

**CITY OF ST. AUGUSTINE CITY COMMISSION
SPECIAL MEETING**

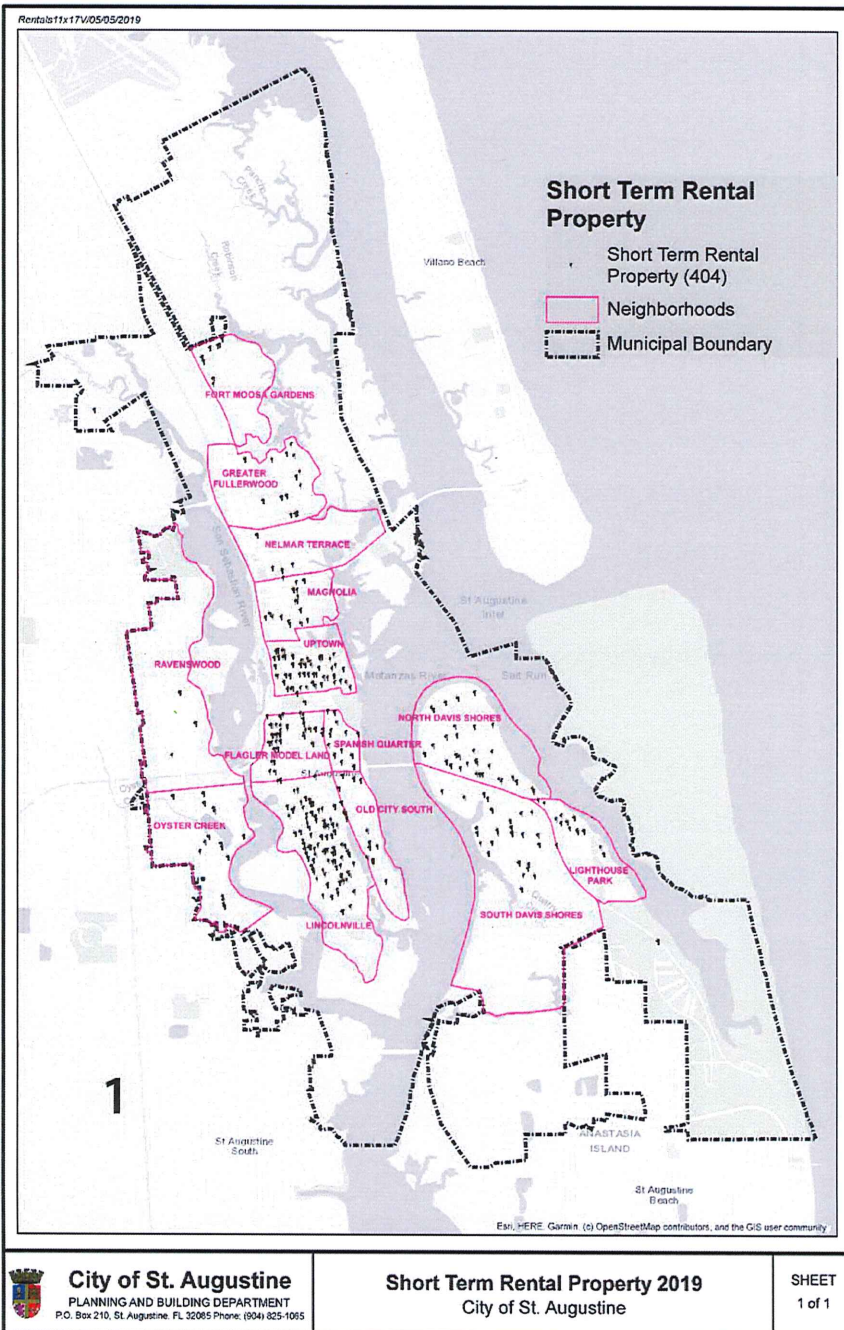
WEDNESDAY, MAY 22, 2019

**9:00 A.M.
ALCAZAR ROOM**

A G E N D A

1. Roll call
2. General Public Comments
3. Overview and discussion of short term vacation rentals.
4. Adjourn

NOTICES: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone (904) 825-1007; 1-800-955-8771 (TDB) or 1-800-955-8770 (V), via Florida Relay Service.



Short Term Vacation Rental Public Workshop

*City of St. Augustine
May 22, 2019*



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Background:

Short Term Vacation Rentals are residential dwelling units, such as homes, apartments, condominiums or townhouses, that are rented on a transient basis and generally for daily or weekly periods of time.

The City passed Ord. 2010-24 on August 10, 2010, which identifies (in a whereas clause) a minimum weekly rental period in zoning districts RS-1 and RS-2. The zoning district HP-1 has a minimum monthly rental period. These are the only zoning districts that have any short term vacation rental limitations.

The State of Florida passed legislation in 2011 and 2014 which prohibits local governments from regulating certain aspects of short term vacation rentals, specifically the **frequency or duration of rental periods**.

The City's pre-existing minimum rental periods in RS-1, RS-2 and HP-1 can be enforced under the current State law. Legislation to eliminate local control entirely was proposed this year, but did not pass.



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Number of Short Term Vacation Rentals in St. Augustine

The number of properties being used as Short Term Vacation Rentals in St. Augustine changes, but the most current data identifies 404 units.

Lincolnvile – 102

Davis Shores – 84

Uptown (including Abbott Tract) - 74

Magnolia/Nelmar Terrace/Fullerwood – 55

Flagler Model Land Company - 32

Lighthouse Park - 13

West Side and Oyster Creek - 12

Old City South – 11

Other - 21



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Community Concerns

LOSS OF NEIGHBORHOOD CHARACTER

- INCREASE IN STREET PARKING
- INCREASE IN NOISE
- LOSS OF FAMILIARITY WITH NEIGHBORS
- LOSS OF THE SENSE OF COMMUNITY COHESION



Regulatory Options

- REGISTRATION OF ALL SHORT TERM VACATION RENTALS IN CITY
- IDENTIFICATION OF POINT OF CONTACT 24hrs/day FOR COMPLAINTS
- ESTABLISHING RULES OF CONDUCT AND MANDATORY TRAINING
- ON SITE PARKING (ex. 1 parking spacer per bedroom)
- ABSOLUTE BUILDING CODE, ZONING CODE AND LIFE SAFETY CODE COMPLIANCE
- LIMITING THE NUMBER OF GUESTS ALLOWED (ex. max 2 guests per bedroom with a total number of 6 guests)
- POSTING OF ALL EMERGENCY/POINT OF CONTACT INFORMATION IN RENTAL
- MAKING POINT OF CONTACT INFORMATION AVAILABLE TO THE PUBLIC
- MANDATORY HOSTING BY PROPERTY OWNER OR AGENT ON SITE DURING RENTAL PERIOD IF UNIT IS IN A RESIDENTIAL DISTRICT
- NO SPECIAL EVENTS ALLOWED IN SHORT TERM VACATION RENTAL
- REQUIRE GENERAL LIABILITY INSURANCE
- PROHIBIT ANY EXTERIOR CHANGES THAT ALTER THE RESIDENTIAL CHARACTER OF THE PROPERTY



Regulatory Requirements

- HOST COMPLIANCE – TRACKING OF SHORT TERM VACATION RENTALS THRU INTERNET MONITORING
- ADDITIONAL FULL TIME CITY CODE ENFORCEMENT OFFICER TO ACTIVELY MANAGE REGULATIONS AND COMPLAINTS
- PART TIME, CONTRACTUAL SPECIAL MAGISTRATE TO ADJUDICATE COMPLAINTS



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St. Augustine Community Livability Report 2019

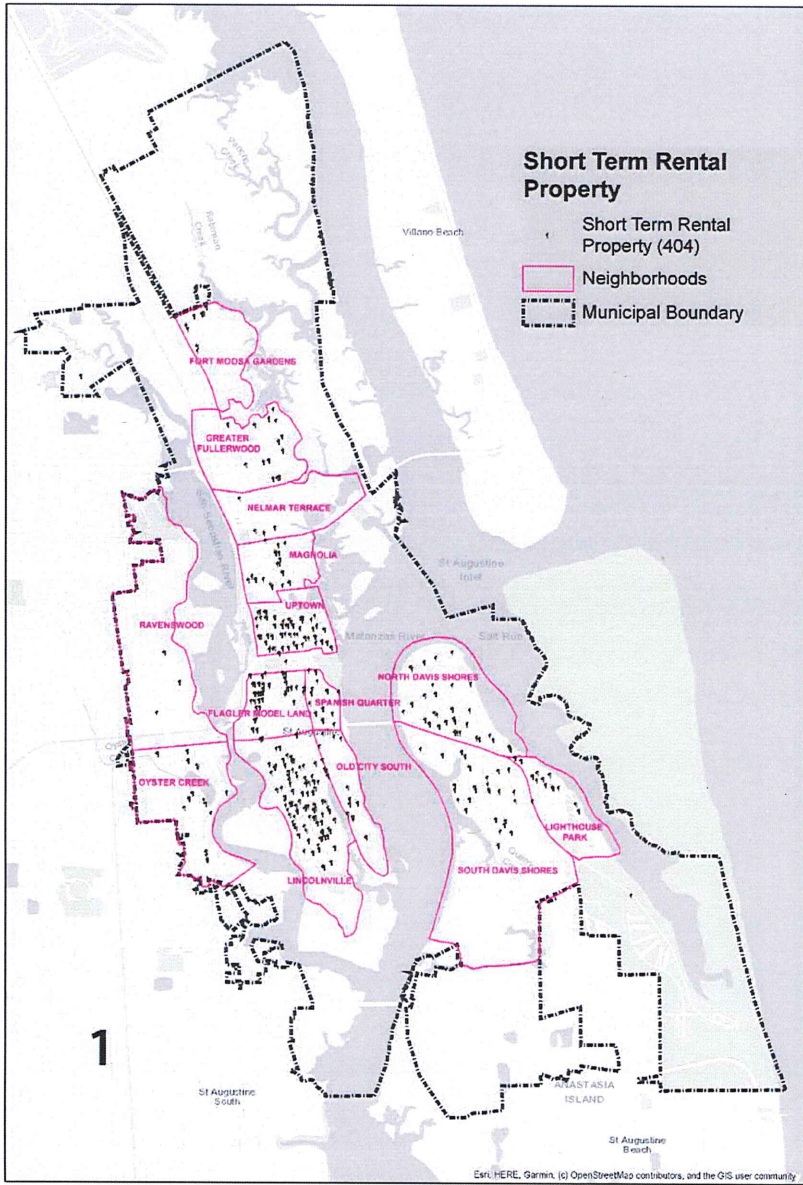
IMPACT OF VACATION RENTALS

56% - Do not impact my neighborhood

26% - Negative impact on my neighborhood

17% - Positive impact on my neighborhood





Discussion and Public Comments

