

AGENDA
SHORT TERM RENTAL IMPACT COMMITTEE
TUESDAY, SEPTEMBER 26, 2023
10:00 AM

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
 - A. September 5, 2023**
 - B. August 22, 2023**
 - C. August 8, 2023**
- 3. NEW BUSINESS**
 - A. Deliverable of Short-Term Rental Impact Committee - Final Report to Council**
 - 1. Draft - Purpose Section**
 - 2. Draft - Background Section**
 - 3. Draft - Economic Benefits Section**
 - 4. Draft - Residential Impacts Section**
 - 5. Draft - STR Pros and Cons List**
- 4. OTHER BUSINESS**
- 5. NEXT MEETING DATE: Tuesday, October 10, 2023, 10:00 AM**
- 6. PUBLIC COMMENTS**

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**MINUTES
SHORT TERM RENTAL
IMPACT COMMITTEE MEETING
SEPTEMBER 5, 2023 – 10:00 AM
CITY HALL BOARDROOM**

1. CALL TO ORDER:

The Short-Term Rental Impact Committee met in regular session with the following members and City staff present:

2. ROLL CALL:

Members Present

Marcie Bell
Denise Owens
Casey Gates Ward
Carrie Harbarger
Todd Buhr
Ken Wampler
Patti Brown (via teleconference)

Staff Present

Rey Bailey, City Clerk
Troy Williams, Code Compliance Director
Kimberly Kopp, City Attorney
Darlene Lebold, Admin Asst, Code Dept.
Noell Bell, Building Official
Ross Hands, Code Compliant Officer

Visitors

Guy Tadlock - Resident
Alice Tadlock - Resident
Darryl Shelton - Resident
Matthew Ward - Resident
Jala Lambert - Resident
Jason Belcher – Resident/Destin Chamber Board Chairman
Councilmember Torey Geile (arrived: 10:45 AM)

3. APPROVAL OF MINUTES:

A. June 23, 2023

Minutes of the June 23, 2023 meeting were approved unanimously, 6-0.

B. June 30, 2023

Minutes of the June 30, 2023 meeting were approved unanimously, 6-0.

C. July 14, 2023

Minutes of the July 14, 2023 meeting were approved unanimously, 6-0.

D. July 25, 2023

Minutes of the July 25, 2023 meeting were approved unanimously, 6-0.

4. NEW BUSINESS

The committee agreed to discuss agenda items 4B thru 4E first before moving on to agenda item 4A.

A. Deliverable of Short-Term Rental Impact Committee – Final Report to Council

Following the discussions of agenda items 4B thru 4E, the committee reached a general consensus to table this item until the next meeting, and for it to be the only item to be discussed at that meeting.

B. Code Compliance Department – Schedule Public Workshop

The City Clerk announced that Councilmember Torey Geile requested that this item be placed on the agenda as he would like to address the possibility of scheduling a community workshop for the citizens to meet with the city's Code Compliance Department and voice their concerns and be educated on the city's policies. Councilmember Geile was not present at this time and so the committee agreed to wait for his arrival before discussing this item any further.

C. Deputizing Code Compliance Officer

Committee Vice-Chair Marcie Bell asked if it would be possible to deputize the city's code enforcement officers to give them the authority to enforce state laws and other regulations that they currently do not have the authority to enforce. It may or may not include issuing them a weapon. She added she was concerned about a situation last year when a code enforcement officer was called upon to respond to a call which could have easily turned into an ugly situation.

The City Attorney stated that it is a possibility, however, the question is whether they ought to be deputized; adding it would be a council decision as it is a big cost and would require some adjustments in the budget.

Code Compliance Director Troy Williams stated that he is always in favor of his officers' safety, and that it makes sense to expand their authority and capabilities; however, it is a larger discussion involving other entities such as the Sheriff's Department. If they are in favor of granting his officers the authority under their purview, then it would result in more responsibilities and liabilities for the officers.

Committee member Ken Wampler pointed out that this issue is way beyond the scope of this committee.

The City Attorney stated that Ms. Bell could make this recommendation to the city council as a citizen and not as a member of this committee.

D. Register Golf Cart with the City

Ms. Bell stated that she previously recommended registering rental golf carts with the city similar to livery vessels. She stated that the city is being overwhelmed with golf carts and they do not have the ability to control them. They are being driven on sidewalks and other

places. It is important for everyone to know the rules for operating a golf cart within the City of Destin, especially the tourists.

The City Attorney pointed out there are rules for Low-Speed Vehicles (LSVs) that are enforceable by the Sheriff's Office. An SLV is a street legal cart that can legally be driven on most roads posted 35 mph or less, except on US Hwy 98, and it is covered in city code.

E. Analysis of Current Short-Term Rental Codes and Potential Changes

The City Attorney reiterated that according to this committee's bylaws, they will not make specific recommendations about the code. Their task at hand is to provide the city council with a report on both the positive and negative impacts of short-term rentals to the community. The council will then decide whether to forward that report to the State Legislature and the League of Cities so they could decide if they wanted to lobby on the city's behalf and to make changes to the legislature to give the city the ability to deal with any impacts.

According to Committee member Todd Buhr, this topic is not for the purpose of making recommendations but for fact-finding to fill any gaps or holes in their code especially in the area of safety, particularly fire safety and the safety of occupants. He stated that he previously provided two examples of regulations from two different municipalities. One in particular is the Walton County ordinance. The ordinance states that any property owner who wishes to rent a residential unit as a short-term vacation rental must first apply for and receive a short-term vacation rental certificate from the county. An affidavit of compliance with the ordinance is required prior to issuance of an initial short-term vacation rental certificate. The affidavit certifies that the applicant acknowledges and agrees that the county shall have the right to reasonably inspect the premises to assure compliance. Inspections may be conducted by any person authorized by the state to enforce the laws and rules of the state for issues pertaining to life safety requirements. The ordinance contains supplemental standards that include, but not limited, to the following:

- Swimming pool, spa, and hot tub safety
- Sleeping rooms meeting the minimum requirements of the Florida Building Code
- Automatic smoke detection requirements.
- Fire extinguisher installation, inspection, and maintenance requirements
- Battery powered emergency lighting of primary exit.

Mr. Buhr also noted that the other sample document, Vacation Rental License Regulation of Hollywood, Florida, talks about the administration, penalties, and enforcement of the short-term rental code, and ways to hold vacation rental properties accountable for non-compliance with the code. It provides a section on Penalties and Enforcement that includes issuance of citation, various enforcement methods and penalties, suspension of license, and revocation of license.

5. NEXT MEETING DATE: September 26, 2023

6. PUBLIC COMMENTS:

Ms. Alice Tadlock, a Destin resident, expressed her ongoing concern about short-term rentals in residential neighborhoods, stating that it is getting quite insidious. She wants to make sure all the identified impacts of short-term rentals to residential neighborhoods are documented in the report to the city council.

Mr. Guy Tadlock, a Destin resident, reported that there are only 3,678 homestead exemptions in Destin out of the 14,000-plus total population, adding it is a testament to the fact they are not attracting enough people to want to make Destin their permanent home.

Mr. Troy Williams commented that they are trying to get the city council to approve funding for additional staffing for the Code Compliance Department. He continued that they are planning to conduct a thorough review of their internal processes and find ways to streamline things to better perform their job. They expect a lot of improvements, but it may take some time as they have a lot of new people which would require a lot of training on their part.

ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 11:11 AM.

Marcie Bell, Vice-Chair

**MINUTES
SHORT TERM RENTAL
IMPACT COMMITTEE
AUGUST 22, 2023 – 10:00 AM
CITY HALL BOARDROOM**

1. CALL TO ORDER:

The Short-Term Rental Impact Committee met in regular session with the following members and City staff present:

2. ROLL CALL:

Members Present

Marcie Bell
Carrie Harbarger
Casey Gates Ward
Todd Buhr (via teleconference)
Patti Brown (via teleconference)
Denise Owens
Ken Wampler

Staff Present

Rey Bailey, City Clerk
Sharon Gardner, Records Specialist
Brian Davis, Code Compliance Deputy Director
Darlene Lebold, Code Admin. Asst.
Kimberly Kopp, City Attorney
Noell Bell, Building Official

VISITORS

Guy Tadlock, Resident
Alice Tadlock, Resident
Darryl Shelton, Resident
Councilmember Torey Geile

3. APPROVAL OF MINUTES:

- A. June 23, 2023**
- B. June 30, 2023**
- C. July 14, 2023**

Approval of the above minutes was tabled to the next meeting in order to correct some typographical errors and to give the members more time to review them.

4. NEW BUSINESS

Committee Vice Chair Marcie Bell announced she would not be available for a meeting on September 19th and requested that meeting be rescheduled. The consensus of the committee following a brief discussion was to cancel that meeting and add a meeting on October 24th.

The committee discussed the format of their report to the city council. It was the consensus of the committee that the report would be divided into the following categories with names of individuals who will prepare the first draft.

- Purpose Section: Kim Kopp
- Background Section: Patti Brown
- Economic Benefits Section (Pros): Ken Wampler
- Residential Impacts Section (Cons): Marcie Bell
- Conclusion Section: Todd Buhr (Due date to be determined)

It was also agreed that deliverables will be provided to the City Clerk by September 1st to be made part of the agenda for discussion at the September 5th meeting.

Committee member Ken Wampler recommends they tailor the format of the report to the Florida Keys Vacation Rental Report previously provided by Ms. Bell. It was requested that the City Clerk re-send a copy of that report to the members of the committee.

A. Home Exchange Program.

The description of a Home Exchange Program was given as house swapping with no money being exchanged. The question being asked was whether it falls under the city code.

According to the City Attorney Kim Kopp, the Home Exchange Program falls under the code, but the code needs to be clarified further in order to properly deal with it. Nevertheless, the code still applies and must be followed regarding the same rules and regulations as a short-term rental. This topic will be discussed further in subsequent meetings.

A. Impacts of Short-Term Rentals -Pros and Con List

Committee member Denise Owens noted that there are still 5 houses in her neighborhood that are not properly registered with the city but continue to rent their property. These are the same houses that have been reported to the city for the last 5 years, but nothing is being done.

Ms. Darlene Lebold of the Code Compliance Department stated that the department is currently very short-staffed. They are working hard to handle all the violations that area being reported, but there are processes and procedures that they need to follow.

According to Deputy Code Compliance Director Brian Davis, these problems are being addressed. They are being proactive in issuing a Notice of Violations and a Notice of Hearing to the violators and will continue to do so.

Ms. Owens addressed the issue regarding golf carts and Low-Speed Vehicles (LSV). She asked whether they are being counted with regards to parking at the short-term rentals.

Mr. Davis stated they are not counted based on the definition in the code.

Building Official Noell Bell will address this issue with the Community Development Director and will provide more information at the next meeting.

Councilmember Geile stated that it may be necessary to schedule a community workshop so that residents can discuss these types of issues with the Code Compliance Department.

Ms. Bell would like to discuss having golf cart companies register their rental golf carts with the city similar to livery vessels registration, as well as the possibility of the Sheriff's Office deputizing the city's Code Compliance Officers.

Committee member Ken Wampler then turned the discussion to the Pros and Cons list and how a lot of these issues on the Cons side are general issues and apply to the community as a whole and not just specific to Short-Term rental properties. These items are as follows:

- #1 - Over Occupancy.
- #5 - Sanitation Issues.
- #6 - No regard for private property.
- #10 - ADA Compliance Issues.
- #17 - Increased risk to residents due to Higher/Over occupancy of STR (This is a repeat of item #1)
- #18 - Alcohol related incidents (OCSO report showed involvement of a lot of Okaloosa County residents more so than STRs)
- #20 - LSV Use increasing and Reckless.
- #22 - Bicycles not following statutes (This is a community-wide issue)
- #25 - Additional vehicles (This is a community-wide issue)
- #27 - Revenue/Funding received only 10% (Is not accurate. Only 10% of available funds can be used for public safety).

He also stated that the 4 items he recommended they add under Pros are:

- #16 – Hospitality and restaurant jobs have increased.
- #17 – Generation of sales tax that comes back to the city.
- #18 – Increased real estate values related to short-term rentals.
- #19 – Short-Term Rental registration fees (Code enforcement funded in part via short-term vacation rental fees).

Committee member Casey Gates Ward spoke of the city having their own police department for better enforcement of city rules; adding that the lack of exacerbates their short-term rental issues.

Mr. Darryl Shelton, a Destin resident, commented that the OCSO would not enforce the city's ordinances unless they are Federal and State regulations.

Committee Chair Marcie Bell stated she will add "Lack of city police department" to the Con side of the list, and questioned if there was a way to have the TDC percentage amount for law enforcement raised to cover for more deputies.

5. Public Comments

Ms. Alice Tadlock spoke regarding how the Short-term rentals have residential impacts and are driving hard working people away from this community; adding that the committee needs to pick out the most important items on the list to present to the council.

Mr. Guy Tadlock stated that code enforcement, or the lack of it, shares with a lot of the blame for the short-term rental problems in the past. However, he is convinced that the new regime is equal to the task and will be able to address a lot of these issues. He also stated that the city has a lot of aging infrastructure, and yet he was present at a council meeting when the council issued a lien reduction of \$600,000 to a certain property that clearly violated the code, which is a direct insult to the code enforcement officers who clearly did their job.

ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 11:50 AM.

Marcie Bell, Vice-Chair

**MINUTES
SHORT TERM RENTAL
IMPACT COMMITTEE
AUGUST 8, 2023 – 10:00 AM
CITY HALL BOARDROOM**

1. CALL TO ORDER:

The Short-Term Rental Impact Committee met in regular session with the following members and City staff present:

2. ROLL CALL:

Members Present

Marcie Bell
Ken Wampler
Todd Buhr (teleconferencing)
Patti Brown (teleconferencing)

Staff Present

Rey Bailey, City Clerk
Troy Williams, Code Compliance Director
Brian Davis, Code Compliance Deputy Director
Darlene Lebold, Code Administrative Assistant
Steve O'Connor, Principal Planner
Kimberly Kopp, City Attorney

Members Absent

Casey Gates Ward
Denise Owens
Carrie Harbarger

VISITORS

Torey Geile, Councilmember
Alice Tadlock, Resident
Guy Tadlock, Resident

The City Attorney announced this meeting will be converted into a workshop since they do not have enough members that are physically present.

3. APPROVAL OF MINUTES:

- A. June 23, 2023**
- B. June 30, 2023**
- C. July 14, 2023**

4. NEW BUSINESS

- A. Key Data from January 2018 – June 2023 Short-Term Rental Annual Revenue and Occupancy.**

Mr. Ken Wampler presented the short-term rental revenue and occupancy data from 2018-2022. He noted that in 2018, the occupancy was around 60%, and the revenue was slightly over \$4 million. In 2019, revenue increased but occupancy remained the same. In 2020, the occupancy stayed the same again, but revenue decreased for obvious reasons. But, in 2021 and 2022, the occupancy grew slightly, but revenue grew significantly. They consider both 2021 and 2022 as anomalies, and 2023 as more normalized where occupancy decreased significantly but revenue still exceeded 2018. He added they are accomplishing the goal, less people spending more money, even though the 2023 statistics are only through July 28th. He will be glad to provide more reports going forward.

Committee member Patti Brown asked how Adjusted Paid Occupancy differs from the Unit Revenue Recognized.

Mr. Wampler explained that Adjusted Paid Occupancy is where an owner comes and stays in their unit, then it is removed. The same way with maintenance and renovations of the unit. The Unit Revenue is revenue associated with that occupancy.

Ms. Brown asked why 2021 and 2022 data are so much difference from the others.

Mr. Wampler explained that rates went up significantly during those years; adding that paying less than \$600 a night for a hotel room can be considered a good deal.

Committee member Todd Buhr requests additional details on the total number of units.

B. Okaloosa County TDC City of Destin Funding from Fiscal Year 2012 – 2023

Mr. Wampler presented data showing "\$100 million for beachfront from dredging for all the little events" and other examples of funds distributed back to the City of Destin from tourism development taxes. He added it is hard not to consider this a pro in terms of short-term rental impacts to the City of Destin.

Discussion covered the 10% state statute cap that can be used for life safety expenditures. According to Ms. Bell, by State Statute, of all the dollars that are being collected and however they are distributed, only 10% from funds collected are put out for life safety – the Sheriff's Department, the fire department, and maybe even for code compliance. The question is how to bring more funds so they could get more law enforcement services because they are already established. The crux of all of this is that they have little to no enforcement because they do not even have the means to fund them. She added that she is committed to finding the City's Code Compliance Department more money to help build the department.

The City Attorney asked Mr. Wampler, as a short-term rental representative how he feels about the TDC funding another position at the Sheriff's Office for someone dedicated to short-term rental impacts if the Sheriff's Office is even amenable to that.

According to Mr. Wampler, he said it all along that if the city spent as much time and energy on going after the bad offenders as they do for the rest of the group, he cannot say that the all the problems would have been solved, but he thinks 90% of the problem would have been taken care of at this point. He added that he is not sure if there is a way for the TDC to fund the position of the Sheriff's Office.

C. Home Exchange Program

Item tabled to the next meeting to allow the City Attorney to gather more information on the subject.

D. Analysis of Current Short-Term Rental Codes and Potential Changes

Committee member Marcie Bell initiated a discussion referencing the original 2017 Short-Term Rental Ordinance, stating that in reviewing that ordinance, the minutes of the initial Short-Term Rental Task Force meetings, or minutes of the City Council meetings, she did not see anywhere that states they should only be enforcing parking from 10 pm to 7 am, which is currently happening.

Speaking from her own personal experience, Ms. Bell noted having an issue with the short-term rental home located across the street from her home that is only allowed to have two parking spaces but is consistently having guests bringing in a third car. It makes it almost impossible for her and other neighbors to get in and out of their driveway.

Code Compliance Director Troy Williams noted that current enforcement is based on required overnight parking spaces. The property is entitled to a certain number of parking spaces; but having guests during the day or daily visitation is not currently covered by the code. He added that they do enforce any sidewalk and rights-of-way violations 24 hours a day.

Ms. Bell expressed that homes should only be allowed to utilize their approved number of parking spaces, and if they have guests that are constantly bringing in additional vehicles, those vehicles should be parked elsewhere away from the property or make other arrangements.

According to committee member Todd Buhr, there should be a sign on the property that gives the maximum number of parking spaces, which ought to be enforced at any time of the day and which needs to be clarified in the ordinance. He added that it also involves public safety. Nothing should impede emergency responders from reaching and attending to the injured parties or to any emergency situations.

Principal Planner Steve O'Connor pointed out that parking is not tied to the occupancy of a building. They have clear grounds to regulate the amount of parking at short-term rental homes during the hours from 10 pm to 7 am, but not at all hours of the day. He added that if they are going to limit the number of guests or cars that can come to a short-term rental home during the day, they will need to do the same for every single-family resident that is not short-term rentals.

Further dialogue covered topics including focusing committee goals on addressing residential impact, frustration over lack of progress from previous task forces, and emphasizing the need to move forward with developing recommendations.

5. NEXT MEETING DATE: Tuesday, August 22, 2023, 10:00 AM

6. PUBLIC COMMENTS

ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 11:50 AM.

Marcie Bell, Vice-Chair

DRAFT PURPOSE OF SHORT-TERM RENTAL IMPACT COMMITTEE

AUGUST 29, 2023

On March 6, 2023, the City Council passed Resolution 23-04, which established the Short Term Rental Impacts Committee (“**Committee**”), whose sole purpose is fact-finding. Specifically, Resolution 23-04 expressly states that the “Committee will gather facts relating to the impacts of existing short-term rentals in residential areas within the City of Destin, and provide a report setting forth such facts and findings to the City Council (“**Report**”). This Committee shall not be responsible for making recommendations to the City Council with respect to additional or modified City regulations. However, upon completion of the Report, the City Council may forward findings of the Committee to legislators of the State of Florida, the Florida League of Cities, and/or other appropriate entities involved with State regulation.”

Additionally, as a basis for this fact-finding mission, the resolution set forth several legislative findings. While the City Council recognizes that short-term rentals provide significant positive economic impacts, there is also a significant downside to the local residents. This is largely because a short-term rental often resembles a hotel or motel more than a typical single family home. The City Council recognized the following:

- A home is typically the largest investment a family will make in their lifetime, with the home held sacred in popular culture as the heart and the center of the family unit.
- Local governments apply design standards tailored for residential neighborhoods for their roads, driveways, parking areas, emergency services planning, public shelters, emergency evacuation plans, solid waste collection, utilities, buffers, and are also tailored in assessing their infrastructure impacts.
- Traditional lodging establishments (hotels, motels and bed and breakfasts) are restricted to non-residentially zoned areas where more intense uses are separated from less busy and quieter residential uses.
- The presence of short-term vacation rentals in established residential neighborhoods can create compatibility impacts, among which may include, but are not limited to, excessive noise, on-street parking, accumulation of trash, and diminished public safety.
- Some short-term vacation rental owners will make investments in upgrading building safety measures of their rental properties whereas other owners will not make such investments.
- Over the past several years, short-term vacation rentals have increased in popularity and it is estimated that there are over 600 short term rentals in the City of Destin, as advertised on various websites.
- Some short-term vacation rental owners have now begun advertising their single and multi-family residential properties as destinations for events such as weddings, reunions, and

other celebrations that attract large crowds in residential neighborhoods creating noise, traffic, and parking problems.

- The City of Destin promotes tourism, including appreciation and enjoyment of the City's abundant preserved natural areas, pristine beaches, and walking and bicycling paths that make the City of Destin unique among Florida's coastal municipalities.
- Many local jurisdictions in the State of Florida including the City of Destin, and other local governments across the nation, have standards in place to minimize the impacts caused by short-term vacation rentals.
- The City desires to encourage short-term vacation rentals that are safe, fit in with the character of the neighborhood, provide positive impacts for tourism, increase property values, and achieve greater neighborhood compatibility.
- The City seeks to balance respect for private property rights and incompatibility concerns between the investors/short-term vacation rentals and families/permanent single and multi-family residences in established residential neighborhoods through the use of reasonable development standards.
- The City Council desires to create a fact-finding committee for the purpose of describing actual and ongoing impacts from short-term rentals in residential areas located within the City of Destin;

Background

The explosive growth of short-term rental (STR) properties in the Destin Florida area prompted concerned residents in 2017 to engage with the City of Destin to protect single family residential neighborhoods from collateral impacts such as over occupancy, excessive noise, illegal parking, commercial activities, and illegal STR units that fail to register/pay required taxes. In response to the residents' request, the City of Destin established in November of 2017 a diverse Short Term Rental Task Force comprised (STRTF) comprised of both residents and businesses involved in the marketing/management of short-term rental properties in the Destin area.

It should be noted, Per Article 7 of the City of Destin Land Development Code passed on XXXX (need the date), short-term rentals were restricted to the following zones:

- Bay Resort Mixed Use (BRMU)
- Crystal Beach Resort (CBR)
- Calhoun Mixed Use (CMU)
- Gulf Resort Mixed Use (GRMU)
- Holiday Isle Mixed Use (HIMU)
- North Harbor Mixed Use (NHMU)
- Residential, Office, Institutional General Development (ROI-GD)
- Residential, Office, Institutional Tourist Development (ROI-TD)
- South Harbor Mixed Use (SHMU)
- Crystal Beach Neighborhood (CBN)
- Low Density Residential– Holiday Isle (LDR-HI)
- Medium Density Residential– Holiday Isle (MDR-HI)
- High Density Residential– Holiday Isle (HDR-HI)

On 01/03/2018 a pivotal public meeting was held with the Destin City Council to review and share the Short Term Rental Task Force (STRTF) recommendations. The key points and concerns discussed regarding short term rentals include:

- Occupancy limits - The task force debated and voted to recommend a maximum occupancy standard of 2 people per bedroom plus 2 additional people, not counting children under 14. This was opposed by some rental owners who felt it was too restrictive.
- Commercial activity - Illegal commercial activities like large weddings occurring at rental homes in residential areas was a concern. The city attorney advised these violate city codes. The task force discussed cracking down on properties advertising as wedding venues.
- Parking - Requiring parking spaces and maximum occupancy be posted on signs in front of rental properties was recommended.
- Enforcement - Having enough code enforcement, especially after hours, to monitor and cite violators was noted as an issue. Deputizing part-time staff was suggested.
- Safety - Older homes converted to short term rentals may not meet hotel safety standards. Inspections were proposed to catch illegal conversions of spaces.

- Registration - Requiring updated floor plans be submitted annually to compare against original plans was recommended to identify illegal build-outs.
- Advertising - False advertising about allowable activities was a concern. It was suggested violations occur if ads conflict with registered information.
- Insurance - Requiring short term rentals to add the city as an additional insured party was recommended.

Although not all recommendations were accepted by the Destin City Council, it did eventually approve the Short-Term Rental Ordinance No. 18-29-CC in 2019. In summary, the ordinance establishes clear occupancy restrictions for short term rentals in Destin based on bedrooms and parking, with options to maintain prior higher limits if legally established.

Below is a summary of the key rules and regulations covered in Destin City Ordinance No. 18-29-CC:

Occupancy Limits

- Maximum overnight occupancy is the lesser of: 2 people per bedroom plus 4 additional people, or a total of 24 people.
- Occupancy must be posted on a sign outside the rental property.
- Overnight limits cannot be exceeded from 10pm to 7am.

Registration and Reporting

- Short-term rentals must be registered annually and update occupancy limits.
- A local responsible party must be designated and available 24/7.
- Rentals must comply with all city codes and regulations.

Advertising

- All marketing must list the occupancy limits and maximum parking.
- Advertising occupancy higher than allowed is prima facie evidence of a violation.

Rental Agreements

- Must contain occupancy limit, number of vehicles allowed based on parking, notice to evacuate if ordered, and city regulations.

Grandfathering

- Option to apply for 5-year grandfathering of prior higher occupancy limits if verifiable proof is provided.
- False information can incur fines.
- Limits of 24 or less don't require grandfathering.

Enforcement

- The local responsible party and owner can be cited for violations.
- Penalties include fines and potential loss of rental registration.

In addition, the ordinance makes it clear that it is the rental agency and/or the homeowner's responsibility to inform all seasonal residents prior to occupancy of the single-family dwelling unit of applicable City of Destin ordinances concerning noise, vehicle parking, garbage, and common area usage.

While the new STR ordinance helped to combat the illegal STR units and the overcrowding of STR homes in single family residential neighborhoods, it is a constant battle to make renters aware of the rules and follow-up with timely code enforcement.

A second STR Task Force was established on 5/20/19 and chartered with making more recommendations that were presented to the City Council on 12/2/2019 regarding additional ordinances for STR units; however, the recommendations were never put to a vote by the Destin City Council. A third STR committee was convened in 2023 to assess the impacts of STR units and is currently in process.

DRAFT **PROS OF SHORT TERM RENTAL IMPACT SEPT 2023**

On March 6, 2023, the City Council passed Resolution 23-04, which established the Short Term Rental Impacts Committee (“**Committee**”), whose sole purpose is fact-finding. Specifically, Resolution 23-04 expressly states that the “Committee will gather facts relating to the impacts of existing short-term rentals in residential areas within the City of Destin, and provide a report setting forth such facts and findings to the City Council (“**Report**”).

The Committee recognized the following pros to the community from Short Term Rental Occupancy:

Direct benefits for local residents

- Provides a critical positive impact for local businesses that would not otherwise be financial viable.
- Provides for employment of local residents in the lodging, hospitality and food beverage industry.
- Generates sales tax back to the municipality.
- One of the top two economic businesses in the area.
- Provides for increased real estate values (residential and business).
- Provides for additional ad valorem and property taxes.
- Provides for access to expanded entertainment for the locals.
- Provides for funding for beach front property acquisition.
- Provides for funding of beach access points.
- Provides much needed funding for beach renourishment restoration.
- Provides funding for waterway dredging needs.
- Provides funding for beach cleaning.
- Provides funding for lifeguards along the City beaches
- Provides funding for Sea Turtle nesting survey/monitoring.
- Provides funding for preservation and protection of natural resources.
- Provides funding for local law enforcement services within the City.
- Provides funding for critical artificial reef program to sustain and improve the fishing fleet.
- Allows for families to visit the area all staying in one home or condominium versus multiple hotel rooms.
- Provided funding for June Decker Park construction.
- Provides funding for city park maintenance.
- Provides funding for local History & Fishing Museum.
- Provides funding for Festivals and Fishing Rodeos.
- Provides funding for the Harbor CRA.
- Provides funding for Crab Island Corridor.

- Provides funding for the Chamber of Commerce.
- Provides funding for local event advertising.
- Provides the City with funding through the Short-term registration process for code enforcement.
- Provides funding for roadway improvements (Cross Town Connector, Highway 98 expansion).
- Provides a means by which individuals can afford a retirement home in advance of retiring to the area.

In-direct benefits to local residents

- Increased convenient and expanded variety of shopping, dining and entertainment options (Whole Foods, Fresh Market, Cracker Barrel, Multiple Grocery Stores (Typical Area with the full-time resident base as Destin, would not have the quantity or variety of options)
- STR owners pay more in property taxes since they are not able to file homestead
- Off-sets the cost for City Code Enforcement expenses for local residences and businesses
- Subsidizes the cost for lifeguards expenses for local residents
- Subsidizes the cost for beach renourishment so the local residents do not have to bear 100% of the cost.
- Subsidizes the cost of public safety.
- Increased demand for service industry workers (Cleaners, Handyman, pool cleaning, landscape maintenance, guest services, property managers, inspectors) therefore the hospitality working residents and paid higher wages.
- Frequent home/condominium fixture and furnishings upgrades that equates to more income for businesses that provide those services.
- Frequent in home/condominium upgrades/renovations that equates to more businesses that provide interior renovation/reconstruction services.
- Higher demand for tradesmen (HVAC, Electrical, Plumbing) which allows for more options on an annual basis.

The question is how can the community work together to address problems caused and created by all those who live, work or visit this beautiful area. There will always be the need for code enforcement, infrastructure improvements, public safety, beach renourishment, and businesses, so how can we improve the experience for all without significantly increasing property taxes.

Rey Bailey

From: MB <marciebell1@aol.com>
Sent: Friday, September 1, 2023 11:55 AM
To: Rey Bailey; Kimberly Kopp
Subject: STR Impact Committee DRAFT STR Impacts Section (my assigned section)

[CAUTION: This email originated from outside of the City of Destin email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

STR IMPACTS SECTION "DRAFT"

It is imperative for anyone reading this section of the report to understand completely that while we can all agree there are many economic benefits to 'tourism' in Destin, the overall detriment to the community as a whole, and most notably the residentially zoned areas of Destin far outweigh the benefits when it comes to the health, safety and quality of life of the very residents who call Destin, "Home."

Definitions as defined by Merriam-Webster Dictionary:

Impact is a noun defined as : the force of impression of one thing on another : a significant or major effect

Note: impacts cause stress to residents and the community as a whole

Nuisance is a noun defined as : HARM, INJURY : one that is annoying, unpleasant, or obnoxious

***Note: a public nuisance is defined by the Oxford Language as "an act, condition, or thing that is illegal because it interferes with the rights of the public generally."

Stress is a noun defined as : constraining force or influence: such as : a physical, chemical, or emotional factor that causes bodily or mental tension and may be a factor in disease causation : a state resulting from a stress especially : one of bodily or mental tension resulting from factors that tend to alter an existent equilibrium

Stress is also a verb (transitive) defined as : to subject to physical or psychological stress

Home is a noun defined as : one's place of ***residence***

Residential is an adjective defined as

: used as a ***residence*** or by ***residents*** : restricted to or ***occupied by residences***

Area is a noun defined as : a particular extent of space or surface or one ***serving a special function***

Neighbor is a noun defined as : one ***living*** or located near another

Neighborhood is a noun defined as : a section ***lived*** in by neighbors and usually having distinguishing characteristics

Community is a noun defined as : a unified body of individuals such as : the people with common interests ***living*** in a particular area : a group of people with a common characteristic or interest ***living*** together within a larger society

Zoning is a noun defined as : the act or process of partitioning a city, town, or borough into zones **reserved** for different purposes (**such as residence** or business)

***Note: Quality of Life is defined by the Oxford Language as “the standard of health, comfort, and happiness experienced by an individual or group.”

Question:

How do Short Term Rentals impact residential areas located within the City of Destin?

Answer:

Below is a list of impacts, divided into 3 types, and in no particular order:

1. Direct, obvious and ongoing impacts to residential areas:
 - Traffic congestion
 - Limited parking
 - Sanitation issues
 - Noise
 - Too many people in small areas
 - Not true neighbors
 - Residents do not know their rental neighbors, they only know the tag on the car
 - Commercial activity in residential areas
 - Uptick in crimes of opportunity
 - Public nuisance
1. Not so obvious, yet detrimental impacts to residential areas:
 - The wear and tear on common community property
 - Absentee owners
 - No onsite management
 - No onsite check-in; to count heads in beds
 - No drop in checks by management
 - No sense of community
 - Degradation of neighborhoods
 - Increased public safety issues, such as...
 - Gun and weapon incidents
 - Domestic violence incidents
 - Accidental fires caused by outdoor grills
 - Alcohol related incidents
 - Drug use and overdose incidents
 - Trespassing on private property
- 3: Impacts not only to residential areas, but also to the community of the City of Destin as a whole:
 - Increased home insurance costs
 - Increased property taxes
 - Wear and tear on public properties
 - Increased use of unstable infrastructure
 - Increased non-permitted construction, adding illegal bedrooms and bathrooms to increase occupancy; causing an overload to Destin’s building to keep up with violators and violations
 - Increased demand on products residents depend on such as groceries, leaving residents few choices
 - Increased beach safety issues
 - Owners of STR properties are NOT invested in the community, such as our local schools and the community events that serve them

- Increased drug trafficking
- Increased human trafficking
- Loss of revenue for locally owned commercial event venues and hotels that also employ locals
- Money from STRs is funneled through TDC coffers, not returned to City that generated it, and not through city tax revenue streams
- Loss of the family vacation feel. Party atmosphere. Our residential areas feel more like Bourbon Street or Las Vegas, even on the local waterways
- Increased trash and garbage along roadways and waterways
- No regard for the protection of Destin's beaches and natural resources including Gulf Islands National Seashore and Crab Island.
- No regard for the protection of Destin's wildlife, many species that are endangered and protected by federal and state law. Note: the very reason they want to come here
- No regard for Florida State Statute, biking laws
- No regard for Florida State Statute, low speed vehicle laws
- No regard for local pet laws
- No regard for pedestrians and their safety
- No regard for State of Florida traffic laws
- Directly related to rising housing costs in residential neighborhoods ; Little to no inventory for affordable workforce housing and long-term rentals
- Illegal operations, not paying into anything local, county or state
- Minimal upkeep of the properties, interior/exterior including health and safety issues
- Wages for cleaning services have decreased and the workload has increased
- No requirement for fire suppression systems
- No requirement for ADA compliance
- Detrimental to local workforce in restaurants; many locally run establishments have recently closed
- Little to no enforcement of sex offender laws including no law requiring registration while in Destin
- Increased need for additional Code Compliance and law-enforcement with no means to pay for it.

The question at the end of the day, is if the number of Destin's homesteaded properties continues on its downward trend, then why would there be a need to be a incorporated City, when there will be no one left for Council members to represent that can vote?

City of Destin Resolution 23-04 – Section (Whereas) #12: the City Council desires to create a fact-finding committee for the purpose of describing actual and ongoing impacts from short-term rentals in residential areas located with the City of Destin.

SHORT-TERM RENTAL IMPACTS

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1. Families can visit and not stay in a Hotel	1. Over Occupancy
2. Support of Local Businesses	2. Congested Traffic
3. Access to Entertainment	3. Limited Parking
4. Funding for beach acquisition	4. Extra Trash
5. Funding for beach restoration	5. Sanitation Issues
6. Funding for beach cleaning	6. No Regard for Private Property
7. Funding for artificial reef plan	7. Increased Insurance Costs for Destin Residents
8. Funding for Chamber of Commerce	8. Increased Noise Pollution
9. Funding for History & Fishing Museum	9. Impacts on Infrastructure – wear & tear
10. Funding for Festivals & Rodeos	10. ADA Compliance Issues
11. Funding for Lifeguards	11. Rouge Crowds affecting Traffic
12. Funding for Harbor CRA	12. Increased Public Safety Issues
13. Funding for beach park maintenance	13. Increased Beach Safety Issues
14. Funding for dredging	14. Transient People/Not attracting Families
15. Funding for advertising	15. Accidental Fire Concerns-Grilling on Balconies
16. Hospitality and restaurant jobs	16. Owners that do not live here and own Numerous STRs
17. Generation of sales tax	17. Increased Risk to Residents due to Higher/Over Occupancy of STR
18. Increased real estate values	18. Alcohol Related Incidents

19. Short-Term Rentals registration fees	19. Fire Suppression Concerns if STR Over Occupied
	20. LSV use Increasing and Reckless
	21. Higher cost of housing
	22. Bicycles not following statutes
	23. State law that treats STR's as single-family residence / Home Rule
	24. Language in ordinances and policies – Allowed vs Limited
	25. Additional vehicles visiting STRs
	26. Signage – hard to read
	27. Revenue/funding received – only 10%