many people screaming "shots, shots" all night. She stated she does not have an issue with STRs. It is more about occupancy, capacity, noise, and parking.

Cynthia Espiritu, 207-23rd Avenue, stated she is an STR owner and said there are rules that STR owners and managers can implement to help avoid party situations. As an owner, she does not want her properties used as party houses because it is very hard on the property. Parties cause damage and complaints. STR owners can self-police themselves by having their own rules for their properties. For example, minimum age of 25 to rent, minimum stay, maximum of two cars, noise regulations, etc. She further stated they communicate with their guests before arrival.

Darlene Rusinowski-Cavanaugh, 450 Harbor Drive South, stated her family purchased the home in the 1980s, and her parents have lived there since then. Since the influx of STRs in the Harbor Drives, her family has noticed that crime has increased. Cars are parked everywhere, in front of their home, blocking the driveway, and on their lawn. People entered her parents' property without permission to see the dolphins in their backyard. Her parents had trouble getting medical supplies delivered, and emergency vehicles had difficulty getting to her parents' house.

Ms. Rusinowski-Cavanaugh stated many of the homes of the Harbor Drives garages have been converted to bedrooms and are now STRs.

Wanda Rusinowski, 450 Harbor Drive South, stated that people are going into her backyard looking for dolphins, and she is scared because she does not know her neighbors. People are coming and going in her neighborhood.

Patty Katz, 124-13th Avenue, stated she feels scared when she is on her porch, and people walk by and start calling her names, and the wife has to say, "*stop it, stop it.*" She does not know if they have a mental issue, if they are drunk, or what their problem is. She never thought she would have to see that. She is scared when she walks her dog. There are drunk people driving golf carts, and they are loud. She scared of that kind of behavior and is not used to that kind of behavior in her neighborhood.

Ms. Katz stated that she does not think there could be some solution for STRs, but she is hoping there can be. She just wants to be safe. She has invested hundreds of thousands of dollars in her home. She loves her home and neighbors and would like to stay.

Laura Stovie, 305 Harbor Drive, stated they purchased her home one year ago. She has some amazing neighbors here this evening and are so thankful for the "grandparents" (as she calls them) that all live around them because they do not have any small children around them. She expressed concern that children should not see golf carts with inappropriate items. People who are renting STRs are looking for places where they can gather and party.

Beth McMullen, 481 Harbor Drive South, spoke of the significant increase of boating, jet skis, and wave runner activity on the Intracoastal Waterways brought on by the influx of STRs. She explained that the visitors do not obey the water rules, wake zones, or idle speeds. She asked how the City could bring these rules and regulations to the attention of the STRs.

Ruth Coopee, 104-11th Avenue, stated she is a full-time resident and an STR owner. She said she moved to IRB in 2009, and the community was very small, with most rentals being managed on-site or owned by the owner. That is why she bought her house because she is hoping to retire and live in the dwelling. Since she moved here, she has noticed a trend that out-of-state investors are buying up homes. The home is renovated and converted into an STR, and it is then managed by a corporation or company off-site. There is no one to supervise the STR locally. She feels that maximum occupancy needs to be addressed because she thinks that is what is causing the traffic, parking, and trash issues.

Teresa Pruchniewska, 316-6th Avenue, stated she bought her home in a residential area, and now it has become a commercial area. Her neighborhood should have no businesses because it is zoned residential, not commercial, and STRs are a business.

Scotti Vaughan, 301 Harbor Drive, stated she is frustrated with STRs because everyone keeps saying there is nothing the City can do. STRs are just not an IRB problem. It is a big Florida problem and certainly a beach problem. It is a national problem. The City and the residents need to unite with all these other communities and the rest of the State. The residents need a voice, and they need to take this up with the Florida Legislators and let them know that IRB needs control of its community back. The Florida Legislature should not have the right to take-away cities' home rule powers and be able to make these rules that affect municipalities. Rules are made, and they can be changed.

Ms. Vaughan stated the City Commission needs to let the residents know what to do. She noted the City has an army. Residents in every one of these communities in Florida have had it. The City has the vote and the power of the people. The City needs to tell them what to do. The City needs to give them a little guidance, and they will show up. They just want IRB back.

Skip & Wendy Beach, 428-18th Avenue, stated they just love the City, the fire district, and the sheriff's office. His wife mentioned that the City does not have fireworks on the 4th of July or New Year's Eve because of the trash left on the beach and the noise it makes that bothers the veterans and pets, which is twice a year, and that is enforced.

Max Pinero, 110-10th Avenue, stated if any studies have been done on the escalation of crime in the City over the last couple of years that could be attributed to STRs. If the City has not, he thinks it would be a good idea for the City at this time since the City has been talking about this issue since 2018. He bought his first house in IRB in 2006. He absolutely loves the community. He stated there is a lack of enforcement of garbage. He sees garbage cans out on days that they are not supposed to be. He has seen inspectors drive by and give a warning two and three times to the same property. He thinks that trash violators should be cited. He stated on 10th Avenue, there are cars parked on the front lawns of two-bedroom homes. He said there are a lot of noise issues on 10th Avenue. He

stated that all of these complaints should be tracked because if they are not followed, how can the problem be addressed?

Mr. Pinero stated he has a problem with irresponsible people that own homes and rent them out. He has a problem with irresponsible property managers that are not doing their jobs. They are causing a problem for the City and for the residents. That being said, he is an STR owner who manages various properties throughout the City. Most of his properties are within walking distance of his house. He is a hands-on STR owner. He stated the problem is with the absentee STR owners.

Mr. Pinero stated are STRs the real problem or is it the irresponsible property managers or owners the real problem.

Rod Baker, 364 Bahia Vista Drive, stated he is a resident and also owns an STR and said it is the difference in the owners in how STRs are run. He submitted to the City a five-point plan that will dramatically impact what is going on with STRs. (1) Use the application process to influence owner behavior. Right now, the application process is simple. It is a two-pager. It does not say what the City can expect from the owners. The City can set expectations about what the City wants to see in a good owner. (2) Use the ability of the City to mandate maximum occupancy per square footage. Nine-five percent of STRs are not problem homes. The repeat offenders are often housed with remote owners of mismanaged property management companies. This type of management often includes maxing out the occupancy. This leads to too many people making too much noise in overcrowded dwellings. Other cities in this county have regulations that limit the number of occupants based on the square footage. The City should enact a maximum occupancy per square footage for STRs. (3) Use the ability of the City to mandate maximum off-street parking places per guest. One of the most common complaints of residents is the parking overflow from STRs. (4) Enhance communication between the City and STR owners. (5) Establish a vacation rental stewardship board of citizens. Stewardship boards have been used historically in the City to effect change for positive. A vacation rental stewardship board could provide additional resources for controlling and improving harmony between residents and vacationers. The board could find out who is operating STRs without licenses and what are the best practices for the licensed STRs that are working.

Martha Timmons, 309-12th Avenue, stated she came to Indian Rocks Beach to retire. She built her home and obeyed every ordinance and rule when she built her home and was respectful to her neighbors. Since she has been living here, she has two STRs across the water from her and three STRs at the end of her water cul-de-sac that has just been converted. She stated two of the historic stone homes have been converted into STRs with pools. This community is on the precipice, and the City and its residents have to decide what kind of community it is. The City is a residential community, and the residents do not have rights here. Everybody else has rights to do whatever they want to do. She has seen 1,500 square foot houses with 20 (kids) occupants in it with people urinating off the dock into the Intracoastal Waterway. The sheriff's office is called to tell these visitors to calm down—what a waste of law enforcement resources and taxpayers' money.

Ms. Timmons stated this City needs to decide what kind of City is this — Clearwater, Treasure Island, party central, or a residential community.

Todd Shear, 456 Harbor Drive North, stated his family has had a second home in Indian Rocks Beach since 2015 that they rent with the intent to be able to spend more time there. He is very respectful and appreciative of the year-round neighbors on either side of him and across the street from them. They have his cell number, which is also posted on his house. He has never received a negative phone call or complaint from his neighbors or the City regarding his residence. His beach home is his happy place. He wants his family to be a positive part of this community and give back to the community. He wants to be here full-time one day.

Irene Campbell, 2702-1st Street, stated she is one of the residents that have called the sheriff's office several times because of the behavior of STRs. She was advised that her calls to the sheriff's office are not reported to the City.

Erika Dietz, 534 Harbor Drive North, stated she is also a resident and STR owner. She said so many of the issues that residents face, she, too, is concerned with. She does not want to be woken up at 2:00 in the morning and certainly does not want to be run over by a wreckless golf cart. One of the things the City is challenged with is that many of the residents enjoy some of the same activities. She would encourage everyone not to create a scapegoat and not vilify all STRs because unless someone knows that is where the problem is coming from, it can create a similar issue if everyone starts pitting neighbor against neighbor.

Ms. Dietz stated after speaking with several STR owners, they communicated to her that several of them put language in their Airbnb and VRBO listings that are very clear about what kind of community IRB is and what type of behavior is expected. They will not rent to people who will not adhere to that. They also put similar language into their lease agreements that set forth expectations. Some even have policies that clearly state if they receive a call from neighbors, there is no return of the security deposit, two calls --- they are charged more, a call from the sheriff's office --- they are evicted with no refund. These are STR owners who care.

Ms. Dietz stated that enhanced communication between the City and STR owners needs to be improved and recommended the City Commission establish a vacation rental stewardship board of citizens.

Ms. Dietz stated the problem is with irresponsible hosts. It is not about all STR properties.

Eddie Bie, 497-20th Avenue, stated he is a resident and owns an STR. He said a citizen's committee should be appointed and voted on this evening to be put together by STR owners and residents with ideas that guide STRs. The City does have the power to change these laws.

Mr. Bie stated he has an STR in Lutz with five bedrooms and seven bathrooms and is very careful about who he rents to. He does not allow parties, no one under 25 years, so there are protections that STR owners can put in the lease agreements. There are good and bad STR owners.

Mr. Bie stated the City has to put rules in place and follow them. State Statutes are State Statutes, and the City does not have a choice but to follow the State Statutes.

Lee Wilkerson, 490 Harbor Drive North, stated the fabric of Indian Rocks Beach has been changing. A significant number of the City's long-term rentals have become short-term rentals over the last 10 to 12 years. The City is losing its balance and harmony. Properties on the west side of Gulf Boulevard are self-policing. They have to be. The fire district inspects them. They are under scrutiny, under a microscope. On the east side, in the residential areas, these are unpoliced rentals. In the hotels on the west side, the owners are on their properties daily, managing the people and the guests. These STR owners still expect the residents to police their rentals because they are not there during the day, and many are out-of-town owners. The platform is not going to enforce. The STR owners are not going to enforce it. Having fewer people in the units is against their economic best interest. Daily rentals require daily management and hourly management.

Mr. Wilkerson stated the City's long-term goal should be seeking legislation to allow local zoning control to come back to the City. The residential areas should be residential. The City should have accommodations for long-term rentals so that the City can have people work in the City's restaurants. Everyone is driving over the bridge, no one can afford to live in IRB now. Everything has been turned into a short-term rental, adding to the City's parking problem.

Mr. Wilkerson stated the City needs to get its zoning back first. The City and the residents need to get the Florida Legislature involved. The City needs to get some big money in the community behind the City and take little steps.

Michael Davis, 14130 Rosemary Lane, Largo, former resident of IRB, spoke about increasing the business tax receipt fee for STRs.

Madonna Steinlage, 400-18th Avenue, stated the City has no limit on the number of STRs a person or investor can own and asked if there was a way that the City could limit how many STRs a person or investor can own.

Matt Campo, 416-20th Avenue, spoke on percentage limits for STR owners/investors within the comprehensive plan and zoning code.

Wallace McMullan, City of Largo, Code Enforcement Officer, stated the City of Largo is also experiencing the same issues as Indian Rocks Beach with STRs. Mr. McMullan reviewed the problems that Largo is having with STRs.

Mayor-Commissioner Kennedy closed the public comment session.

City Manager Mims stated when the City Commission approved the FY2023 Budget, the part-time Code Enforcement Officer position was changed to full-time, which is already starting to show results.

City Manager Mims stated he and the Code Enforcement Division met with the City of Holmes Beach Code Enforcement Department members concerning STRs. He chose

Holmes Beach because they have experience in dealing with STRs, have the same law firm as IRB, and have been successful in court cases in Holmes Beach with STRs.

City Manager Mims reviewed some of the rules that Holmes Beach has regarding STRs:

- Require an inspection before a license is issued to determine the number of bedrooms and other safety issues. The first inspection is free. The second inspection costs \$50, and the third is \$75. Inspections are done every two years.
- The primary goal is safety in residences.
- Bi-annual registration fee of \$545.
- One parking space per bedroom.
- A landline telephone is required in residence for safety and emergency reasons.
- Occupancy limit. Two people per bedroom or six with a cap of ten, whichever is greater.
- Occupancy limits are enforced through the viewing of online advertising.
- There is a sign in every STR stating that the renter is vacationing in a residential area. Please be a good neighbor keeping the noise to a respectful neighbor. A scan code on the sign takes the renter to Holmes Beach rules and regulations.
- Holmes Beach has a host compliance company that locates STRs that ensures STRs are registered with the State and cities.
- Holmes Beach has a checklist that the City will implement.

City Manager Mims stated one of the things that makes IRB different from Holmes Beach and other communities is that the City had several meetings on parking. As the City Commission considers amendments to the STR ordinances, unfortunately, there is no limit to where people can park and how a person can park in IRB — boats, cars, trailers, etc. If the City requires additional parking spaces on-site, they will rip out landscaping and put pavers or concrete down for parking spaces that will make the STRs look more like commercial property.

City Manager Mims stated one of the things that they have in Holmes Beach that IRB would need to address is drainage in residential districts because of flooding and sea level rising.

City Manager Mims reviewed the administrative steps taken since October 1st for STRs.

- Converted the part-time Code Enforcement Officer position to full-time.
- Code Enforcement has contacted all STR owners to ensure their contact information was correct. Of the approximately 265 STRs on the east side of Gulf Boulevard, 14 did not respond and received a notice of violation.
- Code Enforcement has compiled a consolidated contact list of STR owners.

- A postcard was mailed to each property owner advising that there would be a Special City Commission Meeting on November 15, 2022, at 6:00 p.m., to discuss short-term vacation rentals as well as in the City's newsletter.
- Within the City's newsletter, there was an open letter to VRBOs and operators concerning the rules and regulations that apply to VRBOs and general information that the City wanted the VRBOs and owners to know about.
- The Code Enforcement Officer Division confirmed that all STRs have the proper signage posted for contact information.
- Of the 265 STR, the City has identified ten problem properties where it has received complaints. Every single one of those properties received a visit from the Code Enforcement Division, which resulted in some interesting details that the City will deal with, like some converted garages that should not have been converted.

City Manager Mims reviewed items that the City could be done:

- *RFP for Special Magistrate.* The City would use a Special Magistrate instead of going through the Local Ordinance Violation Calendar, which is long and drawn out. A Special Magistrate is quick and fast and can cite a violator daily until the violator complies. However, this would be the third time the City has requested RFPs for a Special Magistrate.
- *Business Tax Receipts (BTR).* The City is limited on how far it can push those fees, but the registration fee differs. He stated the City Commission needs to revisit the entire BTR fee schedule at a later date.
- *Registration fee.* Holmes Beach has a registration fee, and IRB can implement a registration fee.
- *Host Compliance Company.* A host compliance company would be a huge benefit to the administration. The only issue would be with the budget.
- *Occupancy limit per bedroom.* Enforcement would not be on the ground, it would be through online advertisement. Holmes Beach determines occupancy through tax records and certificates of occupancy.
- *Parking Requirements.* The City Commission can require more parking for STRs. However, the STRs will probably rip up the landscaping in the front yard to meet the parking requirements.
- *Lobbying in Tallahassee.* The City is a member of the Florida League of Cities (FLC). The FLC has five lobbyists and represents all cities in the State of Florida. He explained the mission and goal of the FLC. He stated the residents need to write to their Florida Legislators and let them know how they feel about STRs and the issues and problems they are having with them.
- *FEMA.* The City needs to address the FEMA issues like STRs converting their garages into living spaces.

City Manager Mims stated the City regularly cites people — STR owners and full-time residents- over the last few months aggressively over garbage and trash cans. The problem with STR properties is that the City has an issue with the amount of garbage they produce. Under the City Code, the Public Works Director has the authority to require additional trash cans, thus charging them a commercial garbage rate. He stated someone mentioned earlier that all STRs should pay the commercial rate. He noted the majority of STRs do not present garbage problems.

City Manager Mims reviewed the fine structure: \$150, \$300, and \$500. Five Hundred Dollars is the cap for fines in the State of Florida for these types of offenses. The City Commission could eliminate the \$150 and \$300 steps and go directly to \$500.

City Manager Mims recommended that the City Commission immediately authorize the Mayor to send a letter to the Fire District Board of Commissioners Chairman and encourage them to adopt their ordinance. One of the key parts of this is public safety in fire standards, whether it be sprinkler systems, fire extinguishers, or whatever requirements. He thinks it would be important for the City Commission to communicate directly to the Fire District Board of Commissioners and ask them to go forward with an ordinance where they would set up their inspection process. He stated that if that were a success and implemented, the City and Fire District would coordinate the inspection and determine the issues and what needs to be done for compliance.

City Manager Mims stated the City can restrict but cannot eliminate STRs.

City Manager Mims stated he does not believe that the City needs a short-term vacation rental committee because the staff has identified the items that need to be addressed that legally can be addressed that other cities are doing.

City Manager Mims stated he had heard comments and received emails about the City Attorney. He stated that he has worked around city attorneys for the better part of 40 years and has never worked around a more qualified law firm than the firm in that City Attorney Mora is a partner. He stated when people talk about bringing in an expert, the City has an expert, and his firm has successfully represented cities in litigation with STRs.

City Manager Mims stated he is very optimistic about where the City is with communications with STR owners.

PCSO Captain Michael Leiner stated he functions as a liaison between the various cities and the sheriff's office. He noted this is not just an issue for Indian Rocks Beach. In his experience working with multiple municipalities, the only ones that do not typically have a problem related to this are the ones that have something on the books before 2011.

Captain Leiner stated he heard some people saying they were afraid, but no one should be afraid. Everyone has to be comfortable in their community. The sheriff's office is here to help enforce things. That is their job. If someone has an issue, they should call the sheriff's office. That is what they are here for. He does not want anyone to leave here and think they are bothering the sheriff's office.

Fire Chief Jeffery Davidson introduced Assistant Fire Chief Doug Hagley, who is responsible for organizing fire prevention and life safety issues. The Fire District has been working on an ordinance they want to enact District-wide. The Florida Fire Prevention Code does not allow the Fire District to inspect single-family homes or duplexes. However, when a single-family home or duplex is rented, it is no longer a single-family home. It falls under lodging so the Fire District can inspect those residences, and their number one thing is life safety. The Fire District wants to make sure, from a life safety perspective, that emergency personnel can see the addresses from the street. That there are fire extinguishers and smoke detectors, that the doors do not lock from the inside, that there is an emergency plan, and so forth. The Fire District can inspect a triplex or anything above. The Fire District does annual life safety inspections.

Fire Chief Davidson stated the Fire District would work with the City to incorporate their inspection program to identify any issues the STRs may have during their annual inspection or change in ownership.

Fire Chief Davidson stated the Fire District would like to make part of the registration application a life safety inspection by the Fire District.

CONSENSUS OF THE CITY COMMISSION FOR THE CITY MANAGER TO REPORT BACK TO THE CITY COMMISSION ON THE FOLLOWING ISSUES:

- ***HOST COMPLIANCE COMPANY***
- ***OCCUPANCY LIMIT***
- ***SPECIAL MAGISTRATE***
- ***IMPLEMENT REGISTRATION FEE***
- ***MAXIMUM PARKING REQUIREMENTS***

City Attorney Mora stated that regarding registration fees, there was a representation of the business tax receipt in another community. There is a distinction, and it is a distinction with a meaningful difference. This was presented to the City Commission in 2018 and 2019 when the City Commission first discussed this issue. It sounds like this community is moving toward a licensing program. The business tax receipt is not a license but a tax to operate in the City. To have a separate license where the City penalizes as one of the proposed solutions or increase the registration fee to capture better administrative charges or administrative costs associated with implementing this program, the City can do that. However, he would caution against what that number is here this evening because he, Finance Director, and the City Manager would need to look at the actual costs of administering this and bi-annual inspections. So that the number is not later challenged and invalidated as arbitrary, capricious, and just punitive, which is a concern that the City could face.

City Attorney Mora stated \$500 a day is the statutory maximum under Florida Statutes 162.09. In a case in Miami Beach decided in September 2020, they had a fine schedule with penalties of \$20,000 for the first offense, \$40,000 for the second, \$60,000 for the third, \$80,000 for the fourth, and \$100,000 for each subsequent offense. The courts said that was an excessive fine and a direct violation of the statute. It is \$500 daily if the person goes through a Code Enforcement Board or a Special Magistrate.

City Attorney Mora stated there could be an augmented registration fee; however, it would have to correlate to something to be best defensible as a ratio and not an arbitrary decision of this City Commission.

Vice Mayor-Commissioner Houseberg stated she would like the City to present a best practices booklet to each STR operator when they register that tells them all the rules and expectations that the City has for STRs and how to operate a rental in a residential area.

Redington Beach Mayor David Will stated they have problems with STRs in Redington Beach. He encouraged the City not to give up and aim high. Local governments are responsible for adopting regulations regarding permitted uses of land — that is called zoning. If the City of Indian Rocks Beach were to do something like that, there would be a public hearing where property owners could come and weigh in aye or nay. Because of a preemption that has been taken away by the Florida Legislature, municipalities cannot regulate short-term vacation rentals. No local elected official voted for or against short-term rentals.

Mayor Will stated the City could not and its residents cannot give up on this because it came from Tallahassee. All municipalities have been handcuffed on what they can do about STRs. Tallahassee can undo this and suggested everyone talk to their representatives.

Mayor Will stated the problem with what is happening with preemption is not whether a person is for or against STRs, it is the inability to make that decision. The decision has been made for the municipalities by Tallahassee. Right now, there is a bill ready for the Florida Legislature that will return municipalities' ability to weigh in on zoning and let municipalities do their jobs here. Municipalities must support that bill and talk to the City's State representatives and senators. Cities and residents should ask where they stand on this bill and why they take the people's voices out of the equation. Local voices should be making local choices.

Mayor Will stated the bill does not have a number, but he calls it "*Local Voices*." It has been introduced to the FLC, and they strongly support it.

Commissioner McCall stated he was very impressed with all the input from the citizens and the great ideas. He wanted to thank Mr. Copeland for providing the Anna Maria, Marathon STRs ordinances, and Flagler ordinance. He picked out a couple of items from those ordinances that he would like for the City Commission to take a look at:

City of Anna Maria

- *Lease addendum.* Rules for the city are attached to the lease agreement.
- *Occupancy limit.*
- *Education Program.* Training program for STR owners or property managers that basically outlines the rules of the city. Suggested the City could prepare a video to be viewed annually, which would eliminate the excuse that they did not know.
- *Fire and Life Safety Codes.*

- *Bedroom Count.*
- *Bedroom Definition.* He liked the definition of a bedroom.
- *Parking.* The City Commission would need to discuss this in detail.
- *Grandfather Clause.*

CITY OF MARATHON

- *Suspension/Revocation.*
- *Review of STRs annually.*
- *Communications with STRs.*
- *Registration Fees. Increase registration fees.*
- *Inspections.*

Commissioner McCall stated at this point, the City needs to manage what it is dealing with. There are two fronts: what the City does on a day-to-day basis and Tallahassee.

Commissioner McCall stated in this room, there is a lot of passion and ideas, and some could be punitive. The City Commission has to weigh what the City can do for residents to help manage what it deals with.

Commissioner McCall asked if litigation was brought against the City would the taxpayers pay for that litigation?

City Attorney Mora stated the City is insured through an insurance carrier, and he does not know what the City's policy says with its insurance carrier that handles litigations. However, the City's insurance carrier had picked up different claims, such as employment claims, trips and falls. He does not know. Some cities had reservations specific, or declarations pages within their insurance policies specific to Bert Harris Act claims. Holmes Beach had specifically purchased Bert Harris insurance.

City Attorney Mora stated in the City of Holmes Beach in 2015 and 2016, they adopted companion ordinances that ultimately set forth the short-term rental regime that was discussed at some length by the City Manager and otherwise today. That short-term rental regime included licenses based on the number of bedrooms, which the number of bedrooms, then, in turn, licensed the number of occupants and inspections for that with the vacation rental certificate, etc. Holmes Beach was challenged on two fronts. The first was a preemption challenge saying that F.S. 509.032 basically said a municipality could not do this. The court did not entertain that argument. The second argument they had and the crux of the other 27 different lawsuits and 62 claims that Holmes Beach faced were under the Bert J. Harris Act. The Bert J. Harris Act is F.S. 90.001, and what the Bert J. Harris Act provides is a cause of action where an action of government, ordinance, or resolution inordinately burdens a person's reasonable investment expectation in a person's property. They argued that they bought this to market it and rent it. Many of their claims were based on the occupancy restriction as violating their property rights. Those suits were pending when the City Commission last discussed this issue, and he owed it to his client to make the City Commission aware of the risks.

City Attorney Mora stated Holmes Beach did prevail on its occupancy restrictions, but why it prevailed is important. In 2009, in their comprehensive plan (constitution for the city's

land development regulations), Holmes Beach had already introduced the idea of the occupancy in bedroom restrictions that were later codified in 2015 and 2016 in their land development regulations. He stated this predates this occupancy restriction and is not something new that Holmes Beach could not have done in the first place because the comprehensive plan only said they would do it.

City Attorney Mora stated his job is to make sure that the City Commission knows the risks that it is taking and what it is up against. There have been a lot of discussions this evening about residential and commercial zones and Euclidean zoning, *"a legal term as we have always known zoning to exist. The commercial stuff is over here, the industrial park over there, and my home is over here, and there is a reason for that."*

City Attorney Mora stated that F.S. 509, public lodging, the Florida Building Code, and the Fire Code define "occupancy" differently. So, a commercial occupancy for fire code purposes is actually not a commercial occupancy for purposes of the Florida Building Code and potentially not for ADA.

Commissioner McCall stated the City Commission has to balance both. In his opinion, there are definitely some things that the City can do. The City can help manage the STRs, but it has to stay within its legal confines.

City Attorney Mora stated the City cannot regulate the duration or frequency of STRs. There are a lot of things that the City can do or try. He is not advising the City Commission that the law says the City cannot do something; when he refers to legal issues, they are just issues. They are not obstacles, and they are not prohibitions. The prohibitions are in F.S. 509.0327(b).

Commissioner Hanna thanked everyone for coming this evening and for their comments, and Mr. Copeland for his work and research on STRs. He stated F.S. 509 sounds to him that is how the Florida Legislature slipped STRs in the residential areas. He said STRs are commercial properties not by zoning but by usage. It is the usage that is in question. Based on F.S. 509 and the Flagler County lawsuit, those are right under the commercial umbrella, which means fire codes, occupancy, parking spaces, golf carts, etc. There is a pathway and a way for the City to manage the STRs. The City can establish rules to control noise, occupancy, trash, and traffic, which are the main items that residents have heartache over including him. However, the City must look at the Bert Harris Act because it coincides with this issue.

Vice Mayor-Commissioner Houseberg stated residents need to feel safe in their homes with STRs around them. Safety is a huge issue, and something needs to be done. The unruly activity happening in the community should not be tolerated.

Vice Mayor-Commissioner Houseberg stated this evening was a good start, but she feels that the City is still in baby steps. There is a lot more that the City can do. There are many more items that the City Commission can add to an ordinance to feel safer and better in this environment.

Mayor-Commissioner Kennedy thanked the grassroots efforts that started up. She thanked the good vacation rentals in the community that are good neighbors. There are over 420 cities in the State of Florida, and one-fourth of them have lost their grandfather clause. IRB is not alone in it.

City Manager Mims recapped the City Commission's consensus:

- Hire a Host Compliance Company.
- Implement Registration Fee.
- Occupancy Limits.
- Send a letter to the Chairman of the Board of Commissioners encouraging the Board to enact a Fire Prevention & Life Safety Ordinance regarding STRs.
- Parking Restrictions.

Commissioner Bond stated he feels that there are few different parking issues that need to be addressed Citywide.

City Manager Mims stated the City Commission had reviewed parking at length. After that, reviewed parking issues discussed by the City Commission previously. He said if the majority of the City Commission wanted to revisit parking, he would do it. However, he does not see the need for it.

THERE WAS NO CONSENSUS TO DISCUSS PARKING.

Mayor-Commissioner Kennedy stated it is very important to contact the Florida Legislature and stay in contact with them because there are bills annually on STRs, especially on removing the grandfather clause all together.

2. ADJOURNMENT.

MOTION MADE BY VICE MAYOR-COMMISSIONER HOUSEBERG, SECONDED BY COMMISSIONER McCALL, TO ADJOURN THE MEETING AT 9:25 P.M. UNANIMOUS APPROVAL BY ACCLAMATION.

December 13, 2022

Date Approved

/DOR