

**MINUTES
SHORT TERM RENTAL (STR)
TASK FORCE MEETING
OCTOBER 22, 2019 – 4:00 PM
CITY HALL BOARDROOM**

1. CALL TO ORDER:

The Short-Term Rental (STR) Task Force met in regular session with the following members and City staff present:

2. ROLL CALL:

Members Present

Jeff Marken
Bruce Craul
Ken Wampler
Marcie Bell
Patti Brown
Shaun Hickey

Staff Present

City Manager Lance Johnson
Deputy City Manager Webb Warren
Code Compliance Manager Joey Forgione
Community Dev. Director Louis Zunguze
Code Compliance Officer William Morales
Public Information Manager Catherine Card
City Clerk Rey Bailey
Land Use Attorney Kimberly Kopp

3. SUNSHINE LAW

The Land Use Attorney provided a brief explanation of the Sunshine Law; a term that encompasses the Public Meetings Law, Public Records Law and Ethics.

- Public Meetings - A public meeting is the convening of any governing body for which a quorum (required number of members present) exists to make or deliberate toward a decision on any matter, or to gather information. All public meetings must be opened to the public and minutes must be taken. No two or more members can discuss any issue that could conceivably come before them outside of a meeting that is properly advertised and open to the public. Sending an e-mail to a fellow member about an issue that may come before the group is prohibited. However, e-mail may be forwarded to the City Clerk who then may make proper distribution of information to other members of the committee. No member can use any individual to serve as a "conduit"; that is, providing information to a third party with the intent of passing that information to another member of the committee.

- Public Records – Any materials made or received by any member of the committee relating to the business of the group are public records and should be placed on file with the City. These documents must be provided to the City Clerk immediately for proper distribution and filing.

4. MEETING SCHEDULE

The members discussed the time, frequency and location of subsequent meetings of the Task Force.

Motion by Ms. Patti Brown, seconded by Mr. Shaun Hickey, to schedule a two-hour meeting, from 2:00 to 4:00 p.m., every Tuesday, in the City Hall Boardroom, passed 6-0.

5. Proposed Topics for the Council Strategic Visioning Session

The City Manager noted that the City Council's Strategic Visioning Session is scheduled for Wednesday, November 7th, and that he is asking the Task Force to provide any topics relating to short-term rentals that they would like to be addressed at the visioning session. More importantly are those issues that could potentially result in budgetary changes or legislative action.

6. Goals of the Task Force

According to the City Manager, what staff hopes to get from the Task Force are data points that they could measure to determine whether they are doing a good job enforcing the code and tracking the necessary data.

7. NEW BUSINESS

A. Short-term Rental (STR) Task Force Packet

Mr. Forgione provided copies and explained the purpose of the following documents to the Task Force.

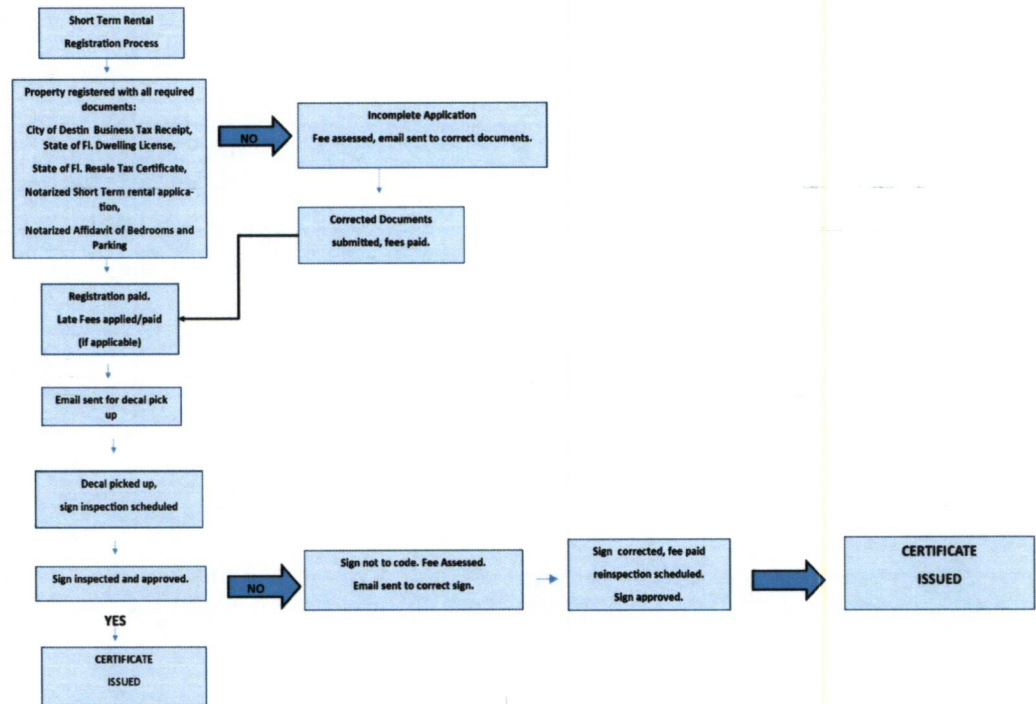
- STR Registration Guide
- STR Ordinance
- STR Registration Application
- STR Affidavit of Bedrooms/Parking Spaces
- STR Rental Process Mapping

8. Code Compliance Short-Term Rental Review

Mr. Forgione provided the following Power Point presentation:

City of Destin Short-Term Rental Review (2019)

- Short-Term Rental Process Mapping



- Short-Term Rental Grandfathering Applications
 - ❖ Issued – 202
 - ❖ Modified Issued – 36
 - ❖ Pending Approval – 15
 - ❖ Denied – 2
 - ❖ Refunded – 9
- Short-Term Rental Registrations
 - ❖ Currently Registered – 1034
 - ❖ Notice of Violations Issued – 24
 - ❖ Projected Number of Registrations – 1058
- Rental Registrations
 - ❖ Long-Term – 393 (28%)
 - ❖ Short-Term – 1034 (72%)
- Short-Term Rental Notice of Violations
 - ❖ Compliance Rate – 98.72%
 - Notice of Violations Issued - 156
 - Voluntary Compliance – 153
 - Daily Fine/Lien (for non-compliance with registration requirements) – 3
- Short-Term Rental Parking Enforcement
 - ❖ Parking Violations – 1117 (Warning Tickets/verbal warnings Issued)
 - ❖ Complied (vehicles moved) – 1103 (99%)
 - ❖ Citations Issued (non-compliance) – 14 (1%)
- Total Short-Term Rental Activities – 2340
 - ❖ Parking Violations (Warning Tickets Issued) – 1103 (47%)
 - ❖ Sign Inspections – 867 (37%)

- ❖ Trash Violations – 182 (7%)
- ❖ Notice of Violations – 154 (6%)
- ❖ Parking Citations – 14 (.06%)
- ❖ Events – 10 (.04%)
- Sheriff's Office Short-Term Rental Complaints
 - ❖ Noise Violations – 206 (77%)
 - ❖ Parking Violations – 63 (23%)
- Ordinance Challenges
 - ❖ After hours emergency contacts
 - ❖ Excessive trash
 - ❖ Turnover days trash
- Ordinance Recommendations
 - ❖ Number is for emergency contact only/not for advertisement. Should be answered 24/7
 - ❖ Explore properties to acquire more cans either by floor or by bedroom
 - ❖ Require properties to have special pick-up on turnover days
- Department Challenges
 - ❖ Identifying unregistered short-term rentals
 - ❖ Decal identification for each property
 - ❖ Lost decals
 - ❖ Tracking events
 - ❖ Identification change of ownership/management
 - ❖ Parking violations
- Department's Recommendations
 - ❖ Continue search through websites
 - ❖ Each decal has registration number assigned to property
 - ❖ Fee of \$25 for replacement decal
 - ❖ Evening and weekend shift can assist in tracking events
 - ❖ Search property appraisers, track sign and website changes
 - ❖ More education of the guests by management and code compliance

DISCUSSIONS:

Ms. Brown suggests increasing the size of the wordings in the short-term rental signs as they are hard to see from the right-of-way; especially occupancy and parking limits. She also recommends publicizing the afterhour emergency phone number for people to report violations; adding it was previously suggested they place it on refrigerator magnet and mail them to houses located in short-term rental areas.

According to the City Manager, they are already discussing putting a flag systems magnet out with the Technical Review Committee (TRC); and they could just add this recommendation into that discussion.

Ms. Brown noted that Major Jarvis previously suggested during a Council meeting that this Task Force addresses beach flags and try to work it in to their short-term rental discussions because of the problems they have had this year with people not understanding beach flags even though they are posted at some beach access points.

Mr. Forgione stated there was a suggestion to put an ad on Beach TV regarding beach flags since a lot of the guests usually watch Beach TV after checking in.

Ms. Brown asked how closely the short-term rental signs are being enforced in terms of parking and whether golf carts are allowed to be parked in the yard.

According to Mr. Forgione, nothing, including golf carts, can be parked on the grass. They are issuing parking citations if there are more vehicles parked on the property than the sign indicates.

Mr. Wampler asked if they could tow vehicles parked in the right-of-way.

The Land Use Attorney noted that State law requires a towing sign to be put in place in order to tow away vehicles.

Mr. Hickey asked if they could also cite short-term rental management company for any violations.

According to the Land Use Attorney, they are required by law to cite the property owner for the violation; and the property owner could then in turn deal with their rental management company.

Ms. Brown asked if they have discussed how to regulate condominiums because of the increasing problems with condominiums previously brought to the attention of the Council.

According to the Land Use Attorney, it was her understanding this is one of the major issues the Task Force will discuss prior to the visioning session so that it can be addressed at that session.

Mr. Wampler noted that in the three years he had done the analysis, there had not been reports of any code violations involving condominiums; adding that condominium associations normally handle any problems that may arise.

Ms. Brown noted that at a Council meeting, the Sheriff alluded to the number of calls they have been receiving related to condominium issues and the number of officers that have had to be dispatched to these condominiums.

Mr. Wampler argues that the Sheriff did not say that a lot of their resources are responding to condominium calls; he merely made a general statement that a lot of their resources are responding to Destin.

Ms. Brown noted that the issue regarding the required number of trash cans was previously addressed and was met with a lot of resistance. She continued there was a study done on the amount of trash people put out. The first three bedrooms require one trash can, and then another one per two additional bedrooms. She added that at a minimum, there should be one trash can for every two bedrooms.

Mr. Hickey suggests predicating the number of trash cans on the number of people a house is approved for rather than on the number of bedrooms.

Mr. Craul suggests requiring properties to have a special pick up during the afternoon on turnover days (Tuesdays/Saturdays) and reminding their tenants about the turnover day trash. Special garbage pickups on turnover days are currently happening before the trash are put out. Trash companies such as Waste Management should not come out until at least noon on turnover days.

Ms. Brown noted there are a lot of problems with remote check-ins because there are many more cars than the signs on these houses indicate.

Mr. Craul stated they cannot prohibit people from remotely checking in if that option is available.

With regards to registration stickers, Mr. Hickey suggests using different color stickers each year; similar to vehicle registration stickers.

Ms. Bell commented there are property managers that do the right thing; and there are those that are problematic and creating most of the problems. People are not required to be licensed to be property managers. If allowed by law, the City should make sure they have some sort of a registration process for property management company to make sure they are legitimate.

Mr. Wampler noted that property management companies should register as a sales tax collector and a bed tax collector and obtain a business tax receipt/permit from the City of Destin.

9. PUBLIC COMMENTS

Ms. Karen Shelton, a Destin resident, commented on the following:

- 9 of every 10 short-term rental signs are in the right-of-way
- The 10 events that were reported under short-term rental activities all happened in one property so far this year
- Grandfathering short-term rental property should only apply to occupancy. There is a City ordinance that prohibits parking in the right-of-way so they should not be grandfathering allowing parking in the right-of-way
- Parking in the right-of-way should be cited for each occurrence
- There are a lot of short-term rental houses that from the right-of-way to the street are concrete or asphalt.

10. NEXT MEETING DATE: Tuesday, October 29, 2019, 2:00 PM

11. ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 5:12 PM.



Rey Bailey, City Clerk